

Housing Land Supply Local Plan Review

September 2015

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1. Introduction

- 1.1 This statement is intended to support the publication version of the Local Plan and does not replace the Housing Land Supply (HLS) statement published in April 2015.
- 1.2 This statement outlines Eden's housing land supply for the next five years, covering the period between September 2015 and August 2020.
- 1.3 The five year land supply is a list of housing sites in the district that we expect to see built out in the next five years. This version of the land supply statement is intended to accompany the Eden Local Plan 2014-32 which is due to be published in October 2015.
- 1.4 This document has been written using the following forms of guidance:
 - The National Planning Policy Framework (DCLG, 2012)
 - The National Planning Policy Practice Guidance
 - Ten Principles for Owning Your Housing Number (PAS, 2013)
- 1.5 The housing figure proposed in the Eden Local Plan 2014-32 is based upon the most up to date evidence in the form of the Strategic Housing Market Assessment (July 2015). This document provides an objective and current assessment of existing and future housing need in the District.
- 1.6 Following this revised assessment, we now conclude that we have a **6.21** year supply of housing land.

2. Assessing our Land Supply

Deliverability

- 2.1 To be included within the land supply, there needs to be evidence that sites can be delivered within the next five years. We can consider a site deliverable if they are:
- 2.2 **Available** - The site should be available to develop now, and there should be no legal or ownership issues that may affect the site being brought forward. We have only included sites within our assessment which have been taken through the planning process or there is a known intention to develop sites, as sites have either been submitted to us by interested land owners or agents on behalf of land owners.
- 2.3 **Suitable** - The site should conform to suitability criteria set by the Local Planning Authority. The suitability of sites should consider any policy restrictions, physical or logistical limitations and potential environmental impacts of development. The suitability of a number of sites has been tested through the 2015 Land Availability Assessment.
- 2.4 **Achievable** - To understand the achievability of development, there needs to be an analysis of a number of factors to ensure there is a reasonable prospect that sites can be developed in the next five years. For all sites over four units,

we have looked at past trends and signals from the house builders to better understand the economic viability of each site and the capacity for development in towns and villages. For each of the larger sites we have spoken with land owners and house builders to develop a phasing strategy, which details a predicted land supply for each of the next five years. If there are known constraints on site, such as remediation or traffic improvements, they will be fed into the phasing strategy based on correspondence with developers.

- 2.5 With regards to smaller sites, broad assumptions have been made on the deliverability of sites. Footnote 11 of the NPPF states that “Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans”. We have therefore included all extant permissions within the past three years, and all implemented consents. The inclusion of older implemented consents in our supply has been contested. Trends in recent completion data clearly demonstrate the older planning applications still play an important contribution to our housing supply and the age of approvals does not necessarily correlate with the deliverability of schemes. However, to recognise that some may not be completed we have applied a 25% non-completion rate to smaller sites.
- 2.6 This approach was tested in a recent appeal case, where the Inspector found our method towards accounting for the smaller sites to be reasonable¹.

