

Updated Housing Land Supply Schedule – September 2016

SITES UNDER CONSTRUCTION BUT NOT YET COMPLETE

	Ref.	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-17	2017-18	2018-19	2019-20	2020-21	Total
1	Land at Pea Foot (LCU4)	Land at Pea Foot (LCU4)	Culgaith	Key Hub	65	37	Yes	Yes	Yes	Under construction, however delivery rates are low despite the capacity of the site. 27 Completed units with 2 completions recorded 2014-15. Only one completion recorded in 2015-16, however plots 16-20a are being actively marketed. Delivery on this site will remain low.	4	4	4	4	4	20
2	06/0865, 07/0626, 07/1060	Land at Station Road	Appleby	Market Town	32	2	Yes	Yes	Yes	Completions of Plots 13b and C expected during 2015-16. A site visit undertaken in March 2016 confirmed that only these two plots remain outstanding.	2					2
3	08/0295	Land at Carleton Hills	Penrith	Main Town	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).	5	10	10	10	9	44
4	08/0418 (14/6362)	(P92) Former Zion Chapel, Fell Lane	Penrith	Main Town	9	9	Yes	Yes	Yes	Construction work ongoing, completions expected during 2016-17.	9					9
6	09/0231 (12/6554)	Levens House Farm, Mellbecks	Kirkby Stephen	Market Town	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. Development commenced 10/05/2016. Application (16/0449) submitted to discharge conditions.	2	3	4			9
7	09/0279	Land behind Elm Close (LHH1)	High Hesket	Key Hub	24	2	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. 5 units have been recorded as complete in 2015-16. This leaves three units remaining, which are expected to come forward in the early part of 2016-17. This scheme adjoins 13/0746.	2					2
8	09/0521	Land at SouthView (LBO11)	Bolton	Village & Hamlets	6	3	Yes	Yes	Yes	Construction works ongoing - 3 completions during 2015-16. Further completions expected during 2016-17	2	1				3
9	09/0663	Land off Beacon Edge, Penrith	Penrith	Main Town	5	2	Yes	Yes	Yes	Works commenced in 2013 (Build Regs Ref: 12/6187). Completions expected 2014/15 and 2015/16	2					2

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10	09/0913, 12/0336	Land behind Apple Garth and croft house (LBO8)	Bolton	Village & Hamlets	4	3	Yes	Yes	Yes	Reserved matters approval for 4 units. 1 completion recorded in 2015-16	3					3
11	10/0452 (11/6192)	(P63) 116 Scotland Road, Penrith	Penrith	Main Town	13	8	Yes	Yes	Yes	Construction works on going, with five completions recorded in 2014/15 and 2015/16. The remaining properties are currently being marketed for sale.	4	4				8
13	11/0607 & 14/0305	Land behind Croft Close (LBR3)	Brough	Key Hub	37	31	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
14	11/0989	Back Lane, Appleby (AP5)	Appleby	Market Town	142	127	Yes	Yes	Yes	Construction works ongoing - 15 completions recorded since August 2015. Rate of development expected to be 30 units per annum.	30	30	30	30	7	127
15	12/0262	Fell House, Shap	Shap	Key Hub	4	4	Yes	Yes	Yes	Work commenced in July 2012, inspections ongoing but nearing completion. (Build Regs Ref: 12/6285)	4					4
16	12/0284	Grove House, Foster Street, Penrith	Penrith	Main Town	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
17	13/0241	Land off Scaur Lane	Lazonby	Key Hub	48	7	Yes	Yes	Yes	Under construction, with only one unit left unsold - 34 units were completed during 2015-16.	7					7
18	13/0654	Carleton Meadows (Site E1a)	Penrith	Main Town	55	35	Yes	Yes	Yes	Construction ongoing - 12 units complete during 2015/16. Adjoins 08/0291 (E1) which is awaiting a Section 106.	25	10				35
19	14/0735	Land at North End	Bolton	Village & Hamlets	5	3	Yes	Yes	Yes	Revised application amending the affordable element (no reduction on number of units)	3					3
20	13/0117	Land adj Holmrooke, Drawbriggs Lane, Appleby	Appleby	Market Town	5	5	Yes	Yes	Yes	Reserved Matters approval 14/0338. Build Regs Ref: 14/6831	2	3				5
21	14/0152	Croft View	Kings Meaburn	Village & Hamlets	5	5	Yes	Yes	Yes	Development commenced - IN16/6101	2	3				5
34	13/0521	Icold Barn, Greystoke	Greystoke	Key Hub	5	5	Yes	Yes	Yes	Original application for 6 units although reduced to 5 prior to determination. NMA approved 16/0080 and an application for advertisements 16/0245 also approved, indicating development is		3	2			5

