

HOUSING LAND POSITION

April 2002 – March 2007



Copeland Borough Council

March 2008

Copeland Housing Land Position April 2002 – March 2007

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Introduction

- 1.1 This position statement sets out the housing land supply situation in Copeland and covers the period from 1 April 2002 to 31 March 2007. It is issued as general background information that will form part of the core evidence base for the development of the Local Development Framework, as well as supporting other planning policy work.
- 1.2 The document briefly outlines the background and policy context to housing land supply in the Borough and describes the housing land position in respect of the current Regional Spatial Strategy and the current adopted Copeland Local plan period (2002-2016). The five-year housing land position is set out in section 7, with further analysis of demolitions, completions and Development Plan allocations

2 Background

- 2.1 The Council reviews the housing land availability in the District every 12 months through a regular monitoring system in order to provide dwelling type information and more accurate completions data. Completions are monitored through an annual sites survey, undertaken after the end of March, in addition to monitoring the completion returns from the NHBC and the Council's Building Control section.
- 2.2 The most recent surveys are considered to be as accurate as possible, without resorting to a site survey of all sites with planning permission. In addition the database now contains the dwelling type information (in terms of house types and numbers of bedrooms) of all sites.
- 2.3 Other issues, such as incorrect site boundaries, errors in the information or missing sites have been corrected as part of the ongoing monitoring process and are highlighted in this Position Statement where relevant.
- 2.4 Information from the Land Availability database is fed into the County Council Access database and is also used to populate the Council's Planning and Housing policy databases and the National/Regional returns eg Housing Flows Reconciliation and Housing Strategy forms
- 2.5 Work is continuing to improve the information held on Building Control completion records and this data is presented in section 9.

3. Policy Context

Introduction

The Copeland Local Plan was adopted on 6 June 2006. The Plan period runs from 2001 – 2016 but the transitional arrangements between the “old” Local Plan led system and the new Local Development Frameworks (LDFs) means that all the Copeland Local Plan policies will be saved for at least three years or until such time as Local Development Documents (LDDs) are produced as part of the LDF to replace them. The Council’s progress with the production of LDD’s and other Planning Policy material is published each year in an Annual Monitoring Report (AMR). This also monitors how well development is achievement the objective of the Council’s planning policies.

Copeland Borough Council is the local planning authority for the Borough of Copeland outside of the National Park. The Lake District National Park Authority (LDNPA) has responsibility for planning policy and development control in those areas within the National Park boundary. The LDNPA produces its own AMR which can be accessed via the LDNPA website – www.lake-district.gov.uk.

Together with the North West Regional Spatial Strategy and Cumbria Joint Structure Plan the Local Plan forms the overall Development Plan for our area. Of the three it has the most direct effect locally and it is therefore important to monitor the effectiveness of the Local Plan’s Development Strategy and policies on the ground. This assessment will also help us to establish the key aspects of change with which the LDF will have to deal with.

4. Housing Land Position

- 4.1 The table below sets out the housing land position in relation to the period 2002 – 2016. Appendices 1 and 2 set out the wholly complete sites and Appendices 3 and 4 give details of the live permissions of the Borough (ie items d and e, as shown in Table 4.1 below).

Table 4.1: Housing Land Position 2002 – 2016

a	Strategic housing requirement 2002 - 2016 *	2660
b	Demolitions 2002 – 2016 (see section 5)	578
c	Total requirement (a + b)	3238
d	Completions April 2002 - March 2007 (see section 6)	1040
e	Planning permissions at April 2007	1135
f	Total commitments April 2002 - March 2007 (d + e)	2175
g	Residual requirement April 2002 - March 2016 (c - f)	1063
* The annual housing provision in the current RSS is 190, therefore the strategic housing requirement for the period 2002-2016 equates to 2660 dwellings (i.e. 190 x 14)		

- 4.2 The residual requirement (item g) is the figure that will need to be met through allocations in the Local Development Framework (LDF). Please see section 7 below.
- 4.3 Note that of the total number of completions April 2002 – March 2007, 60% took place on greenfield sites, whereas 40% occurred on previously developed land. As regards the outstanding 1135 planning permissions at April 2007, 32.1% have been approved for greenfield developments, whereas 67.9% were granted on previously developed land. This bank of permissions include a number of older greenfield approvals with a slow rate of development and this masks the situation over the last two years, where 481 out of a total of 548 of new residential permissions have been on brownfield land (88%)

5. Demolitions

The strategic housing requirement in the RSS is a net figure and does not take account of demolitions. The overall number of previous demolitions was obtained from Council Tax and Building Control records, with the planned numbers based on the latest advice from the Council's Housing Services Department.

- 5.1 The number of demolitions which have taken place between 1 April 2002 and 31 March 2007 is only 78, although a further 500 are planned, totalling 578 demolitions over the plan period. A table of demolitions since 2002 is shown below.

