

Five Year Housing Land Supply Statement

Data to: 31 March 2018

Published: June 2018

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1. Introduction

- 1.1 Eden District Council has undertaken a calculation of housing land supply for the five-year period 1 April 2018 – 31 March 2023 and this is presented below.
- 1.2 Local Authorities are required to demonstrate that they have a five year supply of land for housing development in accordance with paragraph 47 of the National Planning Policy Framework.
- 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.
- 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 Main Modifications to the Eden Local Plan 2014-32 is based upon a revised assessment of the district's objectively assessed housing need (October 2016). This supersedes the Council's Strategic Housing Market Assessment (July 2015).
- 1.6 Following this revised assessment, we now conclude that, as at 31st March 2018, the Council will have a **6.80** year supply of housing land upon the adoption of the Local Plan.

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. 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.

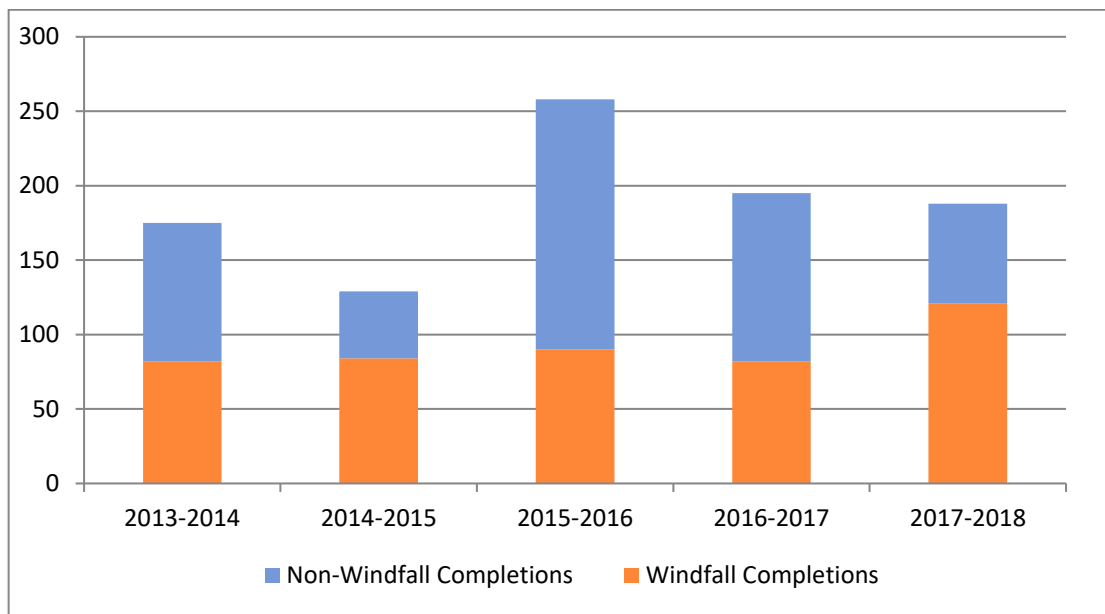
Windfall

- 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 or 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.
- 2.9 The table below identifies the number of windfall completions between 2013 and 2018:

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

	Windfall Completions	Non-Windfall Completions	Total Completions	% Windfall Completions
2013-2014	82	93	175	47%
2014-2015	84	45	129	65%
2015-2016	90	168	258	35%
2016-2017	82	113	195	42%
2017-2018	121	67	188	64%
Total	459	486	945	

2.10 The graph below indicates the high proportion of windfall completions recorded between 2013 and 2018:



2.11 To try to account for disparities over the five years we have taken a mean average of windfall completions to give us an annualised figure which we can add into our supply. The figure is 91.8 units per annum. The windfall figure is applied to the final three years of the five year projection to allow for planning applications to be approved and implemented. This would result in a windfall allowance of 275.4 units between 1 April 2020 and 31 March 2023.

2.12 However, it is anticipated that this figure will reduce throughout the plan period due to the increased weight being given to Eden Local Plan policies and site allocations. It is considered that a windfall rate of 150 units over the final three years of the plan (**50 units** per annum) remains appropriate.

Managing Undersupply

2.13 This position statement acknowledges levels of past under delivery within Eden against the Core Strategy target of 239 units per annum. Between 1 April 2003 and 31 March 2018 there was under delivery of 1027 units.

