



Eden Housing Land Supply 2014/2015

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1. Introduction

This statement outlines Eden's housing land supply (HLS) for the next five years, covering the period between April 2015 and March 2020. 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.

The document was written using the following forms of guidance:

- The National Planning Policy Framework (DCLG 2012)
- Land Supply Assessment Checks (DCLG 2009)
- Strategic Housing Land Availability Assessment: Practice Guidance (DCLG 2007)
- Ten Principles for Owning Your Housing Number (PAS 2013)
- Eden Core Strategy DPD (2010)

This document supersedes the previous HLS, published in April 2015, which has grown from the Strategic Housing Land Availability Assessment (SHLAA) first published in 2009.

We now conclude that we have a **3.72 year** supply of housing land.

1.1 Why do we prepare a land supply?

The council is required by Government planning policy¹ to show that it can demonstrate that there is at least five years-worth of deliverable sites in the planning pipeline. Deliverable in this case means that sites should be available now, are viable to develop, offer a suitable location for development and be achievable within the next five years. If a five year supply of land cannot be demonstrated, the Council's housing supply policies are considered out of date and cannot be applied when making decisions on planning applications. It also means that any planning applications are more likely to be approved on appeal.

1.2 Eden Housing Targets

The Housing targets for Eden have been set through the Core Strategy, adopted in 2010. The Strategy adopted an annual growth figure of 239 units, derived from evidence in the former Regional Spatial Strategy (RSS) for the North West. The Core Strategy operates between 2010-2025, though it accounts for housing targets since 2003, effectively setting a housing strategy which lasts 23 years.

One of the requirements placed by the NPPF is that an additional 5% buffer is met through the document, to ensure choice and competition in the housing market. Where there has been persistent undersupply against housing targets, Authorities should increase this buffer to 20%. Up to April 2015, Eden has

¹ National Planning Policy Framework, Paragraph 47. Department of Communities and Local Government, March 2012.

completed 1916 units, against a target of 2868 units. On this basis, we consider it appropriate to apply an additional 20% buffer.

2. Assessing our Land Supply

2.1 Deliverability

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:

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.

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 was tested through the 2009 SHLAA. Since 2009 the only new sites to be included within the supply have come through emerging planning applications. Each of these will have been subjected to their own appraisal of suitability.

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 10 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.

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 3 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 with planning permission.

This approach was tested in a recent appeal case, where the Inspector found our method towards accounting for the smaller sites to be reasonable².

2.2 Windfall Sites

The five year land supply now 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.

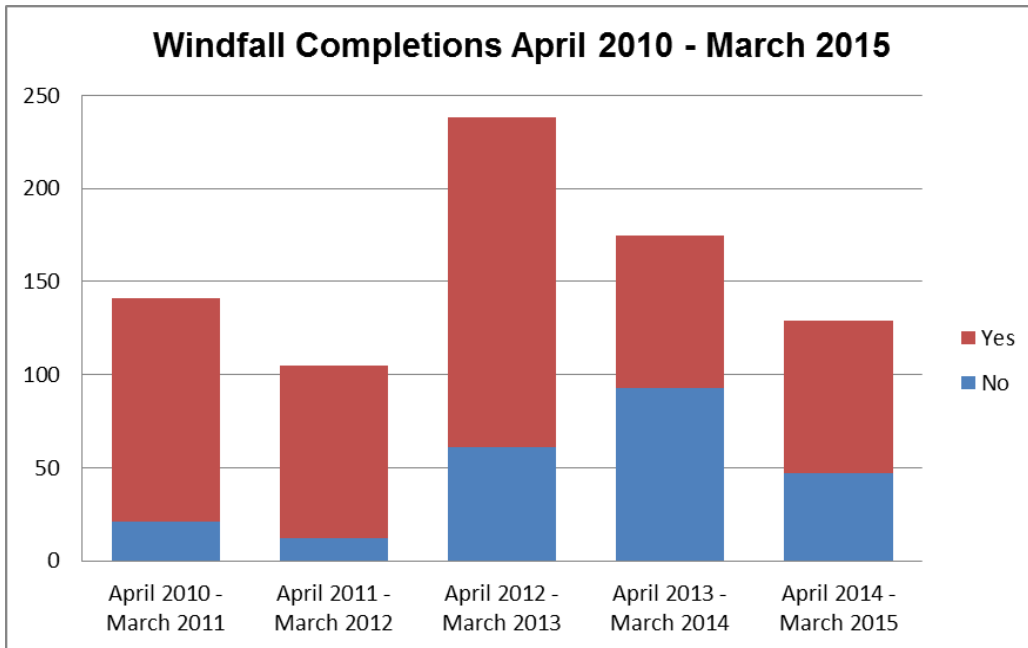
Following guidance in the NPPF, we have determined our windfall allowance by removing allocations from the 1996 Eden Local Plan, any site considered suitable in the 2009 Strategic Housing Land Availability Assessment and sites developed in residential gardens.