Windfall

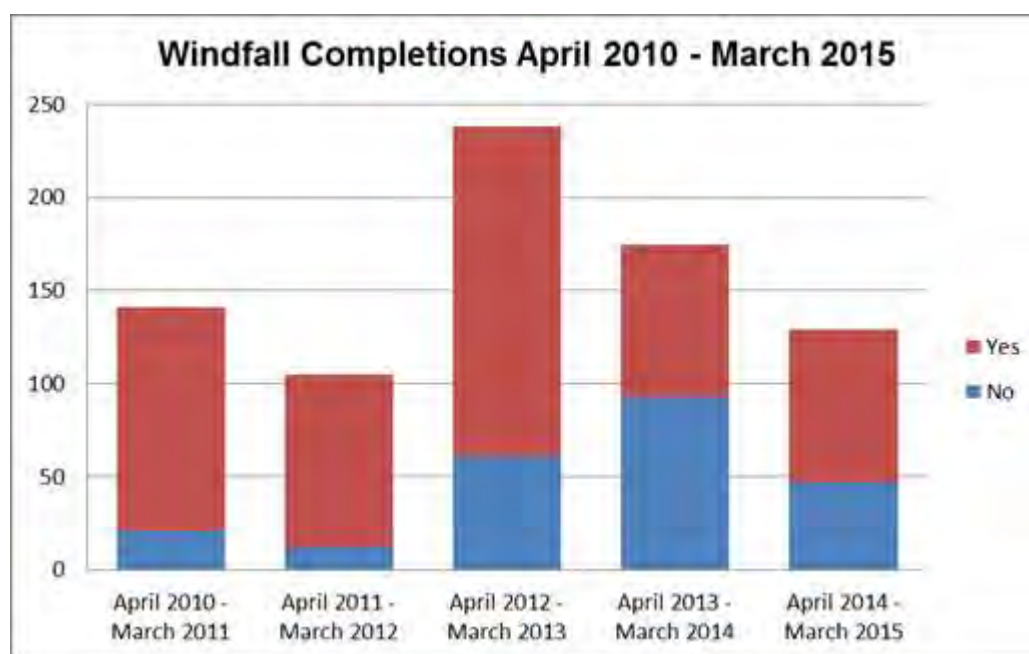
- 2.7 The five year land supply includes a windfall allowance (ie a projection of unanticipated sites being developed), reflecting sites which come forward outside the allocation process. The NPPF (paragraph 48) allows for the inclusion of windfall sites in the five year land supply, where compelling evidence can demonstrate that the supply of these sites will be maintained. As a largely rural authority, much of our housing has been developed on small sites on non-allocated sites. Looking at past completions, we can estimate the likely windfall provision in the next five years. In previous years we have predicted our windfall allowance based on past permissions, however looking at evolving practice elsewhere it is now considered that the use of completions data provides a more robust methodology.
- 2.8 Following guidance in the NPPF, we have determined our past windfall trends by removing allocations from the 1996 Eden Local Plan, any site considered suitable in the 2009 Strategic Housing Land Availability Assessment and sites developed in residential gardens.

¹ Appeal decision APP/H0928/A/12/2174959: Paragraph 10

2.9 The table below identifies the number of windfall completions across the last five (full monitoring) years:

	Windfall Completions	Non-Windfall Completions	Total Completions	% Windfall Completions
2010-2011	120	21	141	85%
2011-2012	93	12	105	89%
2012-2013	177	61	238	74%
2013-2014	82	93	175	47%
2014-2015	82	47	129	64%
Total	554	234	788	

2.10 The graph below indicates the high proportion of windfall completions recorded in the last five years:



2.11 To try to account for disparities over the past five years, namely the effects of the economic downturn, we have taken a mean average of the past five years to give us an annualised figure which we can add into our supply. The figure is 111 units per annum.

2.12 This would result in a windfall allowance of 332 units. However, with the recent publication of the 2015 Land Availability Assessment and as the Local Plan progresses it is anticipated that this figure will reduce and it is considered

that on balance a windfall rate of **50 units** per annum is considered more appropriate.

Managing Undersupply

- 2.13 The five land supply position statement acknowledges levels of past under delivery within Eden against the Core Strategy target of 239 units per annum, for example between April 2003 and March 2015 there was under delivery of 952 units.
- 2.14 As a result the land supply incorporates a requirement for 20% buffer, ie an additional 200 units across the five year period, of 40 units per annum.