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									due to commence. The barn has already been demolished. BR - 16/6129						
				518	342					116	72	52	48	24	317

EXTANT PLANNING PERMISSIONS

Ref.	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2021-22	Total
22	08/0447, 11/0446, 15/0095	Land at Kemplay Foot Farm (LEB2)	Eamont Bridge	Smaller Villages and Hamlets	22	22	Yes	Yes	Yes	100% affordable housing exception site - RM Approval recently granted on appeal for 22 units.			13	9	22
23	14/0151	Park Holme	Eamont Bridge	Smaller Villages and Hamlets	24	24	Yes	Yes	Yes	Planning permission granted for extra care apartments (24 units - reduction from 30). Build Regs Ref: 14/6242		10	14		24
25	10/0843	Bewaldeth	Plumpton	Key Hub	7	7	Yes	Yes	Yes	No perceived risks to delivery of site. Revised applications submitted 15/0256 and 15/0257.		3	4		7
26	11/0052	Land between White Ox Way and Inglewood Road	Penrith	Main Town	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: 14/6233 - not yet commenced.		10	10	15	35
27	15/0564 (11/0145)	Eden Gate Farm	Warcop	Key Hub	10	10	Yes	Yes	Yes	Outline consent granted for 12 dwellings (Planning App Ref 11/0145), more recently approval has been granted for 10 units (Planning App Ref: 15/0564). Either scheme is still capable of implementation, and adjoining barns have the benefit of a commenced consent for a total of 5 dwellings.			5	5	10
28	11/0905	Land between Park View and Joiners Brow	Catterlen	Smaller Villages and Hamlets	6	6	Yes	Yes	Yes	Rural exception scheme, providing 4 affordable units and 2 market units. Reserved matters approval has recently been granted (15/0955).		2	4		6
29	11/1126	Land to the rear of Linden Farm	Temple Sowerby	Key Hub	9	9	Yes	Yes	Yes	Site has been assessed as suitable within the 2009 SHLAA. Waste water issues have been		5	4		9

EXTANT PLANNING PERMISSIONS

	Ref.		Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2021-22	Total
										managed and s106 has been recently signed. (Phase 1)						
30	12/0459	Fallowfield	Cliburn	Smaller Villages and Hamlets	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
31	12/0979	Land north of Burthwaite Road	Calthwaite	Smaller Villages and Hamlets	14	14	Yes	Yes	Yes	Outline application (shows 14 dwellings including 4 affordable units)			2	6	6	14
32	13/0439	Stagstones, Penrith	Penrith	Main Town	4	4	Yes	Yes	Yes	Application for 4 dwellings for the Addington fund.			4			4
33	13/0489	Linden House	Temple Sowerby	Key Hub	16	16	Yes	Yes	Yes	(Phase 2) of a much larger scheme including 11/1126 (9 dwellings) and 03/0664 (4 barn conversions).			4	6	6	16
35	13/0612	Land adjacent Prospect House	Kings Meaburn	Smaller Villages and Hamlets	9	9	Yes	Yes	Yes	Development of nine dwellings including two affordable.		5	4			9
36	13/0737	White House Farm	Kirkby Stephen	Market Town	9	9	Yes	Yes	Yes	Approval granted on appeal.				4	5	9
37	13/0746	Land adj. Coopers Close	High Hesket	Key Hub	11	11	Yes	Yes	Yes	Residential development of 11 dwellings (3 affordable)		5	6			11
38	13/0830	Land at Garth View, Catterlen	Catterlen	Smaller Villages and Hamlets	6	6	Yes	Yes	Yes	Four affordable units and two market led units.			3	3		6
39	14/0028	High Hesket Farm	High Hesket	Key Hub	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
40	14/0354	Thompsons Board Mill	Little Salkeld	Smaller Villages and Hamlets	18	18	Yes	Yes	Yes	Outline approval granted for the redevelopment of this site (exception to policy).			6	6	6	18
41	14/0417	Langwathby Hall	Langwathby	Key Hub	14	14	Yes	Yes	Yes	Part of a larger site which may come forward as an allocation in the Langwathby Neighbourhood Plan. Application for Reserved Matters (submitted by Esh) is currently under consideration.			4	5	5	14
42	14/0528	Land at Staynegarth	Stainton	Key Hub	30	30	Yes	Yes	Yes	Supersedes 09/0886 (9 units) - Outline application indicates 30			5	15	10	30