2.14 As there is a record of persistent under delivery of housing, the five year requirement incorporates a 20% increase to the undersupply (of 196 dwellings since 1 April 2014) and a 20% increase to the 5-year requirement figure (of 1,210 dwellings). This equates to an additional 281 units over the five year period (an additional 56 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 have 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. The Infrastructure Delivery Plan identifies the measures required to unlock future housing growth. The Main Modifications have been produced in collaboration with County Highways to ensure the changes to the Local Plan can be achieved.

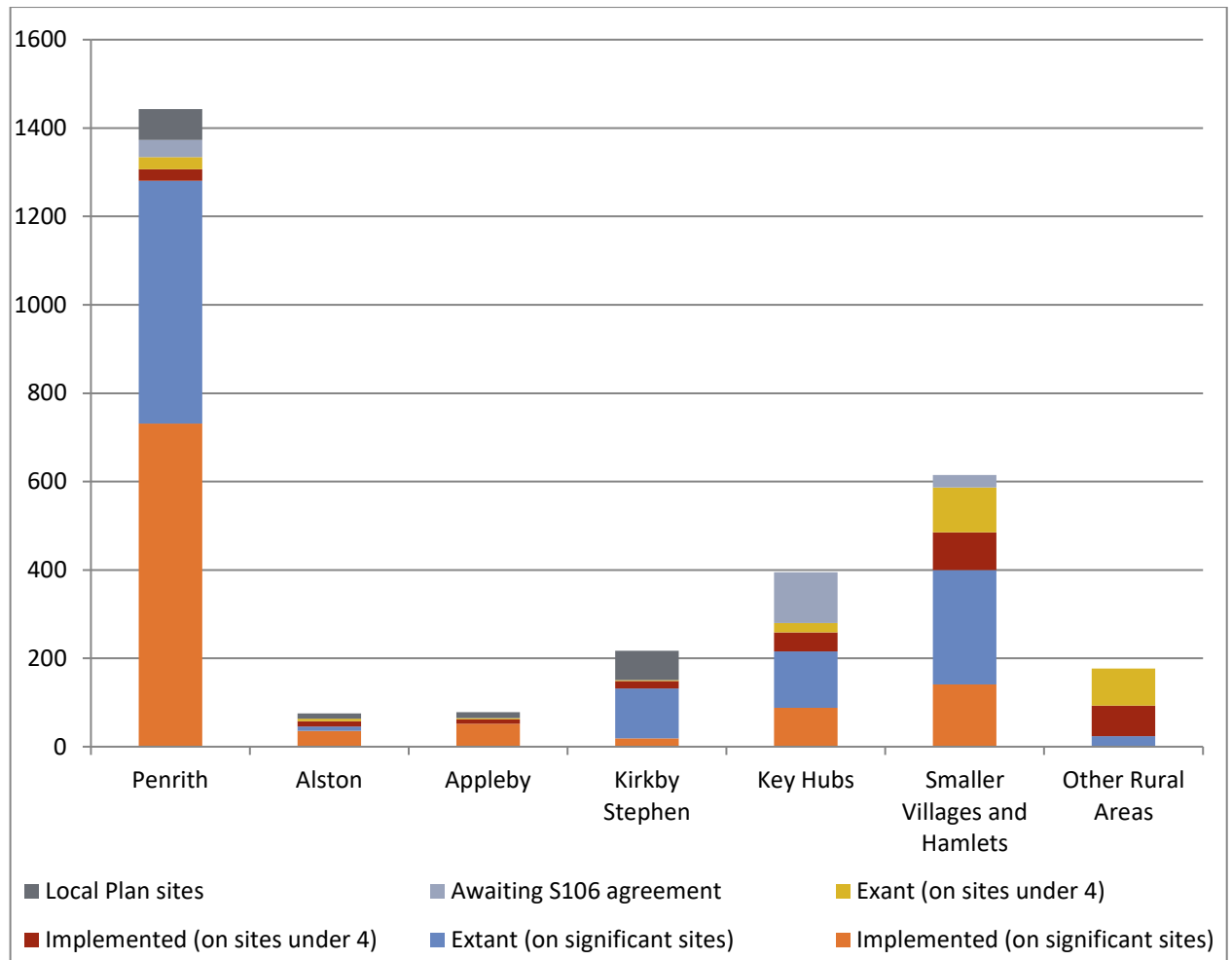
2.17 **Housing Market** - The Council's housing targets were determined by an assessment of objectively assessed housing need. However, a target of at least 242 dwellings per annum [dpa] (over 300 dpa when housing undersupply from 2014, and a 20% buffer for persistent under delivery of housing, is taken into account) is substantially higher than annual completions achieved each year since 2003, with the exception of 2012/13 and 2015/16 when 237 and 259 dwellings respectively were completed. Furthermore, 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 dwellings required over the plan 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 Permission** - Each of the significant sites have been appraised for deliverability and include 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 their inclusion into the study. Sites have only been included where they are likely to be deliverable within 5 years and where there are no known constraints to delivery of the development.
- 3.5 **Sites Awaiting a Section 106 Agreement** - These are significant sites which are in the advanced stages of gaining planning approval (i.e. there is a resolution to grant planning permission and the legal agreement has not yet been signed) and are considered deliverable by the Authority.
- 3.6 **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.
- 3.7 With the exclusion of windfall sites, the following graph shows our land supply, broken down by location and status.