Table 5.1: Demolitions

Year	RSL	Private	Total
02/03	7	2	9
03/04	28	2	30
04/05	0	2	2
05/06	0	2	2
06/07	33	2	35
Total To Date	68	10	78
Planned	480	20	500
Total	548	30	578

- 5.2 Planned demolitions are all in the West Whitehaven area as part of the Housing Market Renewal Scheme and are programmed over a three year period up to 2012. It is planned to replace these RSL properties with 410 dwellings, resulting in a net loss of 90.
- 5.3 Demolitions do not include a significant number of caravans and mobile homes that have been cleared off sites during the last few years. These numbers have been recorded in the Housing Flows Form.

6. Completions

- 6.1 Completions since April 2002 equate to 1040 dwellings. Detailed information on completions is set out in Appendices 1 and 2, which differentiate between large and small sites (a large site is defined as 5 dwellings or more).

Table 6.1 Completions

Year	Dwellings	% PDL	% Greenfield
02/03	184	28.3	71.7
03/04	160	17.7	82.3
04/05	287	45.6	54.4
05/06	227	49.3	50.7
06/07	182	49.5	50.5
Total	1040	40.0	60.0
	AVERAGE = 208 PER ANNUM		

- 6.2 The table above shows the annual completion figures based on our database and housing site survey. Appendix 10 shows the completion based on Building Control and NHBC returns. The total number of dwellings completed using the BV106 figures is lower than the overall total from the annual survey. In common with a number of other Authorities, this has been primarily due to large developments not being signed off by Building Control due to a technical and administrative reason. There is also a time lag between a building being substantially completed and counted for housing supply purposes, and the receipt of a Building Control or NHBC return. Taken together, these factors account for the differences between the BV106 and actual surveyed completions, but tend to smooth out over time.

7. Five Year Housing Land Position

- 7.1 The table below sets out the housing land position in relation to the next five years. Appendices 1 and 2 set out the wholly complete sites and Appendices 3 and 4 give details of the live permissions in the Borough (ie items d and e, as shown in Table 7.1, below). Taking account of completions 2002 – March 2007 the five year position to March 2012 is as follows:

Table 7.1 Five Year Position to March 2012

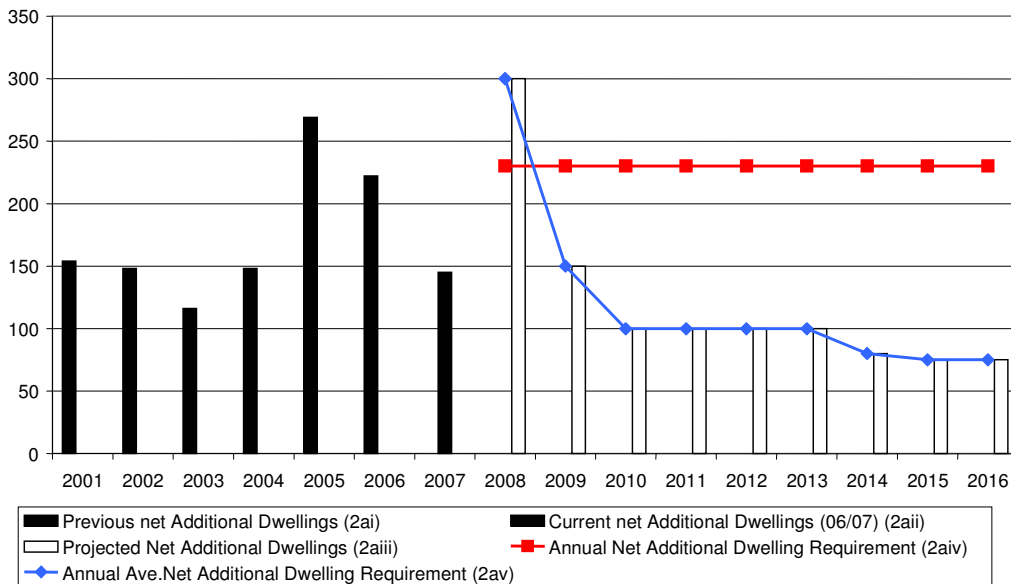
a	Housing requirement 2002 – March 2012	1900
b	Demolitions (based on 578 pro rata over plan period to 2016)	338
c	Total requirement (a + b)	2238
d	Completions April 2002 - 31 March 2007	1040
e	Land with planning permission at 31 March 2007	1135
f	Local Plan Allocations and Windfall Allowance to 2011	715
g	Awaiting signing of S106 agreements (inc. unsigned S106)	0
h	Total commitments April 2002 - March 2007 (d + e + g)	2175
i	Residual requirement April 2002 - March 2012 (c - h)	63
j	Total commitments April 2002 - March 2007 (d + e + f + g)	2890
k	Residual requirement April 2002 - March 2012 (c - j)	-652
	latest info shows 78 demolitions occurred between 2002 – March 2007 and 20 private demolitions are expected to take place before March 2012. 240 RSL demolitions are planned for before 2016, thus the projected figure for demolitions taking place before March 2012 is 240 (i.e. 480/2). Therefore the total number of demolitions is 338 (i.e. 78+20+240=338).	