Potential Risks to Delivery

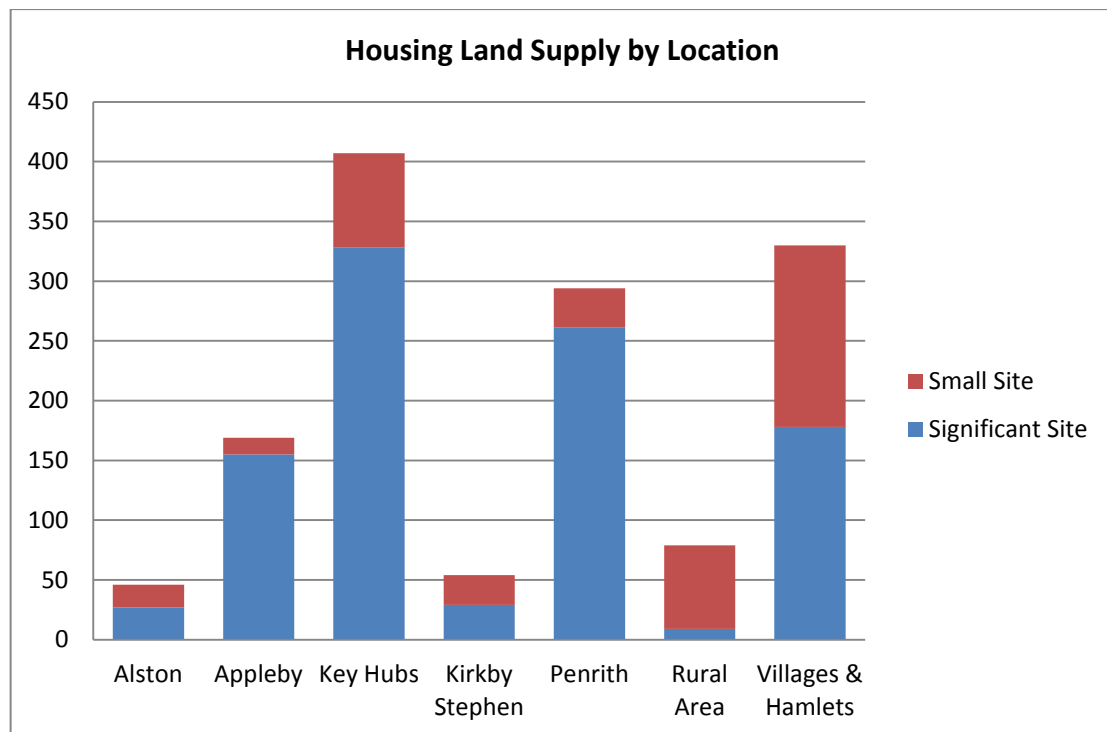
- 2.15 **Slowly Recovering Market** - Signs from the development industry seem to indicate that the housing market is slowly recovering from the effects of the economic downturn. Economic growth and an increase in the availability for finance has created a greater confidence in the market, which may create better conditions for housing growth. The housing market remains complex and uncertain.
- 2.16 **Infrastructure Requirements** - In the development of our future housing allocations, we need to demonstrate that the conditions for growth are met and any known constraints can be overcome. In the next few months we will be developing our Infrastructure Delivery Plan, which will identify what will be required to unlock future housing growth.
- 2.17 **Housing Market** - The numbers of housing suggested have been determined through discussions with land owners/house builders and the Housing Market Partnership. Individually, they include phasing strategies which are informed by assumptions of economic viability and market demand. The overall quantum proposed in the later years of our supply is significantly higher than our current completion rate. As there are few large house builders currently operating in the district, there is a risk that there is not the capacity to deliver the number of consents within this period.

3. Eden Land Supply

- 3.1 Our land supply comes from the following typologies of sites:
- 3.2 **Sites Under Construction** - Each of the significant sites has been appraised for deliverability and includes a phasing strategy for development. A 25% non-delivery allowance has been applied to the smaller sites.
- 3.3 **Sites with Planning Consent** - Each of the significant sites has been appraised for deliverability and includes a phasing strategy for development. A 25% non-delivery allowance has been applied to the smaller sites. In both cases, unless a resubmission has been approved, permissions that have not commenced in the 3 years after approval have been removed from the list.
- 3.4 **Allocated Sites** - Though sites may be allocated, this does not preclude its inclusion into the study. Sites have only been included where they were considered favourably in the 2015 LAA, and it can be evidenced that there is a clear

intention for the site to be developed in the short term, and where there are no known constraints to delivery of the development.

- 3.5 **Deliverable LAA Sites** - LAA sites can only be included in the supply where there is a reasonable prospect of development. As such, LAA sites have been included where there is a live planning application, which can be considered suitable and achievable in the short term, or they have been determined as deliverable.
- 3.6 **Sites Awaiting a Section 106 Agreement** - These are significant sites which are in the advanced stages of gaining planning approval and are considered deliverable by the Authority.
- 3.7 **Windfall Sites** - These sites represent natural growth in the district, evidenced by the average number of schemes which have been completed over the past five years. An average figure is taken and added to the final three years of the supply. However, for the purposes of the statement the average figure has been reduced to take account of the emerging status of the Local Plan and the recently published LAA.
- 3.8 With the exclusion of windfall sites, the following graphs indicate our land supply, broken down into location and estimated year of delivery. Unsurprisingly, when we consider our supply by location, the towns show a greater capacity to develop more significant sites, with larger sites seen in Penrith, Appleby and Kirkby Stephen.