The table below identifies the number of windfall completions across each of the last five 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 Appeal decision APP/H0928/A/12/2174959: Paragraph 10

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



To try and account for disparities in levels of completions 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. This figure is 111 units per annum. We will add this figure to the last three years of the land supply to factor in the time required for sites to become available and for planning permission to be granted. This results in a windfall figure of **332 units** covering these last three years of our supply.

In the future it is anticipated that this figure will drop considerably once land allocations and an up to date Land Availability Assessment are published.

2.3 Managing Undersupply

There has been much debate around recent land supply studies about the treatment of undersupply, as the NPPF does not offer definitive guidance on the issue. Local Authorities generally either continue to use a residual approach to addressing undersupply, or follow what is commonly known as the 'Sedgefield approach'. Authorities who adopt the residual approach factor in any undersupply over the whole plan period of their strategy, whilst the Sedgefield approach condenses any undersupply to being addressed within the next five years. Recent guidance³ supported by mounting appeal decisions recommend that the Sedgefield definition is more consistent with the aims of the NPPF than the residual approach.

³ PAS: Ten Principles for Owning your Housing Number (Page 14)

As of April 2015, we had completed 1916 units, against a target of 2,868 units, leaving a significant backlog of 952. Spread over the next five years, this increases our annual requirement to 477⁴ units per annum. Recent evidence of permissions and completions do suggest that this figure for growth may be unattainable in the short-term, particularly as the area is reliant on a small number of house builders and requires a level of growth previously unseen in the district.

2.4 Potential Risks to Delivery

- **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. On this basis, we cannot guarantee that the market will recover to support the rates of development proposed in our strategy.

- **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.

- **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.

- **Progress on Local Plan**

The council have now made the decision to progress a full Local Plan, incorporating work on the housing sites within the document. In the long term this will give the development industry more certainty on where and how to develop sites. Any slippage in delivering this document would lead to worsening effects on Eden's ability to demonstrate a land supply. Unless a more up to date plan is produced, it will be more difficult for Eden to maintain a supply of land to meet the housing targets.

⁴ Both figures have already been adjusted to include a 20% buffer.

2.5 Eden Housing Land Supply

Our land supply contains the following typology of sites:

- **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.

- **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.

- **Allocated Sites**

Though sites may be allocated, this does not preclude its inclusion into the study. Sites have only been included where they score favourably in the 2009 SHLAA, can evidence an intention to be developed in the short term, and do not have known constraints to development.

- **Deliverable SHLAA Sites**

SHLAA sites can only be included in the supply where there is a reasonable prospect of development. As such, SHLAA sites have been included where there is a live planning application, which can be considered suitable and achievable in the short term.