- 7.2 **The above table also shows 2 residual requirements; row j excludes allocations and windfalls, while row k includes these figures.**
- 7.3 Since March 2007 there have been a number of new permissions granted and these will be incorporated into an updated 5 year supply dated September 2007, which will be published on the Council's website in due course.

8. Analysis of Housing Land Availability Information

8.1 **Housing Trajectory (2ai – av)** – Graph 4 below shows the previous, current and projected housing completions for the Borough as well as indicating an annual and average annual requirement for the Borough over the Local Plan period.

Graph.8.1 Housing Trajectory



*Please note that 2aiv is derived from the Regional Spatial Strategy (RSS) annual average rates for housing provision

8.2 **Housing Completions (2b, 2c and 2d)** – Table 1 below shows the housing completions for the year 1 April 2006 to 31 March 2007.

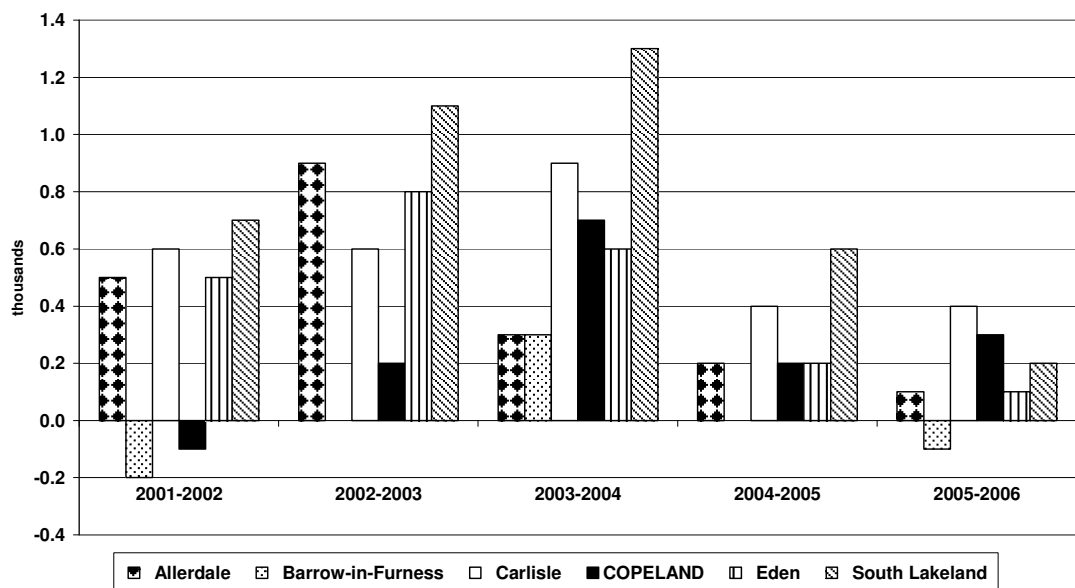
Table.8.1

Indicator	No. of dwellings	Percentage
new and converted dwellings on previously developed land (2b)	90	49.5
<i>Figures above relate to all housing completions in 2006/07 (182)</i>		
<30 dwellings per hectare (2ai)	49	40.8
30-50 dwellings per hectare (2aii)	42	35.0
>50 dwellings per hectare (2aiii)	29	24.2
Affordable housing completions (2d)	0	0
<i>Density figures above relate to completions on over 5 sites in 2006/07 (120)</i>		

8.3 **Net Migration** – The migration trends in the Borough over the last 5 years has changed. Previously between 1991 – 2002 there was a consistent trend for outward migration, but since 2002 the population of internal and international inward migration.

Please note that the estimates for 2002 – 2005 have been revised by ONS to take into account the effects of improved international migration methodology. As a result the migration totals are much less than contained in the 2006 AMR.