- 3.9 In terms of overall supply, the Key Hubs are the largest contributor to land supply in the next five years, although we expect the focus to shift towards Penrith in the coming years as the large urban extensions to the north and east of the town commence.

Summary of Land Supply

3.10 The below table includes a summary of our current supply, measured against our targets for the next five years:

Requirement (Sedgefield Method)	Total Supply
Housing Requirement: 1 April 2014 - 31 March 2032	3,600
Net Completions: 1 April 2014 - 31 August 2015	210
Target Completions: 1 April 2014 - 31 August 2015	283
Current Undersupply to date	73
5 Year Requirement	1,000
5 Year Requirement + Additional 20%	1,200
Requirement + Undersupply	1,273
Annualised Requirement over next 5 years	255
Supply	
Extant Permissions (Large sites)	371
Extant Permissions <4 Units	128
Implemented Consents (Large Sites)	519
Implemented Consents <4 Units	165
Existing Local Plan Sites	171
Deliverable SHLAA Sites	44
Deliverable s106 sites	32
Windfall Sites	150
Total Number of Units	1,580
Current Land Supply (Years)	6.21

Appendix 1: Supply of Significant Sites

Sites Under Construction but not yet Complete														
Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
Land at Pea Foot (LCU4)	Land at Pea Foot (LCU4)	Culgaith	65	38	Yes	Yes	Yes	Under construction, however delivery rates are low despite the capacity of the site. A total of 28 completed units so far with only 2 completions in 2013-14. Only 2 completions recorded 2014-15	4	4	4	4	4	20
04/0610	Former Gas Works Site	Alston	13	10	Yes	Yes	Yes	Former gas holder site. Small developer, releasing sites slowly, over the next 5 years. The applicant has recently applied to expand the site from 11 units to 13. The low build rates are reflective of the low demand in the area, and as such units tend to be built where there is an identified need. We would expect the remainder of the 13 units to be built in the next 5 years and do not consider that the former use of the site will be an impediment to delivery.	0	2	2	3	3	10
03/0292 (06/6432, 10/6047)	Roadway Café, Low Moor	Kirkby Thore	8	4	Yes	Yes	Yes	Site nearing completion - remaining units currently for sale. No completions recorded during 2014/15.	2	2	0	0	0	4
08/0781	Beacon Inn, Penrith	Penrith	9	5	Yes	Yes	Yes	4 units complete and occupied including the former Beacon Inn.	0	2	2	1	0	5
06/0865, 07/0626, 07/1060	Land at Station Road	Appleby	32	10	Yes	Yes	Yes	Ten plots with outstanding completions. Plot 13 recently granted consent for 3 dwellings (Net Gain = 2) Construction works ongoing, 3 units completed 2014-15 with further completions expected 2015-16 and 2016-17.	5	5	0	0	0	10
09/0289 (09/6483)	Eden Garage, Warcop	Warcop	8	4	Yes	Yes	Yes	Nos 1 & 2 and 7 & 8 completed during 11-12 and 12-13. Other plots are expected to come forward a similar rate.	0	2	2	0	0	4

