



# Five-year Housing Land Supply Statement 2021/22



Copeland Borough Council  
January 2022: Base Date 1st April 2021



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## 1. Introduction

- 1.1.1 This document has been produced to inform planning decisions for housing development. It will be reviewed annually to provide an up-to-date position of the housing land supply and reflect any changes in the Government's standard methodology and progress on the emerging Local Plan.
- 1.1.2 This document has a base date of 1<sup>st</sup> April 2021. It identifies the housing need over the following 5-year period (1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026) and includes a list of deliverable housing sites to meet that need.

### 1.2 What is the 5-year supply?

- 1.2.1 The 5-year housing land supply is defined in National Planning Practice Guidance<sup>1</sup> as:

*"A 5-year land supply is a supply of specific deliverable sites sufficient to provide 5-years' worth of housing (and appropriate buffer) against a housing requirement set out in adopted strategic policies, or against a local housing need figure, using the standard method, as appropriate in accordance with paragraph 73 of the National Planning Policy Framework."*

### 1.3 What is a deliverable site?

- 1.3.1 The NPPF Glossary defines the phrase *deliverable*, stating that:

*"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5-years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5-years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5-years."*

- 1.3.2 The NPPG<sup>2</sup> notes that evidence to demonstrate deliverability may include:

- *current planning status – for example, on larger scale sites with outline or hybrid permission how much progress has been made towards approving reserved matters, or*

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<sup>1</sup> NPPG 002 Reference ID: 68-002-20190722

<sup>2</sup> NPPG 007 Reference ID: 68-007-20190722

*whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*

- *firm progress being made towards the submission of an application – for example, a written agreement between the local planning authority and the site developer(s) which confirms the developers’ delivery intentions and anticipated start and build-out rates;*
- *firm progress with site assessment work; or*
- *clear relevant information about site viability, ownership constraints or infrastructure provision, such as successful participation in bids for large-scale infrastructure funding or other similar projects.”*

## 2. Housing Need

2.1.1 This section considers the different methodologies for identifying housing need for the purposes of calculating the five-year housing land supply. It also looks at previous delivery since the Copeland Local Plan (*Core Strategy and Development Management Policies DPD*) was adopted in 2013.

### 2.2 Previous housing requirement and past delivery

2.2.1 The housing requirement in the Copeland Local Plan (*Core Strategy and Development Management Policies DPD*), is for 230 net additional dwellings per annum for the first five-years, increasing to 300 net additional dwellings per annum for the remainder of the Plan period.

2.2.2 The requirement set out within the Core Strategy was designed to reflect the growth associated with the development of the Moorside nuclear power station and associated National Grid infrastructure, both of which are Nationally Significant Infrastructure Projects. Both projects have stalled and therefore the level of population growth experienced has not matched expectations.

2.2.3 Delivery against the Core Strategy requirement is shown in Table 1. As can be seen the number of net additional dwellings delivered annually since 2013/14 has fallen significantly short of the requirement.

*Table 1: Previous housing delivery against targets*

	Requirement	Net Additional Dwellings	Shortfall
<b>2013-14</b>	230	133	97
<b>2014-15</b>	230	134	96
<b>2015-16</b>	230	124	107
<b>2016-17</b>	230	154	76
<b>2017-18</b>	230	134	96
<b>2018-19</b>	300	117	190
<b>2019-20</b>	300	150	150

<b>2020-21</b>	300	98 <sup>3</sup>	202
<b>Annual Average<sup>4</sup></b>	<b>257</b>	<b>131</b>	<b>127</b>
<b>Total</b>	<b>2050</b>	<b>1044</b>	<b>1006</b>

- 2.2.4 The NPPG states that the housing requirement in adopted strategic policies should only be used for calculating the 5-year housing land supply where the plan was adopted in the last 5-years or where the figure has been reviewed and found not to need updating.
- 2.2.5 Given the age of the Core Strategy, which was adopted in 2013, the level of previous under-delivery against the requirement and in light of new evidence in the Strategic Housing Market Assessment (SHMA), the Core Strategy requirement is considered to be out-of-date and will therefore no longer be used for calculating housing land supply.