3.8 We expect the focus of housing supply 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

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

Requirement (Sedgefield Method)	Total Supply
Housing Requirement 1 April 2014 - 31 March 2032 (18 years)	4356
Net completions: 1 April 2014 - 31 March 2018	772
Target Completions: 1 April 2014 - 31 March 2018	968
Current Undersupply to Date	196
Undersupply + Additional 20%	235
5 Year Requirement	1210
5 Year Requirement + Additional 20%	1452
Requirement + Undersupply	1687
Annualised Requirement over next 5 years	337
Identified Supply	
Extant Permissions (Large sites)	824
Extant Permissions <4 Units	183
Implemented Consents (Large Sites)	598
Implemented Consents <4 Units	197
Allocated Local Plan Sites	161
Deliverable s106 sites	182
Windfall Sites	150
Total Number of Units	2295
Current Land Supply (Years)	6.80

Appendix 1: Housing Supply from Significant Sites ²

Sites under construction but not yet complete (significant sites)																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
1	04/0857, 06/0779, 07/0960, 09/0632, 08/0072, 08/0823, 10/0659, 08/0534	Land at Pea Foot (LCU4)	Culgaith	Key Hub	65	34	Yes	Yes	Yes	Under construction, however delivery rates are low. 31 completed units with 2 completions recorded in 2016-17 and one in 2017-18 however a number of plots are being actively marketed. Confirmation from developer in May 2017 that they intend to increase completions on site in next few years. Inspections Feb and March 2018 confirm 3 dwellings under construction. One confirmed completion for April 2018.	3	3	3	3	4	16

² Significant sites: sites with a yield (or predicted yield in the case of outline permissions) of at least four dwellings.

Sites under construction but not yet complete (significant sites)																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
2	08/0295	Land at Carleton Hills	Penrith	Main Town	44	26	Yes	Yes	Yes	Scheme for 44 units approved 20 Nov 2014. Low density luxury development with no affordable housing on site (financial contribution). 4 completions in 2016-17, 14 in 2017-18. Build Regs. 15/6296	14	12				26
3	16/1089 (12/6554)	Levens House Farm, Mellbecks	Kirkby Stephen	Market Town	5	5	Yes	Yes	Yes	Construction of 5 market-led dwellings. Supersedes application for 9 dwellings on same site (09/0231). Development commenced 10/05/2016.	5					5
4	09/0913, 12/0336	Stephensons Croft (LBO8)	Bolton	Smaller Village and Hamlet	4	1	Yes	Yes	Yes	RM approval for 4 units. 2 completions recorded in 2015-16 & 2016-17 and 1 in 2017-18.	1					1

Sites under construction but not yet complete (significant sites)																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
5	10/0452 (11/6192), 15/0587	(P63) 116 Scotland Road, Penrith	Penrith	Main Town	13	1	Yes	Yes	Yes	Construction works ongoing. One of the remaining properties is currently being marketed for sale as last available plot. Building regs 11/6192 & 15/6499	1					1
6	11/0607 & 14/0305	Land behind Croft Close (LBR3)	Brough	Key Hub	42	27	Yes	Yes	Yes	Site has permission for a total of 42 units (11/0607 = 12 and 14/0305 = 25) Site delivery is ongoing; inspections indicate that 5 sites are close to completion (end of March 2018). 9 completed on phase 1 and 6 on phase 2. Building regs 12/6340, 11/6497, 12/6169, 13/6247 & 14/6078	5	4	4	4	6	23