Sites Under Construction but not yet Complete

Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
08/0418 (14/6362)	(P92) Former Zion Chapel, Fell Lane	Penrith	9	9	Yes	Yes	Yes	Construction work ongoing, completions expected 2015-16 and 2016-17	5	4	0	0	0	9
09/0003 (09/6644, 08/6588)	Levens House Farm, Mellbecks	Kirkby Stephen	6	6	Yes	Yes	Yes	Scheme commenced - no completions recorded.	0	3	3	0	0	6
09/0521	Land at SouthView (LBO11)	Bolton	6	5	Yes	Yes	Yes	Development commenced on site in 2010 (drainage). Plots 5 & 6 commenced late 2013, therefore completions expected 2015-16 onwards.	2	2	1	0	0	5
09/0663	Land off Beacon Edge, Penrith	Penrith	5	5	Yes	Yes	Yes	Works commenced in 2013 (Build Regs Ref: 12/6187). Completions expected 2014/15 and 2015/16	2	2	1	0	0	5
09/1007 (14/6183)	Grand prix club, (LBR4)	Brough	9	9	Yes	Yes	Yes	No perceived risks to delivery of site. Reserved matters for scheme determined in 2013 (13/0179).	9	0	0	0	0	9
09/0913 & 12/0336 (14/6447)	Helmsteads, Bolton (LBO8)	Bolton	4	4	Yes	Yes	Yes	Reserved matters approval for 4 units, construction work ongoing.	2	2	0	0	0	4
10/0010	Former Gas Works site	Kirkby Stephen	9	5	Yes	Yes	Yes	4 Plots completed in 2013-14. Work is yet to commence on the remaining 5 plots.	0	5	0	0	0	5
09/1032	Kirkby Thore Hall, Kirkby Thore	Kirkby Thore	17	16	Yes	Yes	Yes	Planning permission granted and construction currently under way for conversion of Kirkby Thore Hall. 1 unit complete. Units 7 - 11 under construction (09/6847)	0	0	4	4	4	12
09/1090	Raise Bank (AL5)	Alston	12	12	Yes	Yes	Yes	Historical consent implemented for 12 units. The site is currently providing 12 'serviced' plots, one of which is under offer at April 2015. Delivery rates are expected to be relatively slow, perhaps 3 per year.	0	3	3	3	3	12

Sites Under Construction but not yet Complete

Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
08/0767	Marshalls Stoneworks, Silver Street (LCR1)	Crosby Ravensworth	22	7	Yes	Yes	Yes	Under construction - 1st Phase = 12 affordable units completed 2012-13. The remainder of the site is made up of self-build plots and delivery is slightly unpredictable. A further 3 completions recorded throughout 2014-15 with similar rates of delivery forecast for 2015/16 and 2016/17.	3	4	0	0	0	7
10/0627 (14/6166)	Broad Ing Syke, Nateby	Nateby	4	4	Yes	Yes	Yes	Reserved matters recently granted and works due to commence on site late 2014.	0	2	2	0	0	4
09/0279	Land behind Elm Close (LHH1)	High Hesket	24	10	Yes	Yes	Yes	Site under construction. 8 units developed in 2010/11. 8 completed in 2012/13, 3 in 2013/14 and 3 in 2014/15.	4	4	2	0	0	10
10/0452 (11/6192)	(P63) 116 Scotland Road, Penrith	Penrith	13	8	Yes	Yes	Yes	Nine units remaining, works has not yet commenced on the eight units which will be provide on the rear part of the site. The terrace of five units fronting the road is complete, with Plot 5 (currently for sale) expected to complete in 2015-16. 2 Units completed during 2014-15.	0	3	3	2	0	8
09/0798	Anchor Farm, Land at McAdam Way, Penrith	Penrith	22	5	Yes	Yes	Yes	Under construction, with four completed units. Scheme is expected to be completed by 2015/16.	5	0	0	0	0	5
10/0027 (11/6543)	Corney House, Corney Square	Penrith	6	1	Yes	Yes	Yes	Works ongoing, 1 completion recorded 2013/14. 4 completions recorded 2014/15. (Build Regs Ref: 11/6543)	1	0	0	0	0	1
11/0607 & 14/0305	Land behind Croft Close (LBR3)	Brough	37	33	Yes	Yes	Yes	Site has consent for a total of 37 units (11/0607 = 12 and 14/0305 = 25). Site delivery is expected to be relatively slow, reflecting local market conditions.	2	4	4	4	4	18