## 2.3 The Emerging Copeland Local Plan 2021-2038

- 2.3.1 The Council is in the process of producing a new Copeland Local Plan and the Publication Draft was approved by Full Council on 7<sup>th</sup> December 2021. The document identifies local housing need over the plan period 2021-2038. It is anticipated that the new Plan will be adopted in early 2023 (year 2/3 of this current 5-year period).
- 2.3.2 The NPPF glossary defines local housing need as the number of homes identified as being needed through the application of the standard method set out in national planning guidance, or in ***the context of preparing strategic policies only***<sup>5</sup>, it may be calculated using a justified alternative approach. The standard methodology is discussed further in section 3.3.
- 2.3.3 The PPG<sup>6</sup> also acknowledges that it may be appropriate for Councils to plan for a higher housing need figure than the standard methodology and that the Government “*supports ambitious authorities who want to plan for growth*”.
- 2.3.4 The SHMA 2021 Update identifies a need for housing which is greater than that produced under the standard methodology. The SHMA states that:  
*“it is concluded that there is a need to provide around 149<sup>7</sup> dwellings per annum in the borough to meet the highest of the baseline employment forecasts.”.*
- 2.3.5 National policy and appeal decisions elsewhere<sup>8</sup> state that the emerging Local Plan figure should not be used for the purposes of calculating the 5-year supply as the figure has not yet been subject to a full consultation nor tested at examination.

## 2.4 National Standard Methodology

<sup>3</sup> This figure has been affected by a housing market renewal development which included a large number of demolitions in Millom (58). We expect a similar number of homes to be created in later years as part of the development.

<sup>4</sup> Figures rounded up

<sup>5</sup> Emphasis added

<sup>6</sup> O10 Reference ID: 2a-010-20190220

<sup>7</sup> This includes a small element of housing in the Lake District National Park area. Excluding the National Park, the need identified in the SHMA is 146 dwellings per annum.

<sup>8</sup> Including APP/F2360/W/19/3234070 and APP/F2360/W/18/3198822

2.4.1 The standard methodology for assessing local housing need was introduced through the revised NPPF published in July 2018 and was subsequently updated in 2019 and 2021.

2.4.2 The NPPF 2021, paragraph 74, states that:

*“Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five-years’ worth of housing against their housing requirement set out in adopted strategic policies, **or against their local housing need where the strategic policies are more than five-years old**”<sup>37</sup>. (emphasis added)*

2.4.3 Footnote 39 continues:

*“Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exists, **it should be calculated using the standard method** set out in national planning guidance.” (emphasis added).*

2.4.4 These paragraphs make it clear that the standard methodology should be used to calculate housing need in Copeland as the Core Strategy is now more than 5-years old, except in the context of plan-making, where an alternative method can be used in exceptional circumstances.

2.4.5 This position was confirmed in a recent Court of Appeal decision<sup>9</sup>.

2.4.6 The standard methodology figure for local housing need in the Copeland is 9 homes per annum<sup>10</sup>. This figure is for the whole of the Borough including the area under the planning jurisdiction of the Lake District National Park Authority.

2.4.7 This figure was calculated as follows, using the government’s standard methodology<sup>11</sup>:

- Household projections (2014 based) 2021-2031 = 84 additional dwellings divided by 10 years
- No uplift required for affordability as the ratio of median workplace based affordability falls below 4<sup>12</sup>
- No cap required

2.4.8 This figure is likely to change over time with the NPPG noting that *“The housing need figure generated using the standard method may change as the inputs are variable and this should be taken into consideration by strategic policy-making authorities.”*<sup>13</sup>

2.4.9 The housing need figure produced by the standard methodology is much lower than that identified in the SHMA 2021 as it uses the 2014-based household projection figures from ONS for Copeland. The projections look at past population trends (fertility, mortality and migration) observed over a 5-year period and project these forward.

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<sup>9</sup> Oxtan Farm v Harrogate BC (2020) EWCA Civ 805

<sup>10</sup> Rounded up from 8.4

<sup>11</sup> <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

<sup>12</sup> The ratio for Copeland identified in the SHMA 2021 was 2.62. These figures are skewed as workplace salaries in Copeland are much higher than resident salaries due to the number of people working in Sellafield but living outside the Borough.

<sup>13</sup> 008 Reference ID: 2a-008-20190220

- 2.4.10 The projections take the 2014 mid-year population estimates as their starting point and assume that recent trends will continue over the plan period. The SHMA 2021 figure is based on a longer-term trend and projects this forward, taking into account other factors such as unattributable population data.
- 2.4.11 The amount of need identified under the standard methodology is also significantly lower than the number of homes previously delivered over the previous 10 years. (less than a quarter of what has been delivered annually on average over the past 10 years). This again suggests that the housing need figure produced under the standard methodology underestimates housing need and demand in the Borough and provides a basis to support a higher requirement figure in the new Local Plan.

## 2.5 Applying a Buffer

- 2.5.1 The NPPG<sup>14</sup> states that a buffer must be added to the housing requirement.