Sites under construction but not yet complete (significant sites)																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
7	11/0989	Back Lane, Appleby (AP5)	Appleby	Market Town	142	50	Yes	Yes	Yes	Construction works ongoing - 92 completions recorded since August 2015. Rate of development expected to be 30 units per annum (29 completed 2017-18).	30	20				50
8	12/0262	Fell House, Shap	Shap	Key Hub	4	4	Yes	Yes	Yes	Work commenced in July 2012, inspections ongoing. (Build Regs Ref: 12/6285)	4					4
9	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.), inspections ongoing. Build Regs Ref: 12/6357	6					6
10	13/0241	Land off Scaur Lane	Lazonby	Key Hub	48	4	Yes	Yes	Yes	Under construction, with only one unit left unsold. Final 4 units are complete - awaiting building control certificates.	4					4

Sites under construction but not yet complete (significant sites)																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
11	13/0117	Land adj. Holmrooke, Drawbriggs Lane, Appleby	Appleby	Market Town	5	2	Yes	Yes	Yes	RM approval 14/0338. Build Regs Ref: 14/6381. 3 completions during 2016-17. Plots 1 and 2 commenced but no progress reported at last inspection (Nov 2017)	2					2
12	14/0152	Croft View	Kings Meaburn	Smaller Village and Hamlet	5	3	Yes	Yes	Yes	Development commenced - IN16/6101. 2 completions 2016-17. CT records suggest 2 of the 3 remaining dwellings in use but awaiting confirmation of completion.	2	1				3
13	08/0767, 10/1064, 11/0224	Former Works, Silver Street, Crosby Ravensworth	Crosby Ravensworth	Smaller Village and Hamlet	21	2	Yes	Yes	Yes	Outline application for residential development. Multiple RM applications. 12 affordable dwellings complete (11/6105), 7 market led complete. 2 remaining - 1 close to completion (16/6038).	2					2

Sites under construction but not yet complete (significant sites)																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
14	08/0291, 13/0654, 16/0811	Carleton Heights, Penrith (E1)	Penrith	Main Town	560	492	Yes	Yes	Yes	55 dwellings completed between Dec 2015 and Dec 2016 under 13/0654 (Phase 1). Phase 2 under construction - build regs 14/6078 & 17/6399. 13 completions between Dec 2017 and Mar 2018.	40	40	40	40	40	200
15	14/0737	Land to NW of Beacon Square	Penrith	Main Town	7	3	Yes	Yes	Yes	RM consent granted under 15/0749. Building regs 16/6077. Remaining dwellings under construction.	3					3
16	08/0686	Bluebell Inn, Townfoot	Alston	Market Town	5	4	Yes	Yes	Yes	Redevelopment of pub into 4 flats and 1 house, Build regs. 09/6123	1	1	1	1		4
17	14/0656	Land to the east of Townend Croft	Clifton	Smaller Village and Hamlet	59	27	Yes	Yes	Yes	RM consent secured under 16/0363. 33 dwellings completed between Aug 2017 and March 2018.	27					27

Sites under construction but not yet complete (significant sites)																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
18	14/0078, 16/1022	Milburn Court	Milburn	Smaller Village and Hamlet	5	4	Yes	Yes	Yes	Full planning permission for the conversion of barns to provide five dwellings (inc. 1 affordable unit). Inspections ongoing, build regs ref. 15/6461, 17/6129, 17/6238. 3 of 4 remaining dwellings close to completion (March 2018).	3	1				4
19	12/0345, 16/0014	Land opposite Ivy House	Ousby	Smaller Village and Hamlet	6	3	Yes	Yes	Yes	RM consent for 6 dwellings has commenced. Build regs ref. 17/6210. 3 completions 2017-18, remaining 3 near completion.	3					3
20	13/0521	Icold Barn, Greystoke	Greystoke	Key Hub	5	1	Yes	Yes	Yes	Original application for 6 units although reduced to 5 prior to determination. NMA approved 16/0080. BR - 16/6129 4 dwellings completed. BR - 16/6390 plot 5 commenced,	1					1