Graph.8.2 Net Migration for Cumbria Districts



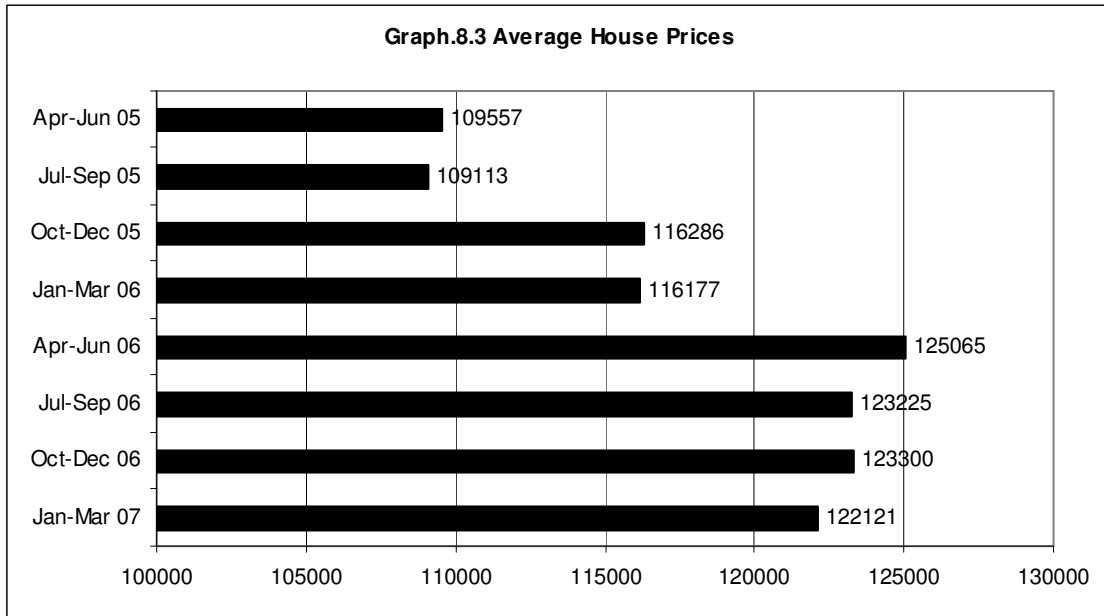
8.4 **Local Housing Market** – Copeland’s current average price stands at £122,121 for the period between January and March 2007. This figure is well below the average for England and Wales (£176,802) and also below the average for the North West over the same period of time (£133,274). Table 2 shows the breakdown of average house price across the Borough by housing type, covering the period April 06 – March 07.

Table.8.2

Detached		Semi-detached		Terraced		Flat/Maisonette		Overall	
Ave. Price £	Sales	Ave. Price £	Sales	Ave. Price £	Sales	Ave. Price £	Sales	Ave. Price £	Sales
206,929	329	113,300	490	89,843	635	109,864	81	123,482	1535

(Land Registry, April 2006-March 2007)

The continuous rise in house prices over the last few years appears to have peaked, as between April 2006 and March 2007 the average house price in Copeland decreased slightly by 2.35% from £125,065 to £122,121, compared with an national increase of 6.97% for the same period (Source, Land Registry – see graph 8.3).



8.5 Affordability – Graph 7 below is based on 2006 house price data sourced from “CACI Streetvalue” by Cumbria County Council. Whitehaven and the three smaller Key Service Centres of Cleator Moor, Egremont and Millom will be where most development in the Borough will be focussed. The median house prices in all the main towns have increased by between 14% and 8% over the last year. These prices are considerable less than the Copeland figures above, which are based on averages and include the more expensive rural and National Park areas.

Graph 8.4 and Table 8.3 indicates that Cleator Moor has a higher proportion of affordable housing than the other main towns in the Borough, all of which now exceed the Local Plan indicated limit of 3.5x the median income of these areas. Very few properties now fall within this criteria and collectively, local authorities in Cumbria have been assessing the house price to income ratio and are considering a 4:1 ratio for the whole of the County. This will be further discussed and may be included within future AMRs.

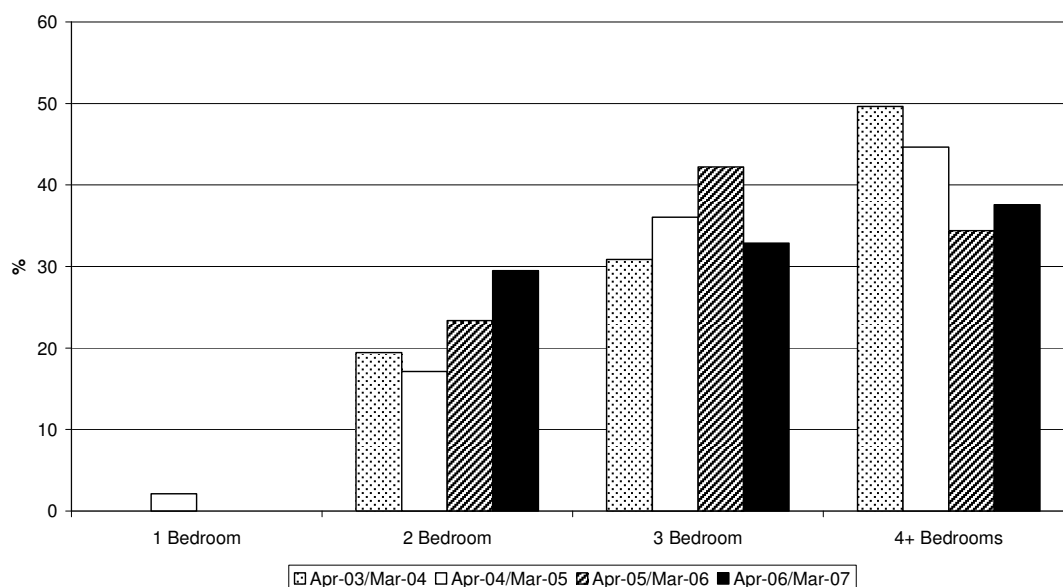
Table.8.3

Key Service Centre	Median Income	Median House Price	House Price to Income Ratio
Millom	20,141	87,000	4.32
Egremont	23,730	94,000	3.96
Cleator Moor	21,710	72,000	3.31
Whitehaven	23,289	89,000	3.82
Copeland	23,465	103,000	4.38
Cumbria	23,646	155,000	6.55

Source: Cumbria CC / CACI 2006

- 8.6 **Local Housing Stock** – The number of new build completions show an increase in 2 bedroom properties and a corresponding decline in larger 4 bed houses. This reflects the increase in smaller higher density developments on urban brownfield sites.