*“To ensure that there is a realistic prospect of achieving the planned level of housing supply, the local planning authority should always add an appropriate buffer, applied to the requirement in the first 5-years (including any shortfall), bringing forward additional sites from later in the plan period. This will result in a requirement over and above the level indicated by the strategic policy requirement or the local housing need figure.*

*Buffers are not cumulative, meaning that an authority should add one of the following, depending on circumstances:*

*5% - the minimum buffer for all authorities, necessary to ensure choice and competition in the market, where they are not seeking to demonstrate a 5-year housing land supply;*  
*10% - the buffer for authorities seeking to ‘confirm’ 5-year housing land supply for a year, through a recently adopted plan or subsequent annual position statement (as set out in paragraph 74 of the National Planning Policy Framework), unless they have to apply a 20% buffer (as below); and*  
*20% - the buffer for authorities where delivery of housing taken as a whole over the previous 3 years, has fallen below 85% of the requirement, as set out in the last published Housing Delivery Test results.”*

- 2.5.2 The Council is not seeking to produce an Annual Position Statement and the housing delivery test has been met as set out in the last published Housing Delivery Test results<sup>15</sup> therefore a 5% buffer is applicable.

## 2.6 Shortfall

- 2.6.1 Paragraph 011 of the NPPG addresses the question “*can strategic policy-making authorities take account of past under delivery of new homes in preparing plans?*”
- 2.6.2 It states that:

*“The affordability adjustment is applied to take account of past under-delivery. The standard method identifies the minimum uplift that will be required and therefore it is not a*

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<sup>14</sup> Paragraph: 022 Reference ID: 68-022-20190722

<sup>15</sup> <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>



*requirement to specifically address under-delivery separately. Where an alternative approach to the standard method is used, past under delivery should be taken into account.”*

2.6.3 Given this, it is not necessary to add shortfall against an out-of-date plan when calculating the 5-year supply against the standard methodology.

## 2.7 Housing Need Summary

2.7.1 The tables below identify housing need in the Copeland Local Plan area over a 5-year period starting 1<sup>st</sup> April 2021. The figures are based upon both the Government’s standard methodology and the housing need figure set out in the SHMA 2021.

*Table 2: Housing Need based on the Standard Methodology*

<b>Housing Need 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026 based on housing need identified through the Standard Methodology</b>		
	<b>Calculations</b>	<b>Net additional dwellings required</b>
Housing need (as per standard methodology):	9x5	45
5% buffer		3
<b>Total</b>		<b>48</b>

*Table 3: Housing Need Based on the SHMA 2021 Requirement*

<b>Housing Need 1<sup>st</sup> April 2021 to 31<sup>st</sup> March 2026 based on housing need identified in the SHMA 2021</b>		
	<b>Calculations</b>	<b>Net additional dwellings required</b>
Housing need (as per standard methodology):	146x5	730
5% buffer		37
<b>Total</b>		<b>767</b>

## 3. Housing Supply

### 3.1 Sites included in 5-year Housing Supply

3.1.1 There are several sources of sites that are expected to deliver housing in Copeland over the next five-years. These are:

- Sites under construction<sup>16</sup>
- Site with full planning permission or reserved matters approval where development has not yet commenced<sup>17</sup>

<sup>16</sup> unless there is clear evidence the development is unlikely to be delivered

<sup>17</sup> Including hybrid applications where there is evidence of deliverability

- Sites on the Council's brownfield register where there is evidence of deliverability (unless they are included within a category above)<sup>18</sup>
  - Sites with outline planning permission where there is evidence of deliverability (unless they are included within a category above)
  - Future windfall sites (small and large sites)<sup>19</sup>
- 3.1.2 In accordance with national guidance, sites which only have outline consent at the base date are not included within the supply unless there is robust evidence of their deliverability. The NPPG<sup>20</sup> identifies what evidence will be considered.
- 3.1.3 The Council has taken a cautious approach and sites where development has stalled for a number of years, or those which evidence suggests the permission is unlikely to be implemented, have been excluded from the supply, although this does not mean they are undeliverable and may be brought forward at a later date.
- 3.1.4 As the emerging Local Plan has not been through the formal examination process, emerging allocations within the Local Plan Publication Draft have not been included within the 5-year supply, unless they fall within one of the above categories. Such sites could provide 2907<sup>21</sup> dwellings over the plan period based on indicative yields. This position will be kept under review as the Local Plan develops.

## 3.2 Windfall Sites

- 3.2.1 Windfall sites are those which have not been specifically identified as available in the Local Plan process. These can come from large and small scale developments, self-build homes, conversions etc. and evidence suggests that these have historically formed a large part of the previous housing land supply.
- 3.2.2 Small windfall sites are identified here as those which deliver 5 units or less.

## 3.3 Past Delivery on Windfall Sites

- 3.3.1 The following tables show the number of new homes built and granted planning permission on small and large windfall sites (i.e. those not allocated for housing in the 2006 Local Plan or Core Strategy) since the adoption of the Core Strategy.