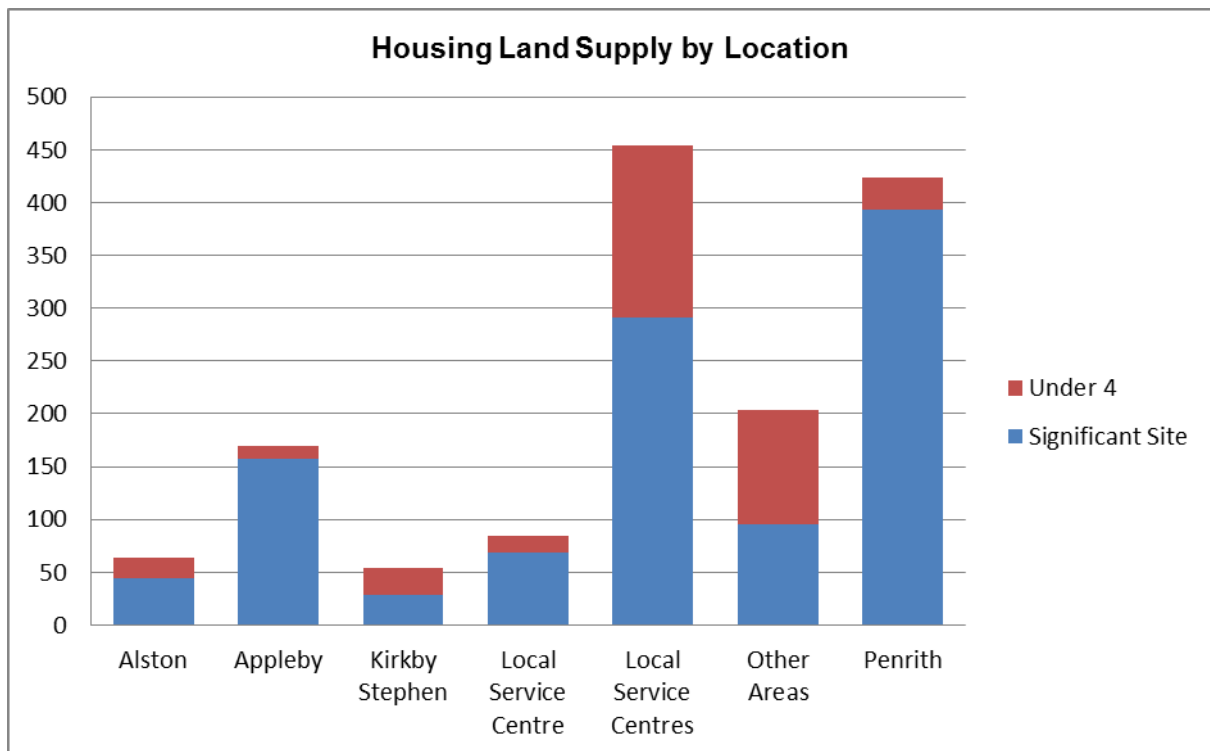
- **Sites Pending s106**

These are significant sites which are in the advanced stages of gaining planning approval and are considered deliverable by the Authority.

- **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.