Sites under construction but not yet complete (significant sites)																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
										inspections ongoing.						
21	16/0960	Land adjacent to Prospect House, Kings Meaburn	Kings Meaburn	Smaller Village and Hamlet	9	3	Yes	Yes	Yes	Full planning permission for 9 dwellings, inc. 2 affordable. Build regs 16/6519. 3 remaining dwellings under construction.	3					3
22	16/0950	P115 - Former car park, Brentfield Way	Penrith	Main Town	7	2	Yes	Yes	Yes	Full planning permission for 7 dwellings. Commenced - Build Regs. 17/6451. All to be completed May 2018.	2					2
23	14/0151	Park Holme	Eamont Bridge	Smaller Village and Hamlet	24	24	Yes	Yes	Yes	Full planning permission granted for extra care apartments (24 units - reduction from 30). Build Regs Ref: 14/6242, 17/6361	10	14				24
24	15/0799	N1 - Salkeld Road/ Fairhill	Penrith	Main Town	98	94	Yes	Yes	Yes	Full planning permission. 4 dwellings completed March 2018 Build regs ref. 16/6615.	24	24	24	22		94

Sites under construction but not yet complete (significant sites)																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
25	06/0434	Land to North and East of Beacon Inn, Fell Lane, Penrith	Penrith	Main Town	9	4	Yes	Yes	Yes	Full planning permission. Remaining dwellings under construction, plot 9 not started. Build regs 08/6119.	2	2				4
26	10/0010	Former gas works	Kirkby Stephen	Market Town	9	5	Yes	Yes	Yes	Full planning permission. Phase 1 complete (4 dwellings). Build regs for phase 2 submitted - 18/6028.		2	3			5
27	15/1163	Lambert Croft, Bolton	Bolton	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Full planning permission for 5 dwellings granted under 15/1163. Scheme under construction. Build regs. 10/6340.	2	3				5
28	16/0787	Land at Loaning Head, Off Station Road	Culgaith	Key Hub	4	4	Yes	Yes	Yes	RM (17/0825) approved 17/11/17. 3 dwellings under construction, build regs 18/6024.	3	1				4

Sites under construction but not yet complete (significant sites)																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
29	16/0359	TC1 - Old London Road	Penrith	Main Town	20	20	Yes	Yes	Yes	Full planning permission for 20 affordable dwellings. Under construction build regs 17/6679.	5	5	5	5		20
30	17/0159	Former Yanwath Care Home	Yanwath	Smaller Village and Hamlet	8	8	Yes	Yes	Yes	Full planning permission. Discharge of condition application approved (17/0987). Building regs. Ref. 17/6654 - under construction.	2	3	3			8
31	17/0211	Townhead Farm, Great Salkeld	Great Salkeld	Smaller Village and Hamlet	7	7	Yes	Yes	Yes	Full planning permission. Site under construction. Build Regs. 17/6566 & 18/6224	2	3	2			7
32	17/0293	Land to rear of Medical Centre	Temple Sowerby	Smaller Village and Hamlet	28	28	Yes	Yes	Yes	Full planning permission. Under construction. Build regs. 17/6664	8	10	10			28
33	13/0737	White House Farm	Kirkby Stephen	Market Town	9	9	Yes	Yes	Yes	Full planning permission. Under construction Build regs. 17/6665		4	5			9
					1288	912					215	158	100	75	50	598

Extant planning permissions (significant sites)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
34	16/0544	Eden Gate Farm	Warcop	Smaller Village and Hamlet	10	10	Yes	Yes	Yes	Outline application for 10 dwellings (a revised submission of planning App Ref 11/0145 for 12 dwellings which lapsed in June 2016).			5	5		10
35	18/0011	Land between Park View and Joiners Brow	Catterlen	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Outline permission for 5 local occupancy homes.				2	3	5
36	12/0459	Fallowfield	Cliburn	Smaller Village and Hamlet	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. RM application (ref: 16/0996) was approved In Jan 2017.		2	2			4
37	12/0979	Land north of Burthwaite Road	Calthwaite	Smaller Village and Hamlet	14	14	Yes	Yes	Yes	Outline planning permission (plans indicate 14 dwellings including 4 affordable units)			2	6	6	14

Extant planning permissions (significant sites)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
38	13/0746	Land adj. Coopers Close	High Heskett	Key Hub	11	11	Yes	Yes	Yes	Outline planning permission for 11 dwellings (3 affordable). RM (Ref: 16/0652) approved in Oct 2016. Discharge of conditions application 17/0023 live (Mar 2018)		5	6			11
39	13/0830	Land at Garth View, Catterlen	Catterlen	Smaller Villages and Hamlets	6	6	Yes	Yes	Yes	Outline planning application for four affordable units and two market-led units. RM application approved - 17/0924		3	3			6
40	14/0354	Thompsons Board Mill	Little Salkeld	Smaller Villages and Hamlets	18	18	Yes	Yes	Yes	Outline permission granted for the redevelopment of this site (exception to policy). RM 17/0602. Discharge of conditions ongoing.			4	7	7	18