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<sup>18</sup> Where there is evidence there will be completions on the site within 5-years and the site is not included elsewhere in the supply

<sup>19</sup> Based on past delivery rates

<sup>20</sup> <https://www.gov.uk/guidance/housing-supply-and-delivery>

<sup>21</sup> Please see the Housing Trajectory for further information regarding the expected delivery of allocated sites.

Table 4: Previous Completions 2013/14 to 2020/21 (covering the current Core Strategy Period)

Year Start	Year End	Dwellings completed on sites of 5 units or less	Dwellings completed on sites of over 5 units	Dwellings completed on allocated sites <sup>22</sup>	Demolitions	Net additional dwellings
01-Apr-13	31-Mar-14	48	60	26	1	133
01-Apr-14	31-Mar-15	48	72	14	0	134
01-Apr-15	31-Mar-16	22	89	15	2	124
01-Apr-16	31-Mar-17	33	103	18	0	154
01-Apr-17	31-Mar-18	37	88	19	10	134
01-Apr-18	31-Mar-19	37	64	16	0	117
01-Apr-19	31-Mar-20	34	111	7	0	152
01-Apr-20	31-Mar-21	25	125	6	58	98
<b>Annual Average<sup>23</sup></b>		<b>36</b>	<b>89</b>	<b>16</b>	<b>2<sup>24</sup></b>	<b>-</b>

Table 5: Previous approvals 2013/14 to 2020/21 (covering the current Core Strategy period)

		Dwellings approved on sites of 5 units or less	Dwellings approved on sites over 5 units	Dwellings approved on allocated sites <sup>20</sup>	Total
01-Apr-13	31-Mar-14	53	580	26	659
01-Apr-14	31-Mar-15	49	124	20	193
01-Apr-15	31-Mar-16	57	216	54	327
01-Apr-16	31-Mar-17	52	403	78	533
01-Apr-17	31-Mar-18	45	437	13	495
01-Apr-18	31-Mar-19	53	330	25	408
01-Apr-19	31-Mar-20	36	199	9	244
01-Apr-20	31-Mar-21 <sup>25</sup>	N/A	N/A	N/A	N/A
<b>Annual Average</b>		<b>49</b>	<b>327</b>	<b>32</b>	<b>-</b>

3.3.2 As shown in Table 4, over the Core Strategy period there has been an average of 126 homes built on unallocated sites each year.

- The average number of homes built on small windfall sites since 2013/14 is 36 per annum.

<sup>22</sup> Sites allocated for housing in the 2001 Local Plan and 2013 Core Strategy

<sup>23</sup> Figures rounded up

<sup>24</sup> Excluding demolitions in 20/21 as these relate to a single housing market renewal scheme.

<sup>25</sup> Figures for 2020/21 currently unavailable.

- The average number of homes built on large windfall sites since 2013/14 is 89 per annum.
- The average number of homes built on allocated sites each year since 2013/14 is 16 per year.

### 3.4 Future Delivery on Windfall sites

3.4.1 With regards to including a windfall allowance within the 5-year supply, the NPPF states that:

*“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens.”*

3.4.2 Table 4 provides compelling evidence to show that windfall developments have formed a significant part of the housing supply in previous years.

3.4.3 An allowance has been made for 32 dwellings per year on small sites (under 5 dwellings). This is based on previous trends which show that on average 36 dwellings per annum have been delivered on such sites since 2013/14. A 10% reduction has then been applied for garden sites as is common practice.

3.4.4 A cautious approach has been taken and a windfall allowance is only included for years 4+ to avoid double counting as windfall developments that come forward in the earlier years are likely to already benefit from planning permission.

3.4.5 The Council is aware of a number of larger sites (5 units+) that have gained planning permission post the trajectory base date of 1st April 2021. There are also a number of others that have been subject to recent pre-application discussions. The Council has not included a windfall allowance for large sites.

### 3.5 Demolitions

3.5.1 Table 4 shows that since 1<sup>st</sup> April 2013 there have been on average 2 dwellings demolished each year. This excludes demolitions between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2021 that were the result of a single housing market renewal development at Queens Park in Millom. There is no evidence to suggest this level of demolition on a single site will occur again over the Plan period. This figure has therefore been projected forward over the 5-year period.

### 3.6 Delivery Assumptions

3.6.1 The Council has engaged with developers in relation to the larger individual sites with planning permission that they are bringing forward. Where a developer has provided delivery timescales for their specific sites these have been used and this is noted in Appendices B and C.

3.6.2 Where annual delivery rates have not been provided, an assumption has been made based on those produced independently by PFK in 2017 (which were accepted by the development industry at that time) in terms of when development is likely to commence.

3.6.3 With regards to annual delivery rates, a cautious approach has been taken and it is assumed that a maximum of 10 per year will be delivered, unless delivery rates have been provided by the developer. This assumed rate is based upon the lowest of the delivery rates provided by developers across sites of 5 units or more.