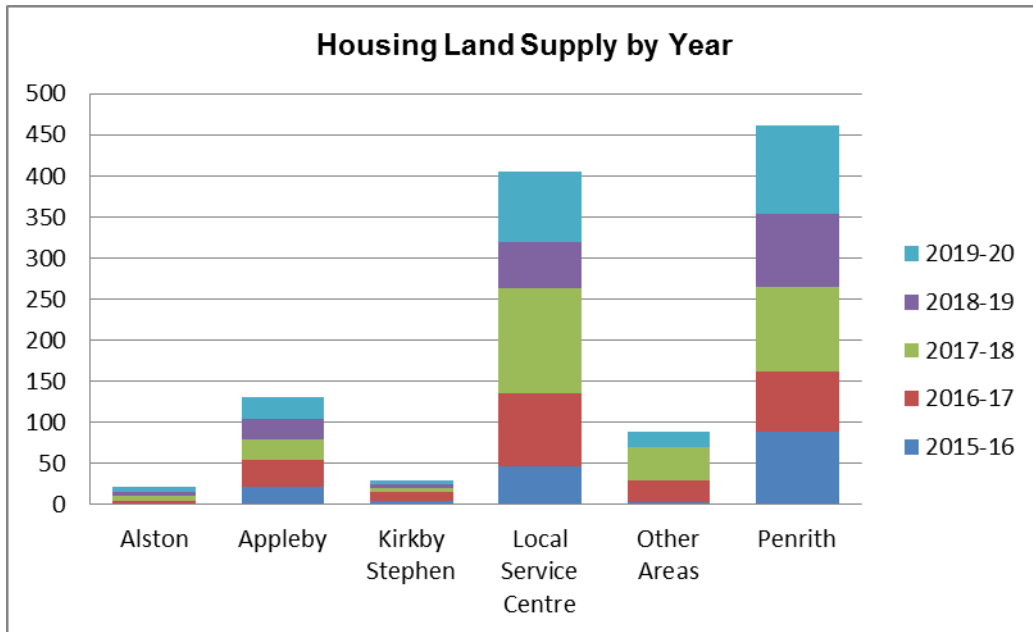
With the **exclusion of the windfall sites**, the following graphs indicate our land supply, broken down into location and estimated year of delivery. Unsurprisingly, when we consider our supply by location, the towns show a greater capacity to develop more significant sites, with larger sites seen in Penrith, Appleby and Kirkby Stephen. The only exception is Alston, which has a mix of large and small sites in its land supply. In the Local Service Centres (LSCs) and other areas, we see a greater shift towards smaller sites, reflecting the size of these locations.



In terms of overall supply, Penrith is the largest contributor to land supply in the next five years, though there is still a heavy reliance on the Local Service Centres, which is partly due to a sizable amount of historic consents to the area.

Based on existing supply, the following chart depicts housing delivery in each of our settlement hierarchies. The smaller consents and sites under construction have been spread evenly throughout the five year period. As noted in the section below, the annualised requirement for Eden to meet its housing targets is 477 units per annum. This figure is unlikely to be met at any point in the next five years, until Eden’s allocations strategy is advanced, which will increase the supply of deliverable sites.

As some of the larger sites in the Key Service Centres (KSCs) start to be developed, we see them playing a more consistent role in our wider housing supply. Similarly, there are a number of discussions underway to boost the supply of housing to Penrith. Whilst Penrith still represents the largest supply of consents, emerging strategies developed by the council will seek to identify some of the constraints to delivery to increase the provision to Penrith.



2.6 Summary of Land Supply

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 2003 - 31 March 2025 (RSS annual requirement (239) x 22 years)	5258
Net Completions: 1 April 2003 - 31 March 2015	1916
Target Completions: 1 April 2003 - 31 March 2015	2868
Current Undersupply to date	952
5 Year Requirement (239 x 5)	1195
5 Year Requirement + Additional 20%	1434
Requirement + Undersupply	2386
Annualised Requirement over next 5 years	477
Supply	
Extant Permissions (Large sites)	477
Extant Permissions <4 Units	128
Implemented Consents (Large Sites)	422
Implemented Consents <4 Units	164
Existing Local Plan Sites	13
Deliverable SHLAA Sites	155
Deliverable s106 sites	85
Windfall Sites	332
Total Number of Units	1,775
Current Land Supply (Years)	3.72

Appendix 1: Supply of Large 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	37	Yes	Yes	Yes	Under construction, however delivery rates are low despite the capacity of the site. 25 Completed units so far with only 2 completions in 2013-14. Only 2 completions recorded 2014-15	4	8	9	9	7	37
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				4
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.		2	2	3	3	10
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				10
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				9