Extant planning permissions (significant sites)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
41	14/0417	Langwathby Hall	Langwathby	Key Hub	16	16	Yes	Yes	Yes	Part of a larger site which may come forward as an allocation in the Langwathby Neighbourhood Plan. RM consent (15/0994) includes 4 affordable units. Pre-commencement conditions discharged.		4	4	4	4	16
42	14/0528	Land at Staynegarth	Stainton	Key Hub	31	31	Yes	Yes	Yes	Supersedes 09/0886 (9 units) - Outline application indicates 30 units. RM application 17/0150 for 31 units.			10	10	11	31
43	14/0836	Former BBC Building, West Lane	Penrith	Main Town	28	28	Yes	Yes	Yes	Full planning permission for extra care facility. Applications for discharge of conditions approved Sep 2017. Building regs. Ref. 14/6117.		14	14			28

Extant planning permissions (significant sites)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
44	17/0559, 15/0342 (13/0630)	St Johns Road	Stainton	Key Hub	11	11	Yes	Yes	Yes	Outline planning permission. Site benefits from extant planning permission for both 5 dwellings (16/0914), and 11 dwellings (17/0559). It has archaeological potential so investigative work is required prior to the commencement of the scheme. The site is located in a highly marketable location.			5	6		11
45	15/0476	West Garth	Winskill	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	RM application (ref: 17/0126) approved.		5				5
46	15/0682	White Horse, Great Dockray	Penrith	Main Town	5	5	Yes	Yes	Yes	Change of use from former public house and offices to 5 no. self-contained flats.		5				5

Extant planning permissions (significant sites)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
47	15/0870	4 Corney Square	Penrith	Main Town	5	5	Yes	Yes	Yes	Full planning permission for the demolition and re-development for 5 flats. Variation of condition application approved Jan 2017.		5				5
48	15/0832	Land adjacent Fell View	Nenthead	Key Hub	4	4	Yes	Yes	Yes	Full planning permission for 4 dwellings. Build reg ref. 16/6566.		2	2			4
49	16/0035	3 Lowther Street	Penrith	Main Town	5	5	Yes	Yes	Yes	Full planning permission for 5 apartments			5			5
50	15/0562	Croft House, South End	Bolton	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Full planning permission for 5 dwellings		5				5
51	15/0974	Land north of Pennine Close	Hackthorpe	Smaller Village and Hamlet	30	30	Yes	Yes	Yes	Outline planning permission (application shows 30 dwellings)				10	15	25
52	16/0933	William Street	Penrith	Main Town	7	7	Yes	Yes	Yes	Full planning permission. Discharge of conditions application currently pending.		7				7

Extant planning permissions (significant sites)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
53	16/0224	KS18 - Land adj. to Croglam Park	Kirkby Stephen	Market Town	13	13	Yes	Yes	Yes	Full planning permission. Agent has confirmed that developer is keen to make a swift start on site.			3	5	5	13
54	14/0405 (N3)	Raiselands (N3)	Penrith	Main Town	229	229	Yes	Yes	Yes	Full planning permission includes 30% affordable homes. Discharge of conditions application currently pending.		20	30	30	45	125
55	15/0728	Eden Grove, Bolton	Bolton	Smaller Village and Hamlet	31	31	Yes	Yes	Yes	Full planning permission for the conversion of buildings to residential use and the construction of new dwellings		10	10	11		31
56	15/0841	Land at Old Town, High Heskett	High Heskett	Key Hub	27	27	Yes	Yes	Yes	Outline permission with all matters reserved.			9	9	9	27
57	16/0682	Land behind Tanglewood, Morland	Morland	Smaller Village and Hamlet	9	9	Yes	Yes	Yes	Outline permission with all matters reserved.			4	5		9
58	16/0968	Land W of Gillian's Well, Calthwaite	Calthwaite	Smaller Village and Hamlet	16	16	Yes	Yes	Yes	Outline planning permission for up to 16 dwellings			6	5	5	16