Sites Under Construction but not yet Complete

Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
11/0944	Chestnut Garth, Orton	Orton	4	1	Yes	Yes	Yes	Under construction, 2 completions in 2014/15 with the remaining completions expected 2015/16. (Build Regs Refs: IN/10/6169, 12/6284 and 12/6494)	1	0	0	0	0	1
14/0735	Land at North End	Bolton	5	5	Yes	Yes	Yes	Revised application amending the affordable element (no reduction on number of units)	2	3	0	0	0	5
11/0905	Land between Park View and Joiners Brow	Catterlen	6	6	Yes	Yes	Yes	Exception to policy - 4 affordable units.	0	3	3	0	0	6
12/0262 (12/6285)	Fell House, Shap	Shap	4	4	Yes	Yes	Yes	Work commenced in July 2012, inspections ongoing. Expected to complete in 2015/16. (Build Regs Ref: 12/6285)	4	0	0	0	0	4
12/0284	Grove House, Foster Street, Penrith	Penrith	6	6	Yes	Yes	Yes	Change of use from office to domestic (3 flats and 3 studio apts). Build Regs Ref: 12/6357	6	0	0	0	0	6
10/0989 (14/6423)	Back Lane, Appleby (AP5)	Appleby	142	142	Yes	Yes	Yes	Site approved at appeal, Ongoing discussions with Network Rail to ensure conditions of approval are met to resolve footpath issue. May require additional 6 months to resolve.	15	25	25	25	25	115
13/0406 (14/6035)	Hutton Hall/Benson Row/Friargate	Penrith	7	6	Yes	Yes	Yes	Construction work ongoing, completions expected 2015-16.	6	0	0	0	0	6
13/0241 (14/6385)	Land off Scaur Lane	Lazonby	33	15	Yes	Yes	Yes	Under construction, with a number of units sold/reserved - demand has been high for both market and affordable units.	20	13	0	0	0	33
13/0117	Land adj Holmrooke, Drawbriggs Lane, Appleby	Appleby	5	5	Yes	Yes	Yes	Reserved Matters approval 14/0338. Build Regs Ref: 14/6831	2	3	0	0	0	5
13/0827 (IN/14/6145)	Yew Tree Garage	Great Strickland	5	5	Yes	Yes	Yes	Work on site commenced (IN/14/6145)	2	3	0	0	0	5
13/0654 (14/6078)	Carleton Meadows	Penrith	55	55	Yes	Yes	Yes	Part of a larger scheme 08/0291 which is still under consideration.	0	10	15	15	15	55

Sites Under Construction but not yet Complete

Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
08/0295 (15/6296)	Land at Carleton Hills	Penrith	44	44	Yes	Yes	Yes	Scheme for 44 units approved 20 Nov 2014. Low density luxury development with no affordable housing on site (financial contribution).	0	0	15	15	14	44
13/0830	Land at Garth View, Catterlen	Catterlen	6	6	Yes	Yes	Yes	Four affordable units and two market led units.	0	0	3	3	0	6
14/0836	Former BBC Building, West Lane	Penrith	28	28	Yes	Yes	Yes	Extra care facility, previously developed land but no known constraints which would prevent delivery.	0	14	14	0	0	28
14/0536	Miners Arms	Penrith	23	23	Yes	Yes	Yes	100% Affordable Development (Home Group) - development due to commence shortly.	0	23	0	0	0	23
14/1090	56 Lonsdale Court	Penrith	4	4	Yes	Yes	Yes	EHA site, no known constraints.	4	0	0	0	0	4
			694	542					108	152	108	79	72	519

Extant Planning Permissions

Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
10/0843	Bewaldeth	Plumpton	7	7	Yes	Yes	Yes	No perceived risks to delivery of site. Revised applications submitted 15/0256 and 15/0257.	0	3	4	0	0	7
11/1126	Land to the rear of Linden Farm (LTS1)	Temple Sowerby	9	9	Yes	Yes	Yes	Site has been assessed as suitable within the 2009 SHLAA. Waste water issues have been managed and s106 has been recently signed. (Phase 1) Agent indicated development likely to commence in the near future.	0	5	4	0	0	9
11/0374	Road Head Farm	Winskill	12	12	Yes	Yes	Yes	Scheme suitable in principle, which is awaiting a signed s106. No perceived constraints to delivery.	0	6	6	0	0	12
09/0231, 12/6554	Levens House Farm, Mellbecks	Kirkby Stephen	9	9	Yes	Yes	Yes	Construction of six market led dwellings and three affordable dwellings together with parking and amenity space. Appeal on larger site recently dismissed.	0	2	3	4	0	9