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				7
08/0781	Beacon Inn, Penrith	Penrith	9	5	Yes	Yes	Yes	4 units complete and occupied including the former Beacon Inn.		2	2	1		5
09/0003 (09/6644, 08/6588)	Levens House Farm, Mellbecks	Kirkby Stephen	6	6	Yes	Yes	Yes	Scheme commenced - no completions recorded.	3	3				6
09/0279	Land behind Elm Close (LHH1)	High Hesketh	24	8	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.	3	3	2			8
09/0289	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.		2	2			4
09/0521	Land at South View (LBO11)	Bolton	6	6	Yes	Yes	Yes	Development commenced on site in 2010 (drainage). Plots 5 & 6 commenced late 2013, therefore completions expected 2015-16 onwards.	2	2	2			6
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	3				5

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
09/0798	Anchor Farm, Land at McAdam Way, Penrith	Penrith	22	10	Yes	Yes	Yes	Under construction, with four completed units. Scheme is expected to be completed by 2015-16.	10					10
09/0876	Front Street	Armathwaite	5	1	Yes	Yes	Yes	Works ongoing (Plot 4 outstanding)	1					1
09/0913, 12/0336	Land behind Apple Garth and croft house (LBO8)	Bolton	4	4	Yes	Yes	Yes	Reserved matters approval for 4 units.			4			4
09/1007	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					9
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)		4	5	5	2	16
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.		3	3	3	3	12
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.		5				5
10/0027	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					1

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
10/0452 (11/6192)	(P63) 116 Scotland Road, Penrith	Penrith	13	9	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.	1	3	3	2		9
10/0627	Broad Ing Syke, Nateby	Nateby	4	4	Yes	Yes	Yes	Reserved matters recently granted and works due to commence on site late 2014.			2	2		4
10/0989	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
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
11/0740 (IN/13/6191)	P38 Hutton Hall, Friargate	Penrith	48	48	Yes	Yes	Yes	Nearing completion, show complex opening April 2015. 50% of the units have already been reserved off plan and demand seems to be high, therefore all units expected to complete throughout 2015-16	48					48
11/0944	Chestnut Garth, Orton	Orton	4	2	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)	2					2

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
12/0262	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					4
13/0241	Land off Scaur Lane	Lazonby	48	41	Yes	Yes	Yes	Under construction, with a number of units sold/reserved - demand has been high for both market and affordable units.	14	14	13			41
13/0406 (14/6035)	Hutton Hall/Benson Row/Friargate	Penrith	7	7	Yes	Yes	Yes	Construction work ongoing, completions expected 2015-16.	7					7
13/0827	Yew Tree Garage	Great Strickland	5	5	Yes	Yes	Yes	Work on site commenced (IN/14/6145)	3	2				5
			603	464					146	100	78	54	44	422

Extant Planning Permissions														
Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
08/0295	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).			15	15	14	44
08/0447, 11/0446	Land at Kemplay Foot Farm (LEB2)	Eamont Bridge	24	24	Yes	Yes	Yes	100% affordable housing exception site. Extension to permission recently granted. Revised planning application recently submitted (13/0514), with element of market housing to increase the viability of the scheme. Site more likely to be developed to 24 units, rather than the initial outline of 30 units.			15	9		24
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.	2	3	4			9
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		10	14			24
10/0154	Land at Sandcroft	Penrith	5	5	Yes	Yes	Yes	Residential development - Reserved Matters not yet applied for (April 2014)			5			5
10/0843	Bewaldeth	Plumpton	7	7	Yes	Yes	Yes	No perceived risks to delivery of site. Revised applications submitted 15/0256 and 15/0257.		3	4			7
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		10	10	15		35
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.		6	6			12