## 4. Five-year Housing Land Supply Summary

4.1.1 The expected supply of housing over the next five-years is as follows. At this stage of the Local Plan process, the effects of adopting the new Local Plan have not been considered.

Table 6: Breakdown of Supply

Type of Site	Further Info	No. of dwellings competed over 5-years
Sites with extant planning permission (full or RM) (5 units and under)	Appendix B	213
Sites with extant planning permission (full or RM) (Over 5 units)	Appendix C	460
Deliverable sites on the Council's brownfield register	Appendix D	26
Sites with outline planning permission and evidence of deliverability <sup>26</sup>	Appendix E	109
Windfall Allowance – small sites (5 units or less) (36 x 2 – 10%)	Pages 10-12	64
Demolitions	Page 12	-10
<b>Total Housing Land Supply</b>		<b>862</b>

Table 7: Housing Land Supply by Number of Years (figures rounded up where appropriate)

Source	5-year Housing Requirement (total dwellings inc. 5% buffer)	Annual Housing Requirement (inc 5% buffer)	Total Supply (dwellings) <sup>27</sup>	Supply (years) <sup>28</sup>
Based on Govt. Standard Methodology	48 (9x5+5%)	10 (48/5)	862	86 years
Based on Copeland SHMA 2019	767 (146x5+5%)	154 (767/5)	862	5.6 years

4.1.2 The tables above demonstrate that the Council has a supply of deliverable housing sites in excess of 5-years when considered against the housing need figures based upon both the standard methodology and the SHMA.

## 5. Copeland Interim Housing Policy

<sup>26</sup> Please see appendix E for further evidence regarding deliverability

<sup>27</sup> See table 6 for breakdown

<sup>28</sup> Total supply divided by annual requirement

- 5.1.1 The Interim Housing Policy was prepared in 2017 following the Council's announcement that it could not demonstrate a 5-year supply of deliverable housing sites. The policy stated that given the lack of a supply "*policies for the supply of housing set out within the Copeland Local Plan 2013-2028 (Core Strategy and Development Management Policies) will no longer be deemed up-to-date*".
- 5.1.2 As the Council is now able to demonstrate a 5-year supply of deliverable housing sites, the Interim Housing Policy has been revoked. As the policy in the Core Strategy relating to development boundaries (Policy ST2 B and C) is still out of date, albeit for a different reason<sup>29</sup>, applications for development outside the settlement boundaries in the Core Strategy will be determined in accordance with the National Planning Policy Framework, other policies relevant to the proposal and relevant material considerations.

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<sup>29</sup> These parts of the policy are considered to be out of date as the emerging Local Plan indicates that in order to meet housing needs identified in the SHMA over the period 2021-2038 (146 dwellings per year), development will be required outside the settlement boundaries in the Core strategy. Given this, the policy does not accord with the NPPF which requires local authorities to significantly boost housing delivery.

## Appendix A – Indicative Timeframes for Delivery

	Year 1	Year 2	Year 3	Year 4	Year 5
<b>Site Under Construction*</b>	100% Delivery	100% Delivery	100% Delivery	100% Delivery	100% Delivery
<b>Full Planning Permission Granted (Over 25 Units)*</b>	0% Delivery	0% Delivery	100% Delivery	100% Delivery	100% Delivery
<b>Full Planning Permission Granted (Under 25 Units)*</b>	0% Delivery	50% Delivery	100% Delivery	100% Delivery	100% Delivery
<b>Outline Planning Permission Granted (Over 25 Units)</b>	Delivery based upon site specific evidence from developer. Where no evidence is available such sites are not included within the supply				
<b>Outline Planning Permission Granted (Under 25 Units)</b>	Delivery based upon site specific evidence from developer. Where no evidence is available such sites are not included within the supply				
<b>Outline Planning Permission (Section 106 Required) (Over 25 Units)</b>	Delivery based upon site specific evidence from developer. Where no evidence is available such sites are not included within the supply				
<b>Outline Planning Permission (Section 106 Required) (Under 25 Units)</b>	Delivery based upon site specific evidence from developer. Where no evidence is available such sites are not included within the supply				
<b>Full Planning Permission (Section 106 Required) (Over 25 Units)*</b>	Legal Agreement Signed and Permission Issued	Preparation of Site and Infrastructure	100% Delivery	100% Delivery	100% Delivery
<b>Full Planning Permission (Section 106 Required) (Under 25 Units)*</b>	Legal Agreement Signed and Permission Issued	50% Delivery	100% Delivery	100% Delivery	100% Delivery
<b>Application Pending Decision</b>	Not included within the supply, which has a base date of 31 <sup>st</sup> March 2019. Such sites will be included within subsequent years once permission has been granted. Inclusion may result in double counting as a windfall allowance has been included. Exceptions are sites on the brownfield register which are pending a decision.				
<b>Pre-application Discussions</b>	Not included within the supply, which has a base date of 31 <sup>st</sup> March 2019. Such sites will be included within subsequent years once permission has been granted. Inclusion may result in double counting as a windfall allowance has been included.				
<b>Local Plan Allocations (Over 50 Units)</b>	Not included within the supply unless criteria set out in NPPG, paragraph 007 (Reference ID: 68-007-20190722) has been met				
<b>Site Submission/Expression of Interest (Less than 50 units)</b>	Not included within the supply, which has a base date of 31 <sup>st</sup> March 2019. Such sites will be included within subsequent years once permission has been granted. Inclusion may result in double counting as a windfall allowance has been included.				