Extant planning permissions (significant sites)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
59	15/1022	Town Head Farm, Long Marton	Long Marton	Smaller Village and Hamlet	16	16	Yes	Yes	Yes	Outline permission with all matters reserved.			5	5	6	16
60	17/0333	LGR5 - Land East of Howard Park - south eastern side	Greystoke	Key Hub	40	40	Yes	Yes	Yes	Outline planning permission for 40 dwellings, 17/0333.				13	14	27
61	17/0263	KS3b/KS20 - South Road/ Whitehouse Farm	Kirkby Stephen	Market Town	60	60	Yes	Yes	Yes	Outline planning permission. No RM matters submitted yet although Agent has advised that development to start in 2018/19.			10	10	10	30
62	17/0095	Land adj. to Walmer Croft	Sockbridge and Tirril	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Outline permission for 5 dwellings				2	3	5
63	17/0092	4-5 Southend Road	Penrith	Main Town	7	7	Yes	Yes	Yes	Full planning permission for 7 dwellings. Development site is currently being marketed for sale.				3	4	7
64	17/0290	Croglin Castle Hotel	Kirkby Stephen	Market Town	5	5	Yes	Yes	Yes	Full planning permission for change of use of hotel to residential flats.			5			5

Extant planning permissions (significant sites)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
65	17/0326	Land west of Bruntley Meadows	Alston	Market Town	5	5	Yes	Yes	Yes	Outline planning permission for 5 dwellings.				2	3	5
66	17/0425	Hackthorpe House	Hackthorpe	Smaller Village and Hamlet	4	4	Yes	Yes	Yes	Outline planning permission for 4 dwellings (1 replacement). Notice of intention to demolish existing dwelling approved (17/0425).				2	1	3
67	16/0658	Land adj. Pennine View	Skelton	Smaller Village and Hamlet	8	8	Yes	Yes	Yes	Full planning permission for 8 dwellings.				4	4	8
68	17/0080	Land west of Sockbridge Thorpe Field	Sockbridge and Tirril	Smaller Village and Hamlet	25	25	Yes	Yes	Yes	Outline planning permission for 25 dwellings				10	15	25
69	17/0334	Land south east of Templars Court	Temple Sowerby	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Outline planning permission for 5 dwellings.				2	3	5
70	17/0540	Land to rear of Thorn lodge	Stainton	Key Hub	5	5	Yes	Yes	Yes	Outline planning permission for 5 dwellings.				2	3	5
71	17/0398	Land at Nenthead Village Centre	Nenthead	Key Hub	5	5	Yes	Yes	Yes	Outline planning permission for 5 dwellings.				2	3	5

Extant planning permissions (significant sites)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
72	17/0073	Land off Christian Head	Kirkby Stephen	Market Town	35	35	Yes	Yes	Yes	Outline planning permission for 35 dwellings.				15	20	35
73	17/0664	Land at Pea Foot	Culgaith	Key Hub	5	5	Yes	Yes	Yes	Outline planning permission for 5 dwellings.				2	3	5
74	17/0509	Land to north of Helm Bar	Melmerby	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Outline planning permission for 5 dwellings.				2	3	5
75	17/0661	Land between Manatee and Beacon View	Little Salkeld	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Outline planning permission for 5 dwellings.				2	3	5
76	16/0185	Land adjacent to The Laurels, Tebay	Tebay	Key Hub	6	6	Yes	Yes	Yes	Outline permission for residential development				3	3	6
77	17/0519	Barn adj. to Counting House	Temple Sowerby	Smaller Village and Hamlet	4	4	Yes	Yes	Yes	Demolition of barn and full planning permission for 4 dwellings			2	2		4
78	17/0712	Field between Beech View and Midtown Cottage	Brampton	Smaller Village and Hamlet	5	5	Yes	Yes	Yes	Outline planning permission for 5 dwellings.				2	3	5

Extant planning permissions (significant sites)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
79	17/0408	Carleton - Land at Longacres (E3)	Penrith	Main Town	110	110	Yes	Yes	Yes	Full planning permission. Developer has indicated site will start delivering from end of 2018 although not yet commenced (March 2018). Build regs. 17/6506.			26	26	26	78
80	17/0817	Land behind the Lilacs	Lazonby	Key Hub	5	5	Yes	Yes	Yes	Full planning permission for 5 dwellings			2	3		5
81	13/0033	Land off Carleton Road (E3)	Penrith	Main Town	96	96	Yes	Yes	Yes	Outline application for approximately 96 dwellings. Build regs. 14/6203				10	15	25
82	17/0465	Land to rear of Mothercroft	Morland	Smaller Village and Hamlet	7	7	Yes	Yes	Yes	Outline planning permission for 7 dwellings.				3	4	7
83	17/1095	Land adj. Bankfoot Farm	Newton Reigny	Smaller Village and Hamlet	4	4	Yes	Yes	Yes	Outline planning permission for 4 dwellings.				2	2	4
84	17/0771	Armstrong and Fleming Ltd, Roper Street	Penrith	Main Town	54	54	Yes	Yes	Yes	Full planning permission for 54 retirement apartments.			20	20	14	54
85	18/0049	Old registrar's office, Friargate	Penrith	Main Town	4	4	Yes	Yes	Yes	Full planning permission for 4 dwellings.			2	2		4
					1080	1080					0	87	196	266	275	824