Extant Planning Permissions														
Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
12/0523	Reigny House Cottage, Newton Reigny	Newton Reigny	7	7	Yes	Yes	Yes	Proposed conversion of existing barns to three open market dwellings together with the provision of four affordable new build dwellings and the extension and improvement of Reigny House Cottage.	0	7	0	0	0	7
11/0145	Eden Gate Farm (LWA3)	Warcop	12	12	Yes	Yes	Yes	Outline consent granted for 12 dwellings - adjoining barns have the benefit of a commenced consent for 5 dwellings.	0	6	6	0	0	12
10/0154	Land at Sandcroft	Penrith	5	5	Yes	Yes	Yes	Residential development - Reserved Matters not yet applied for (April 2014)	0	0	5	0	0	5
11/0052	P55 & P56 Land between White Ox Way and Inglewood Road, Penrith	Penrith	35	35	Yes	Yes	Yes	Site assessed as being suitable in SHLAA, availability has been confirmed by developer. Reserved Matters application (14/0222) for part of the site currently under consideration. Build Regs Ref: 14/6223	0	10	10	15	0	35
13/0612	LKM2 Land adjacent Prospect House	Kings Meaburn	9	9	Yes	Yes	Yes	Development of nine dwellings including two affordable.	0	5	4	0	0	9
13/0746	Land adj. Coopers Close	High Heskett	11	11	Yes	Yes	Yes	Residential development of 11 dwellings (3 affordable)	0	0	0	5	6	11
13/0882	Site of Former Egg Packing Station, Bank Foot, Lazonby	Lazonby	5	5	Yes	Yes	Yes	Demolition of redundant two storey steel framed building and construction of five new dwellings.	0	5	0	0	0	5
12/0459	Fallowfield	Cliburn	4	4	Yes	Yes	Yes	Application to extend the time limit for the implementation of planning application 08/0405 for the erection of two market led and two affordable dwellings.	0	4	0	0	0	4
13/0489	Linden House	Temple Sowerby	16	16	Yes	Yes	Yes	(Phase 2) of a much larger scheme including 11/1126 (9 dwellings) and 03/0664 (4 barn conversions) which was commenced but never completed.	0	0	4	6	6	16

Extant Planning Permissions														
Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
14/0028	High Hesket Farm	High Hesket	17	17	Yes	Yes	Yes	Outline application (shows 17 dwellings), 14/0026 granted full consent for the conversion of 3 barns into dwellings on adjoining land.	0	0	5	6	6	17
14/0151	Park Holme (LEB3)	Eamont Bridge	24	24	Yes	Yes	Yes	Planning permission granted for extra care apartments (24 units - reduction from 30). Build Regs Ref: 14/6162	0	10	14	0	0	24
14/0354	Thompsons Board Mill	Little Salkeld	18	18	Yes	Yes	Yes	Brownfield redevelopment site (no affordable housing)	0	0	4	6	6	16
14/0417	Langwathby Hall	Langwathby	14	14	Yes	Yes	Yes	Part of a larger site which may come forward as an allocation in the Langwathby Neighbourhood Plan.	0	0	4	5	5	14
13/0737	White House Farm	Kirkby Stephen	9	9	Yes	Yes	Yes	Some land ownership concerns but they shouldn't prevent development of the site coming forward during the next five years. Affordable housing provision still to be agreed. Larger site proposed for allocation within the Eden Local Plan 2014/32	0	0	0	4	5	9
14/0152	Croft View	Kings Meaburn	5	5	Yes	Yes	Yes		0	2	3	0	0	5
13/0521	Icold Barn, Greystoke	Greystoke	5	5	Yes	Yes	Yes	Original application for 6 units although reduced to 5 prior to determination. Application was awaiting a S106 agreement but recent changes to Govt guidance on affordable housing contributions means the application has not been approved with no affordable housing contribution.	0	3	2	0	0	5
14/0655	North of Hackthorpe Hall	Hackthorpe	25	25	Yes	Yes	Yes	Outline application recently approved showing 30 dwellings. This site was included as a preferred option in the Eden Local Plan	0	0	10	10	5	25
14/0922	14a Carleton Road	Penrith	9	9	Yes	Yes	Yes	Build Regs Ref: 14/6239	4	5	0	0	0	9
14/0656	Town End Croft	Clifton	60	60	Yes	Yes	Yes	Outline approval granted - no known developer interest.	0	0	0	10	15	25
15/0108	Park Lane View	Alston	5	5	Yes	Yes	Yes	Outline application granted - no known constraints to delivery. Housing market in Alston is difficult and therefore delivery is likely to be slow.	0	0	0	2	3	5
13/0439	Stagstones, Penrith	Penrith	4	4	Yes	Yes	Yes	Application for 4 dwellings for the Addington fund, keen to build.	0	0	4	0	0	4