Graph.8.5 Percentage of Dwellings Completed by Bedroom Number



- 8.7 **Conversions and Changes of Use** – Table 8.4 below shows the number of dwelling conversions completed over the last 5 years has remained low. However, the number of change of use completions has risen dramatically during the last 3 years. For the year 06/07 change of use completions equated to 17.6% of all completions for that year, the same as the previous year.

Table.8.4

Year	Residential Conversions	Changes of Use
02/03	2	9
03/04	-4	7
04/05	-2	40
05/06	2	40
06/07	1	32

(Source, HFR Form)

Summary

The stabilisation of Copeland's population levels is a key planning objective. Between 1983 and 2002 the population of the Borough was in decline, reaching a low of 69,000 in 2002. Since then, the population has recovered and by mid 2006 revised estimates show an increase of over 1,200 people to 70,300 entirely due to increased inward migration. However, further revisions to the long term forecasts indicate a stagnant population with the figure estimated to be 69,000 by 2029. Copeland has an ageing population structure, although the latest mid-year estimates show that the important 20-29 range stabilised during 2005-06, which contributes towards the aims of achieving a more balanced age structure.

The percentage of housing completions on previously developed land has increased over the last few years, however, at nearly 50%, it is still below the 70% target which has been set in the Regional Spatial Strategy/Joint Structure Plan. This percentage is expected to improve as more housing approvals are given for development on previously developed land. The Council's progress in terms of housing approvals on previously developed land has reached a consistently high level and last year equated to 86%. In terms of housing density, there has been a great improvement, with nearly 60% of new housing development built at over 30 dwellings per hectare, as compared to 30% for the corresponding period last year.

During the period covered by this report, house prices increased quickly and then levelled off by March 2007. This shows that prices have risen quicker than incomes and so housing has become less affordable for people trying to get on the housing ladder.

In terms of affordable housing, Copeland District has an income to price ratio of 4.38, which is above the Local Plan indicated "affordable" figure of 3.5 – only Cleator Moor of the main towns falls below this figure. The Local Plan is committed to encouraging private developers to offer affordable forms of housing development in order to meet the needs of the community and the County Council house price/income data will be used to monitor the affordability ratios in order to achieve this.

Good progress has been made in achieving the 100% decent homes standard with both major Registered Social Landlords improving over the last 12 months. A survey of the private sector housing stock in September 2007 also indicated that reasonable progress is being made in achieving the decency target for vulnerable households

Appendix 1 Extract from Local Plan Housing Chapter

4.3 PLAN, MONITOR AND MANAGE

- 4.3.1 PPG 3 puts a greater emphasis on the management of house – building over time to ensure that development plan requirements, particularly on recycling targets are met. To ensure that real progress is being made the Council will continually monitor the number and type of consents granted and construction rates. Quarterly reports will be made to the Council’s Planning Panel and returns to GONW are to be submitted annually as part of the new Local Development Scheme arrangements. The RSS/JSP requirements are for an orderly release of land over the remaining plan period, incorporating phasing arrangements to achieve the annual targets as an average viewed over two, 5 year time periods i.e. 2006-2011 and 2011-2016. As noted in the JSP, applications for large housing sites may need to be phased and counted towards more than one year supply. The Plan provides for the phasing of both allocated sites and windfalls (Tables HS6/7 and HS8 refer). The phasing requirements for Policy HSG 2 allocated sites are noted in the comments schedule making up Para 4.2.23 and planning permission will not be considered earlier than the period specified unless circumstances materially change. In addition to achieving an orderly release of housing land, these phasing arrangements are seeking the re-use of urban, previously developed land as a first priority, conformity with the Development Strategy in relation to settlement hierarchy and contributing to the overall aim of sustainable regeneration.
- 4.3.2 As noted previously, prior to 2004 the local building industry did not perform well in bringing forward brownfield sites for development. Performance improved in the recent past, in part as a result of the Council’s ‘Interim Housing Policy’ which has been in force since June 2004, pending adoption of this Local Plan. The ‘Interim Policy’ allowed for only brownfield development, local needs housing and limited greenfield infill options. The effect of decisions taken against the policy should improve the outturn figures for the time period 2002-2006 to the position shown in Table HS4 where a 43:57 recycling balanced is achieved. From this point on the Council is committed to fully meeting the JSP’s target for the Borough which is a 30:70 recycling balance, with the steady release of both greenfield and brownfield sites is incorporated in the phasing arrangements.”
- 4.3.3 Table HS6/7 shows how it is intended to phase planning permissions for new housing development over time. Table HS8 shows how the process is to be managed in spatial terms taking into account the effect of permissions already granted since April 2002 as well as the allocations and allowances for the remainder of the plan period. This involves looking at a number of housing market groups within the 3 main areas of the Borough: North, Mid and South Copeland and

incorporating all the phasing requirements as outlined above. The Council will continuously monitor consents, the cumulative effect of consents in market areas and the build rate on the ground to ensure that sites are properly sequenced within the time periods as prescribed in Tables HS6/7 and HS8. It will not grant planning permission for levels of development which would exceed the target figures in the tables.