## Appendix B – Schedule of Deliverable Housing Sites under 5 units with extant planning permission (full or reserved matters) at 31<sup>st</sup> March 2021 included within the 5-year Housing Land Supply

Note: Original outline application shown in red text.

**Total: 213 homes delivered within the 5-year period**

Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Garden Of 30 Drive Park, Midgy	Whitehaven	4/11/2334/Of1	21-Nov-11	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Garden Land Of 16 Loop Road South	Whitehaven	4/17/2363/Or1	11-Dec-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
79 King Street	Whitehaven	4/14/2137/Of1	02-Jun-14	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
The Surgery, Catherine Street	Whitehaven	4/15/2374/Of1	13-Oct-15	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
22 Chapel Street	Whitehaven	4/16/2144/Of1	30-Jun-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
49a Roper Street	Whitehaven	4/17/2202/Of1	09-Aug-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Former Friends Meeting House Scotch Street	Whitehaven	4/17/2085/Of1	02-May-17	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
7 Hensingham Road	Whitehaven	4/18/2189/Of1	28-Jun-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	

<sup>30</sup> Net additional dwellings left to complete at 31<sup>st</sup> March 2021



Five-year Housing Land Supply Position Paper 2021/22

Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
1 Church Street	Whitehaven	4/18/2117/Of1	06-Aug-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
75 Lowther Street	Whitehaven	4/19/2048/Of1	28-Mar-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
61 Roper Street	Whitehaven	4/18/2331/Of1	05-Oct-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land Between Asda And Veterinary Surgery, Preston Street	Whitehaven	4/18/2196/Of1	27-Jun-18	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
The Surgery, Catherine Street	Whitehaven	4/18/2328/Of1	25-Sep-18	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
79 Lowther Street	Whitehaven	4/16/2044/Of1	15-Apr-16	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Plot 4, Former White School, Kells	Whitehaven	4/19/2239/Of1	09-Oct-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 1, Land to West Of Casa-Mia, Harras Road	Whitehaven	4/18/2347/0o1 4/19/2170/OR1	31-Jan-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 8, West of Casa Mia, Harras Road	Whitehaven	4/18/2347/0o1 4/19/2305/OR1	04-Mar-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 9, Harras Moor Road	Whitehaven	4/18/2347/0o1 4/19/2364/OR1	10-Mar-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 6, Harras Moor Road, Harras Moor	Whitehaven	4/18/2347/0o1 4/20/2025/OR1	12-Mar-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
53/54 Market Place	Whitehaven	4/19/2313/Of1	20-Nov-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	

Five-year Housing Land Supply Position Paper 2021/22

Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Plot 5, Harras Moor Road, Harras Moor	Whitehaven	4/18/2347/001 4/20/2024/0R1	11-Jun-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
The Lonings, Sneckyeat Farm, Hensingham	Whitehaven	4/20/2323/0F1	12-Oct-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
21/22 Ladypit Terrace	Whitehaven	4/20/2330/0F1	26-Oct-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
25 Scotch Street	Whitehaven	4/20/2353/0F1	16-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
6 Church Street	Whitehaven	4/20/2469/0F1	29-Jan-21	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
261 Meadow Road, Mirehouse	Whitehaven	4/20/2094/0F1	09-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
173 Meadow Road, Mirehouse	Whitehaven	4/20/2093/0F1	09-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
44 Derwentwater Road, Mirehouse	Whitehaven	4/20/2092/0F1	09-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
9 Loweswater Avenue	Whitehaven	4/20/2100/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
50 Windermere Road	Whitehaven	4/20/2098/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
90 Fell View Avenue	Whitehaven	4/20/2097/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	