Extant Planning Permissions														
Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
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.		6	6			12
11/0905	Land between Park View and Joiners Brow	Catterlen	6	6	Yes	Yes	Yes	Exception to policy - 4 affordable units.		3	3			6
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)		5	4			9
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					6
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.		4				4
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.		7				7
13/0117	Land adj Holmrooke, Draw Briggs Lane, Appleby	Appleby	5	5	Yes	Yes	Yes	Reserved Matters approval 14/0338. Build Regs Ref: 14/6831	2	3				5
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.			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
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 now been approved with no affordable housing contribution.		3	2			5
13/0612	LKM2 Land adjacent Prospect House	Kings Meaburn	9	9	Yes	Yes	Yes	Development of nine dwellings including two affordable.		5	4			9
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.				5	6	11
13/0654	Carleton Meadows	Penrith	55	55	Yes	Yes	Yes	Part of a larger scheme 08/0291 which is still under consideration.		10	15	15	15	55
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				4	5	9
13/0746	Land adj. Coopers Close	High Heskett	11	11	Yes	Yes	Yes	Residential development of 11 dwellings (3 affordable)		5	6			11
13/0830	Land at Garth View, Catterlen	Catterlen	6	6	Yes	Yes	Yes	Four affordable units and two market led units.			3	3		6
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.		5				5

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 Heskett Farm	High Heskett	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.			5	6	6	17
14/0152	Croft View	Kings Meaburn	5	5	Yes	Yes	Yes			2	3			5
14/0354	Former Thompsons Board Mill	Little Salkeld	18	18	Yes	Yes	Yes				6	6	6	18
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.			4	5	5	14
14/0536	Miners Arms	Penrith	23	23	Yes	Yes	Yes	100% Affordable Development (Home Group) - development due to commence shortly.		23				23
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			10	10	5	25
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.		14	14			28
14/0922	14a Carleton Road	Penrith	9	9	Yes	Yes	Yes	Build Regs Ref: 14/6239	4	5				9
14/1090	56 Lonsdale Court	Penrith	4	4	Yes	Yes	Yes	EHA site, no known constraints.	4					4
			479	479					18	132	160	99	68	477

Remaining Local Plan Allocated Sites														
Ref	Address	Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
	LLG2 Townhead	Langwathby	13	13	Yes	Yes	Yes	Availability and achievability confirmed by agent/land owner.			5	8		13
			13	13					0	0	5	8	0	13

Deliverable SHLAA Sites														
Ref		Settlement	Capacity	Remaining	Suitable	Available	Achievable	Comments	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	Total
08/0291, 11/0927	Carleton Greenfield extension (p10-p14)	Penrith	449	449	Yes	Yes	Yes	Phase 1 of major urban extension. Assessed as suitable within SHLAA. Availability confirmed by developer. Capacity issues at PWwTW has resulted in phasing in 2013-15. Considered achievable after this period. Site total of 554, though 55 removed to account for 08/0290			35	60	60	155
			449	449					0	0	35	60	60	155

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
14/0165	Sandford Fold	Sandford	6	6	Yes	Yes	Yes	Rural exception scheme.			3	3		6
14/0528	Land at Staynegarth	Stainton	30	30	Yes	Yes	Yes	Supersedes 09/0886 (9 units) - Outline application indicates 30 units although the site may be capable of accommodating more units.			5	15	10	30
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			5
13/0839	Land at Cross Keys, Tebay	Tebay	12	12	Yes	Yes	Yes	Outline indicates 12 units.			6	6		12
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.			5	5	4	14
13/0439	Stagstones, Penrith	Penrith	4	4	Yes	Yes	Yes	Application for 4 dwellings for the Addington fund, keen to build.			4			4
13/0349	Cross Keys, Blencarn	Blencarn	6	6	Yes	Yes	Yes	Rural exception scheme.			3	3		6
14/0808	Land at Helm Bar	Melmerby	8	8	Yes	Yes	Yes	Outline application shows 8 dwellings, no known constraints.		4	4			8
Total			85	85					0	6	33	32	14	85
Total Units			1616	1477					164	238	306	245	186	1139