- 4.3.4 Where slippage begins to occur in bringing forward any of the allocated sites (Table HS6/7) the Council will consider granting permission for a nearby alternative in the same Key Service Centre or Local Centre as the allocated site or if none is available, one within the same market area Key Service Centre or Local Centre. Sites in adjoining market areas may be considered where there is no ready solution otherwise. Sites allocated for development later in the plan period if suitable could be brought forward as part of this process. In all cases the Council will require the total number of dwellings, densities and character of the site and the development to replicate those of the subject for replacement. Priority will be given to brownfield sites so long as their characteristics are otherwise acceptable. The Council will expect developers and landowners to ensure that any constraints to development of the allocated sites are addressed during the appropriate timeframe otherwise they may have to be discounted and alternatives accepted in their stead. Should alternatives not be brought forward at the appropriate time the Council will undertake a further assessment of options including sites identified in its Urban Capacity Studies to replace allocations.

TABLE HS8 – THE MANAGED RELEASE OF HOUSING LAND

MARKET AREAS	Planning approvals granted 2002 - 2005			Indicative Target 2005/2006		Allocations						Windfall Allowance	
	G	B	TOT	G	B	2006/11		2011/16		Totals			
						G	B	G	B	G	B		TOT
Whitehaven including Moresby Parks	73	176	249			100	110	120	27	293	313	606	
Cleator Moor and Cleator	9	48	57			83	20	35	66	127	134	261	
Egremont inc Bigrigg, Moor Row	142	91	233			20		35	35	197	126	323	
Arlecdon/Rowrah and Frizington	8	51	59				19		55	8	125	133	
Distington, Lowca/Parton	91	12	103				12			91	24	115	
Ennerdale, Kirkland, Lamplugh	11	10	21							11	10	21	
St Bees	38	5	43							38	5	43	
Others North Area	46	5	51							46	5	51	
TOTAL NORTH	418	398	816	30	71	203	161	190	183	841	813	1654	433
Beckermet	1	0	1			5				6		6	
Seascale	5	16	21						20	5	36	41	
Others Mid Area	28	12	40							28	12	40	
TOTAL MID	34	28	62	4	9	5			20	43	57	100	58
Millom and Haverigg	10	162	172				60	30		40	222	262	
Others South Area	13	3	16							13	3	16	
TOTAL SOUTH	23	165	188	6	14		60	30		59	239	298	87
TOTALS	475	591	1066	40	94	208	221	220	203	943	1109	2052	578

Overall by Type	2002 – 2006		2006 – 11		2011 - 16	
Permissions/Allocations + indicative target 2005/6	1066 + 134		429		423	
Windfalls			286		292	
TOTAL	1200		715		715	
	G	B	G	B	G	B
Recycling Split			215	500	215	500
%			30	70	30	70

Policy HSG 3: Plan, Monitor and Manage

The release of land for housing purposes will be carefully managed in accordance with the provisions of Tables HS6/7 and HS8. These incorporate phasing requirements for both allocated sites and windfall sites over two five year time periods which make up the remainder of the plan period. This process will ensure an even and orderly supply of housing land in accordance with targets for the recycling of previously used land and buildings.

Continuous monitoring will be undertaken to ensure that planning permissions granted deliver the required build rates on the ground. Planning permission will be refused where proposals would be likely to lead to a significant overprovision of capacity when judged against the annual targets. Should slippage occur in the phased delivery of sites, alternative proposals may be considered subject to their delivering similar forms of development in the vicinity of the subject site.

4.3.5

The windfall allowance (ref 4.2.16-18 and Table HS8) will be made up of housing developments, within the Development Boundaries of Settlements prescribed in Policy DEV 4. This will only involve previously developed land and buildings. Design must be in accordance with other plan policies and the rate and distribution of the allowance will be managed in accordance with Table HS8. No greenfield alternatives will be permitted under the windfall provisions. All proposals will be expected to conform with POLICY DEV 6.