Extant Planning Permissions														
Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
14/0737	Beacon Square	Penrith	7	7	Yes	Yes	Yes	Outline approval granted with an indicative plan showing 7 units. Reserved Matters (15/0749) currently under consideration.	0	0	3	4	0	7
13/0630	St Johns Road	Stainton	11	11	Yes	Yes	Yes	Site has archaeological potential so investigative work is required prior to the commencement of the scheme. Reserved matters application not yet submitted.	0	0	0	5	6	11
12/0979	Land north of Burthwaite Road, Calthwaite	Calthwaite	14	14	Yes	Yes	Yes	Outline application (shows 14 dwellings including 4 affordable units), sit currently for sale.	0	0	5	5	4	14
14/0528	Land at Staynegarth	Stainton	30	30	Yes	Yes	Yes	Outline application indicates 30 units although the site may be capable of accommodating more units.	0	0	5	15	10	30
15/0476	West Garth	Winskill	5	5	Yes	Yes	Yes	Outline application	0	0	0	5	0	5
15/0543	Land at Staynegarth	Stainton	5	5	Yes	Yes	Yes	Reserved Matters approval granted for 5 dwellings in 2015, adjoins larger scheme (14/0528).	0	0	5	0	0	5
			431	431					4	73	110	107	77	371

Local Plan Allocated Sites														
Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
P71	Brent Road Garages	Penrith	6	6	Yes	Yes	Yes		0	6	0	0	0	6
E1	Carleton	Penrith	499	499	Yes	Yes	Yes	Outline application 08/0290 with the Council for consideration, negotiations are ongoing in relation to affordable housing provision.	0	0	0	0	15	15
N1	Fairhill/Salkeld Road	Penrith	100	100	Yes	Yes	Yes	Full application lodged with the Council in September 2015.	0	0	0	25	25	50
N3	Raiselands Farm	Penrith	230	230	Yes	Yes	Yes	Full application under consideration by the Council - no major barriers to delivery.	0	10	30	30	30	100
			835	835					0	16	30	55	70	171

Deliverable SHLAA Sites														
Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
P86	William Street Garages	Penrith	6	6	Yes	Yes	Yes	Eden's AHF has agreed a funding contribution for the 100% affordable housing scheme. Some site constraints i.e. flooding, but nothing which cannot be overcome.	0	0	0	3	3	6
LPL2	Byrnes Close	Plumpton	38	38	Yes	Yes	Yes	Land owner indicates that an application will be forthcoming.	0	0	10	15	13	38
			44	44					0	0	10	18	16	44

Sites With S106 Issues to be Resolved														
Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
13/0349	Cross Keys, Blencarn	Blencarn	6	6	Yes	Yes	Yes	Rural exception scheme.	0	0	0	3	3	6
13/0839	Land at Cross Keys, Tebay	Tebay	12	12	Yes	Yes	Yes	Outline indicates 12 units.	0	0	0	6	6	12
14/0165	Sandford Fold	Sandford	6	6	Yes	Yes	Yes	Rural exception scheme.	0	0	3	3	0	6
14/0808	Land at Helm Bar	Melmerby	8	8	Yes	Yes	Yes	Outline application shows 8 dwellings, no known constraints.	0	4	4	0	0	8
14/1079	Townhead Farm	Great Salkeld	9	9	Yes	Yes	Yes	5 Market and 4 Affordable	0	0	2	4	3	9
15/0255	Leith Close	Cliburn	4	4	Yes	Yes	Yes	100% affordable scheme.	0	4	0	0	0	4
Total			45	45					0	8	9	16	12	45