Five-year Housing Land Supply Position Paper 2021/22

Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
22 Bowness Road	Whitehaven	4/20/2096/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
226 Meadow Road, Mirehouse	Whitehaven	4/20/2095/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
52 Burnmoor Avenue, Mirehouse	Whitehaven	4/20/2102/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
50 Burnmoor Avenue	Whitehaven	4/20/2101/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
1 Bowness Road	Whitehaven	4/20/2099/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
King Street	Whitehaven	4/20/2453/0F1	29-Jan-21	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
34-35 Tangier Street	Whitehaven	4/20/2366/0F1	08-Dec-20	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
6 Scotch Street	Whitehaven	4/20/2315/0F1	08-Oct-20	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
1 Whitehaven Road	Cleator Moor	4/16/2370/0f1	08-Dec-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 1, Adjacent To 53 Crossfield Road	Cleator Moor	4/17/2076/0o1 4/19/2395/0F1	19-Dec-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land At Mill Hill	Cleator Moor	4/17/2431/0f1	14-Mar-18	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	

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Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Burton House, Bowthorn Road	Cleator Moor	4/18/2258/0o1, 4/18/2527/0R1, 4/18/2064/0F1	06-Aug-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Grounds Of Burton House, Bowthorn Road	Cleator Moor	4/18/2527/0r1	27-Feb-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
New House, Bowthorn Farm, Bowthorn Road	Cleator Moor	4/18/2433/0f1	29-Nov-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Swallows Rest, Crossfield Road	Cleator Moor	4/20/2278/0B1	17-Sep-20	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
4 Ehen Road	Cleator Moor	4/20/2104/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
27 William Morris Avenue	Cleator Moor	4/20/2103/0F1	10-Jun-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
114 Bowthorn Road	Cleator Moor	4/20/2009/0F1	13-Oct-20	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
58 Main Street	Egremont	4/14/2041/0f1	21-Mar-14	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot At 2 Wyndham Place	Egremont	4/15/2422/0f1	26-Nov-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Ghyll Farm	Egremont	4/15/2403/0f1	19-Nov-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
West Lakeland Veterinary Group, St Bridgets Lane	Egremont	4/16/2069/0f1	20-May-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	

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Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Land Behind No 10/10a Market Place	Egremont	4/17/2151/Of1	29-Sep-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Ellerbeck Manor, 5 Ellerbeck Barns	Egremont	4/18/2204/Of1	03-Jul-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Ghyll Farmhouse	Egremont	4/18/2237/Of1	24-Jul-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Meadowfield Lodge, Little Mill	Egremont	4/19/2420/001	08-Apr-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot Adjacent To 2 Wyndham Place	Egremont	4/20/2154/0F1	08-Oct-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Sylvan Croft, Woodend	Egremont	4/20/2359/0E1	09-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Blackbeck Inn, Blackbeck	Egremont	4/18/2296/0F1	12-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Meadowfield Lodge, Little Mill	Egremont	4/20/2465/0R1	12-Jan	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
1 & 2 St Bridgets Lane	Egremont	4/19/2385/0F1	17-Dec-19	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Land Adjacent To, Cross House Farm (Bay View Close)	Millom	4/07/2761/0	06-Feb-08	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Former Central Dairy, Holborn Hill	Millom	4/13/2373/0f1	29-Oct-13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	

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63 Queen Street & 15 Nelson Street	Millom	4/11/2237/Of1	08-Jun-11	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Garage/Allotment Site, Richmond Street	Millom	4/15/2152/0o1, 4/17/2376/OF1	17-Aug-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land Adjacent To Calderfield, Castle View	Millom	4/15/2330/Of1	14-Oct-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land Adjacent To Calderfield, Castle View	Millom	4/17/2225/Of1	28-Sep-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Allotment Gardens, Richmond Street	Millom	4/17/2376/Of1	02-Feb-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Royal British Legion Club, 86 Wellington Street	Millom	4/17/2053/Of1	06-Apr-17	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
41 Wellington Street	Millom	4/19/2037/Of1	28-Mar-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
47 Holborn Hill	Millom	4/18/2425/OF1	16-Apr-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Beck Farm	Millom	4/18/2532/OE1	24-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
24 Wellington Street	Millom	4/20/2419/OF1	15-Dec-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	

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Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Agricultural Land At Barwise Row	Arlecdon	4/17/2028/0o1, 4/18/2017/0R1	22-Nov-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land Adjacent to Thorn Bank, Arlecdon Road	Arlecdon	4/19/2141/0o1 4/19/2399/0R1	07-Jan-20	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land at Barwise Row, Arlecdon	Arlecdon	4/20/2151/0R1	23-Jul-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land Adjacent To West Park, Park Street	Arlecdon	4/19/2253/0F1	13-Sep-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
9 Rowrah Road	Rowrah	4/15/2307/0f1	17-Aug-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land At Ehen Hall Gardens	Cleator	4/17/2310/0f1	01-Dec-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 5, Cleator Gate	Cleator	4/15/2304/0o1 4/19/2280/0F1	25-Sep-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 3, Cleator Gate, Jacktrees Road	Cleator	4/15/2304/0o1 4/19/2432/0F1	19-Mar-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 6, Cleator Gate, Jacktrees Road	Cleator	4/20/2288/0F1 4/15/2177/0O1	07-Oct-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
91-92 Trumpet Terrace	Cleator	4/20/2439/0F1	21-Dec-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
The Reading Rooms, Main Street	Distington	Oct-01	15-Dec-10	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	