Appendix 2 Large Housing Sites Availability

OUTSTANDING PLANNING PERMISSION (SITE OVER FIVE UNITS) 31 MARCH 2007 12 MONTH UPDATE

Site No	Applic No	Site/Name/Applicant	B	Nos App	Nos Complete	Nos u/c	Nos out- Standing
KEY SERVICE CENTRES							
WHITEHAVEN INNER							
342	04/2611	1/2 Howgill St	B	6	6	0	0
347	05/2244	19/20 Irish St	B	10	0	0	10
349	05/2331	Former Jobcentre	B	15	3	12	0
WHITEHAVEN OUTER							
47	77/0467	Rannerdale Drive extension		41	38	0	3
240	03/0666	Church Hill Hensingham		13	6	3	4
245B	99/338	The Groves, Homewood		28	17	0	11
265	05/2817	Garlieston Court Corkickle.	B	19	15	0	4
266	05/2864	Cambridge Road	B	10	0	10	0
287	01/414	Rose Cottage Sandwith	B	5	4	1	0
305	03/0450	Laundry Site, Low Road	B	48	0	0	48
318	03/0789	The Hollins Mirehouse	B	27	15	2	10
320	06/2457	Former Workhouse Low Road	B	114	0	0	114
328	05/2024	Woodstock Lane, Coach Rd	B	20	14	2	4
335	04/2771	Town Head Farm Sandwith		14	0	0	14
WHITEHAVEN TOTAL				370	118	30	222
CLEATOR MOOR							
170	99/98	Little Croft Leconfield St Wath Cottage Trumpet Rd Cleator	B	10	7	2	1
291	02/0501	Moor	B	5	5	0	0
341	04/2592	Aldby Farm Cleator Moor	B	10	0	0	10
346	04/2802	Market St Cleator Moor	B	5	0	0	5
350	05/2350	Aldby Grove Cleator Moor	B	12	0	0	12
357	06/2382	Wyndham Court Cleator Moor	B	15	0	0	15
CLEATOR MOOR TOTAL				57	12	2	43
EGREMONT							
273	06/2139	Gillfoot, Egremont		82	61	9	12
261	04/2534	Town Head, Egremont		14	13	1	0
330	03/1003	Old Castle Cinema	B	15	0	0	15
333	06/2131	Windrigg Close, Egremont	B	70	70	0	0

336	04/2064	Ghyll Farm Egremont		5	0	1	4
351	05/2041	East Road Egremont	B	8	0	0	8
355	06/2024	The Old Hall Main Street	B	10	0	0	10
363	06/2809	5 Market Place Egremont	B	7	0	0	7
EGREMONT TOTAL				211	144	11	56

MILLOM

34	76/0982	Churchhill Dr,Pannatt Hill, Millom		29	27	1	1
219	89/0930	Calderfield West, Salthouse Rd	B	8	8	0	0
253	04/2650	Station Yard East Lancashire Road	B	28	6	4	18
314	00/654	Moor Farm, Moor Rd Millom		15	12	3	0
149	05/2283	West County Hotel Millom	B	14	0	14	0
296	04/2607	Former Yard, Holborn Hill, Millom	B	10	0	0	10
340	04/2562	New Hall Farm Millom		9	0	0	9
343	04/2620	Station House, Salthouse Road	B	6	4	2	0
344	05/2890	Calderfield East, Salthouse Road	B	6	0	0	6
348	05/2054	St Georges Road Millom	B	26	0	0	26
352	06/2311	Bennets Garage Holborn Hill	B	7	0	0	7
364	06/2178	Millom Rd & King St Millom	B	24	0	0	24
366	06/2477	Salthouse Farm Millom		8	0	0	8
MILLOM TOTAL				190	57	24	109

LOCAL CENTRES:

DISTINGTON

226	03/245	Hinnings Farm		85	0	0	85
DISTINGTON TOTAL				85	0	0	85

FRIZINGTON

124A	91/0680	Dower House,Rheda Frizington	B	17	10	1	6
124D	90/0876	Rheda Park, Frizington		28	22	0	6
275A	98/249	Lingley Fields Ph 2 Frizington		11	10	1	0
332	05/1263	Kangol Factory, Frizington Road	B	75	0	0	75
353	05/2720	Garage Site Frizington Rd	B	6	0	0	6
		Trafalgar House Yeathouse Rd					
370	06/2755	Frizington	B	9	0	0	9
FRIZINGTON TOTAL				146	42	2	102

HAVERIGG

37	89/0398	Richmond Gardens, Midtown Farm,		37	35	1	1
HAVERIGG TOTAL				37	35	1	1

MORESBY PARKS

81	82/1334	Eden Drive, Moresby Parks		189	183	6	0
248	04/2782	Railway Cottages, Moresby Parks		20	0	9	11
369	06/2735	Walkmill Close Moresby Parks	B	12	0	0	12
MORESBY PARKS TOTAL				221	183	15	23

ST BEES

86	02/1405	Fairladies Farm, St Bees		86	80	5	1
242	03/1400	Seacote Hotel, St Bees	B	11	5	0	6
324	02/1247	Rottington Hall		5	2	3	0
367	06/2540	Fleatham House St Bees		9	0	0	9
ST BEES TOTAL				111	87	8	16
SEASCALE							
301	02/0283	Scafell Hotel Seascale	B	10	5	1	4
289	05/2490	Seascale School	B	17	0	0	17
SEASCALE TOTAL				27	5	1	21