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	Ref.		Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2021-22	Total
										units although the site may be capable of accommodating more units.						
43	14/0655	North of Hackthorpe Hall	Hackthorpe	Key Hub	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. A pre-application enquiry was submitted by Esh Homes in early 2016, a Reserved Matters application is expected. Pre-application Enquiry suggests 25 units (inc 7 affordable) rather than 30.			10	10	5	25
44	14/0656	Land to east of Townend Croft	Clifton	Key Hub	61	61	Yes	Yes	Yes	Outline approval granted, which includes the provision of 18 affordable homes. Reserved Matters application currently under consideration.				20	30	50
45	14/0737	Land to NW of Beacon Square	Penrith	Main Town	7	7	Yes	Yes	Yes	Reserved Matters approval granted 15/0749.		2	4			6
46	14/0836	Former BBC Building, West Lane	Penrith	Main Town	28	28	Yes	Yes	Yes	Extra care facility, previously developed land but no known constraints which would prevent delivery.		14	14			28
47	14/0922	14a Carleton Road	Penrith	Main Town	9	9	Yes	Yes	Yes	Build Regs Ref: 15/6234 (not commenced)	4	5				9
48	15/0108	Land West of Park View Lane	Alston	Market Town	5	5	Yes	Yes	Yes	Outline approval granted.				2	3	5
49	13/0630	St Johns Road	Stainton	Key Hub	10	10	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. The site is located in a highly marketable location.				5	5	10
50	15/0746	West Garth	Winskill	Smaller Villages and Hamlets	5	5	Yes	Yes	Yes					5		5
51	14/0919	Land to rear of The Lilacs	Lazonby	Key Hub	5	5	Yes	Yes	Yes	Outline approval granted on appeal.				5		5

EXTANT PLANNING PERMISSIONS

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52	15/0682	White Horse, Great Dockray	Penrith	Main Town	5	5	Yes	Yes	Yes					5		5
53	14/0078	Milburn Court	Milburn	Smaller Villages and Hamlets	5	5	Yes	Yes	Yes	Conversion of barns to provide five dwellings (inc 1 affordable unit).	0	3	2	0	0	5
					479	479					18	132	160	99	68	418

DELIVERABLE SHLAA SITES

	Ref.		Settlement		Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2021-22	Total
54	N1	Salkeld Road/Fairhill	Penrith	Main Town	98	98	Yes	Yes	Yes	Full application (15/0799) expected to be approved summer 2016, with completions expected from 2017-18. Expected rate of delivery is 30 units per year.		8	30	30	30	98
55	N3	Raiselands	Penrith	Main Town	230	230	Yes	Yes	Yes	Full application (14/0405) expected to be approved in 2016, with completions expected from 2018-19 -significant earthworks are required which is likely to delay progress.			30	30	30	90
					328	328					0	8	60	60	60	188

SITES WITH S106 ISSUES TO BE RESOLVED

	Ref.		Settlement		Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-21	Total
56	08/0291	Carleton Fields (Site E1)	Penrith	Main Town	449	449	Yes	Yes	Yes	Phase 1 of major urban extension. Persimmon have confirmed that they will sell from two outlets (Persimmon and Charles Church) delivering 60 units per annum.	0	60	60	60	60	240
57	13/0349	Cross Keys, Blencarn	Blencarn	Smaller Villages and Hamlets	6	6	Yes	Yes	Yes	Rural exception scheme.	0	3	3	0	0	6
58	13/0839	Land at Cross Keys, Tebay	Tebay	Key Hub	12	12	Yes	Yes	Yes	Outline indicates 12 units.	0	0	6	6	0	12
59	14/0808	Land at Helm Bar	Melmerby	Smaller Villages and Hamlets	8	8	Yes	Yes	Yes	Outline application shows 8 dwellings, no known constraints.	0	4	4	0	0	8

SITES WITH S106 ISSUES TO BE RESOLVED

	Ref.		Settlement		Capacity	Remaining	Suitable	Available	Achievable	Comments	2016-2017	2017-2018	2018-2019	2019-2020	2020-21	Total
60	14/1079	Townhead Farm, Great Salkeld	Great Salkeld	Key Hub	9	9	Yes	Yes	Yes	Rural exception scheme.		4	5			9
61	15/0255	Leith Close, Cliburn	Cliburn	Smaller Villages and Hamlets	4	4	Yes	Yes	Yes	100% affordable housing scheme - Mitre Housing Association.	4					4
62	15/0562	Croft House, Bolton	Bolton	Key Hub	5	5	Yes	Yes	Yes	Subdivision of an existing property and barn, previously used in association with Eden Grove School, Bolton which has now closed.		5				5
63	15/0708	South Lodge, Southwaite	Southwaite	Rural Area	8	8	Yes	Yes	Yes	Outline application for 8no. Starter homes and a replacement dwelling.			4	4		8
64	15/0870	4 Corney Square, Penrith	Penrith	Main Town	5	5	Yes	Yes	Yes	Conversion of vacant retail units to provide 5 flats (inc 1 affordable unit).		5				5
	Total				506	506					0	6	33	32	14	297
	Total Units				1352	1176					134	218	305	239	166	1220