Remaining local plan allocated sites (expected to contribute to 5 yhls)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
86	E4	E4 - Land at Carleton Farm	Penrith	Main Town	86	86	Yes	Yes	Yes	CCC has confirmed that they intend to dispose of the site in 2018. Forms part of E3/4 masterplan.				13	20	33
87	N1a	N1a - Salkeld Road/Fairhill	Penrith	Main Town	250	250	Yes	Yes	Yes	Forms part of N1/N1a masterplan. N1 (15/0799) is already under construction.					37	37
88	AL8	AL8 - Tyne Café & Garage Building	Alston	Market Town	18	18	Yes	Yes	Yes	Indication received that the site is intended to be brought forward between 2019 and 2024.					6	6
89	AL13	AL13 - Land at Clitheroe	Alston	Market Town	55	55	Yes	Yes	Yes	Agent has indicated that site owners intend to market the site for development very shortly.					6	6
90	AP10	AP10 - Land to the South of Station Road	Appleby	Market Town	45	45	Yes	Yes	Yes	Agent has indicated that developers are interested in the site and are in a position to bring the site forward in the very near future.				5	8	13

Remaining local plan allocated sites (expected to contribute to 5 yhls)

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
91	KS13	KS13 - Land to the west of Faraday Road	Kirkby Stephen	Market Town	122	122	Yes	Yes	Yes	Agent has confirmed that it is likely the site will come forward quickly.			8	14	20	42
92	KS17	KS17 - Land behind Park Terrace	Kirkby Stephen	Market Town	24	24	Yes	Yes	Yes	Agent has confirmed that it is likely the site will come forward quickly.			6	9	9	24
					600	600					0	0	14	41	106	161

Sites with S106 issues to be resolved																
	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
93	17/0016	Land off Scour Lane	Lazonby	Key Hub	50	50	Yes	Yes	Yes	Outline permission for residential development				10	15	25
94	17/0487	Land at Hall Bank Farm	Stainton	Key Hub	30	30	Yes	Yes	Yes	Outline permission for residential development				5	15	20
95	17/0660	LPL2 - Land adj. to Byrnes Close	Plumpton	Key Hub	28	28	Yes	Yes	Yes	Full planning application for 28 dwellings.			2	2	3	7
96	17/0527	North of Hackthorpe Hall	Hackthorpe	Smaller Village and Hamlet	28	28	Yes	Yes	Yes	Full planning application for 28 dwellings.			10	10	8	28
97	17/0168	Land north of Elm Close	High Hesket	Key Hub	15	15	Yes	Yes	Yes	Outline planning permission for 15 dwellings.				5	10	15
98	17/0428	Rose Bank	Culgaith	Key Hub	9	9	Yes	Yes	Yes	Outline planning permission for 9 dwellings.				4	5	9
99	17/0460	Hazel Dene	Culgaith	Key Hub	13	13	Yes	Yes	Yes	Full planning permission for 13 dwellings.			6	7		13
100	17/0747	Site adjacent to Otters Holt	Culgaith	Key Hub	14	14	Yes	Yes	Yes	Outline planning permission for 14 dwellings.				7	7	14
101	17/0632	Site south of Otters Holt	Culgaith	Key Hub	12	12	Yes	Yes	Yes	Outline planning for 12 dwellings.				6	6	12

Sites with S106 issues to be resolved

	Ref	Address	Settlement	Settlement Type	Capacity	Remaining	Suitable	Available	Achievable	Comments	2018-19	2019-20	2020-21	2021-22	2022-23	Total
102	16/1029	N2 - White Ox Farm	Penrith	Main Town	51	51	Yes	Yes	Yes	Outline application for 51 dwellings. Agent has advised that the developer expects to make a swift start on site.			9	12	18	39
	Total				250	250					0	0	27	68	87	182
	Total Units				3218	2842					215	245	337	450	518	1765