ARLECDON/ROWRAH

BECKERMET

BIGRIGG

249	02/0171	Rear Old Captains House Bigrigg		6	3	1	2
339	05/2329	Former School Bigrigg	B	11	9	2	0

CLEATOR

360	06/2568	Rear Kiln Brow Cleator	B	5	0	0	5
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ENNERDALE BRIDGE

LOWCA

96B	94/0751	Ghyll Bank, Lowca	B	20	9	0	11
227	93/0342	Croft Head Farm, Lowca		35	35	0	0

MOOR ROW

72	91/0118	Montreal Place, Moor Row		40	36	0	4
285	02/0596	Larch Court Moor Row		22	22	0	0

OTHER VILLAGES

THE GREEN

286B	97/352	Black Beck The Green		6	6	0	0
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DRIGG

KIRKLAND

200	88/0902	Cockan Farm, Kirkland		6	6	0	0
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HAILE

HOLMROOK

221	06/2722	Smithy Banks		9	8	1	0
294	99/425	Hill Farm, Holmrook		4	4	0	0

LOW MORESBY

48	77/1051	Manesty Rise,		55	54	1	0
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KIRKSANTON

231	91/1067	Standing Stones Farm,		6	4	0	2
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PARTON

345	04/2631	Bank Yard Rd	B	2	0	2	0
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THORNHILL

LAMPLUGH

NETHERTOWN

DUDDON

BRIDGE

327	03/620	Duddon Bridge Farm		6	0	0	6
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BRAYSTONES

354 05/2219 Tarnbank Braystones

B 6 0 0 6

NORTH COPELAND

1449 777 76 596

SOUTH COPELAND

245 102 25 118

COPELAND TOTAL

1694 879 101 714

BROWNFIELD

771 195 55 521

GREENFIELD

923 684 46 193

Appendix 3 Small Housing Sites Availability

**Copeland Borough
Council
Planning permission for residential
development-
Sites under Five
units Outstanding**

<i>North Copeland Sub Area at 31.3.07</i>		<i>Mid Copeland Sub Area at 31.03.07</i>		<i>South Copeland Sub Area at 31.3.07</i>	
Arlecdon & Frizington	35	Gosforth	1	Millom	42
Cleator Moor	25	Haile	6	Millom Without	14
Distington	19	Irton	0		
Egremont	28	Drigg & Carelton	0		
Ennerdale	0	Ponsonby	0		
Lamplugh	9	St Bridgets	0		
Lowca	4	St Johns	11		
Lowside Quarter	19	Seascale	13		
Moresby	0				
Parton	0				
St Bees	24				
Weddicar	1				
Whitehaven	69				
Total	233	Total	31	Total	56

Appendix 4 Allocated Sites

Housing Land Allocations 31.03.07

No.	Site Names	B	Nos	Area (ha)	Phasing		Comments
					2006- 11	2011- 16	
80C	Highlands Extension		200	6.6	100	100	Restricted to 200 in Plan period
257	Red Lonning (Former ind alloc)		20	2.78		20	Only 0.7ha allowed in plan period
264A	Kells School (Remainder)	B	77	2.6	50	27	
355	Old Brickworks Whitehaven	B	60	1.45	60		Dependant on road improvements
95B	Birks Road, Cleator Moor (Phase2)	B/G	48	1.6	48		Remaining Area of Site
356A	Adj Mill Hill Ph1		70	2.3	35	35	
356B	Adj Mill Hill Ph 2	B	66	2.2		66	
357A	Egremont North Ph 1		35	1.1	35		Former employment site
357B	Egremont North Ph 2	B	35	1.1		35	Former employment site
358	Gillfoot Mansion, Egremont		20	3.8	20		Low density
359	Devonshire Road	B	60	2.0	60		Former employment site
360	Adj Lowther Rd Estate		30	1.0		30	
89	Whites Row, Parton	B	12	0.4	12		
276	Rowrah Goods Yard, Rowrah	B	35	1.2		35	Extended area
142A	Lingla Bank, Frizington	B	39	1.3	19	20	Remaining Area of Site
361	Croftthouse Farm Beckermat		5	0.2	5		
362	Main St Cleator		20	0.7	20		
289	Seascale School	B	20	0.7		20	Current planning permission
Total			832	32.33	464	368	
Total Green			400	18.48	215	185	
Total Brown			432	13.85	249	183	

All the above sites included in new Copeland Local Plan; Adopted 6 June 2006

Sites with Planning permission not included

Appendix 5 BVPI 106 Completions

HOUSING COMPLETIONS 2003/2004

BVPI 106 - % OF NEW HOMES BUILT ON PREVIOUSLY DEVELOPED LAND

	Green	Brown	Total	% Brown
2003/04	117	26	143	18.2
2004/05	165	59	224	26.3
2005/06	111	91	202	45.0
2006/07	120	73	193	37.8