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102/104 Main Street	Distington	4/15/2497/0f1	19-Jan-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Beckside Farm	Distington	4/18/2014/0f1	28-Mar-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 1, Land At Kilnside	Distington	4/18/2195/0f1	24-Sep-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
32 Main Street	Distington	4/20/2284/0F1	14-Sep-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Beckside Farm	Distington	4/20/2181/0F1	24-Sep-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Old Masonic Hall, Frizington Road	Frizington	4/14/2530/0f1	11-Feb-15	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
239 Frizington Road	Frizington	4/17/2008/0f1	01-Mar-17	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
26 Main Street	Frizington	4/16/2014/0f1	09-Mar-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 8, West End, Rheda Park	Frizington	4/20/2065/OR1 4/16/2393/001	02-Dec-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plots 5, 7 And 9, West End, Rheda Park	Frizington	4/20/2066/OR1 4/16/2393/001	02-Dec-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Mowbray Farm, Frizington Road	Frizington	4/20/2068/0F1	09-Apr-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 3, Westend, Rheda Park	Frizington	4/16/2393/001 4/20/2014/OR1	08-Jul-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	



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Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Plot 4, West End, Rheda Park	Frizington	4/16/2393/001 4/20/2061/0R1	02-Sep-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
126 Main Street	Haverigg	4/17/2437/0f1	12-Feb-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
The Rising Sun, 38 Main Street	Haverigg	4/17/2342/0f1	04-Dec-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Town Head Farm, 75 Main Street	Haverigg	4/19/2036/0f1	25-Mar-19	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Poolside Barn, Haverigg Road	Haverigg	4/18/2113/0f1	01-May-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Moss Side, Waingate Bridge	Haverigg	4/19/2051/0F1	08-Apr-19	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
12/14 Main Street	Haverigg	4/20/2229/0F1	12-Nov-20	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Land At The Willows	Rowrah	4/20/2329/0F1	20-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Moorhouse Byre, Moorhouse Farm	Seascale	4/15/2366/0f1	07-Oct-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land To Rear Of 55 Gosforth Road	Seascale	4/16/2437/0f1	07-Feb-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Whingarth, The Banks	Seascale	4/16/2048/0f1	27-May-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Scawfell Hall, Albert Street	Seascale	4/16/2356/0f1	13-Feb-17	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Brookville, 8 South Parade	Seascale	4/17/2433/0f1	30-Jan-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	

Five-year Housing Land Supply Position Paper 2021/22

Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Land Adjacent To Glencairn, Gosforth Road	Seascale	4/16/2096/0f1	07-Jul-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
St Cuthberts Church Hall, The Banks	Seascale	4/18/2175/0f1	21-Jun-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Silver How Farm	Seascale	4/18/2020/0o1 4/19/2266/OR1	15-Jan-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Black Howe	Seascale	4/20/2118/0F1	19-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Town Head Farm, Main Street	St Bees	4/15/2471/0f1	04-Jul-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
The Knoll, High House Road	St Bees	4/13/2074/0f1	21-May-13	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 4, Fleatham Gardens, High House Road	St. Bees	4/19/2259/0F1	12-Sep-19	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 1, Fleatham Farm, High House Road	St Bees	4/06/2541/0 4/20/2516/0F1	11-Mar-21	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land to South of Southrigg, Nethertown Road	St Bees	4/20/2491/001	04-Mar-21	3	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Tomlin Guest House, Beach Road	St. Bees	4/20/2345/0F1	04-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	

Five-year Housing Land Supply Position Paper 2021/22

Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Outrigg Yard, Outrigg	St. Bees	4/19/2426/001	08-Jul-20	4	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Mayfield House	Beckermet	4/19/2112/0F1	04-Jun-19	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land adjacent to 6 Kirkbeck Drive	Beckermet	4/20/2146/0F1	26-Jun-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
The Old Vicarage, Oaklands	Beckermet	4/20/2513/0F1	12-Feb-21	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Springfield Stores (Ground Floor), Springfield Road	Bigrigg	4/17/2298/0f1	22-Nov-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Moresby Post Office/Store, Moresby Parks Rd	Moresby Parks	4/11/2537/0f1	16-Dec-11	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Barn At Canada Farm	Moresby Parks	4/18/2293/0f1	24-Aug-18	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
Canada Farm	Moresby Parks	4/17/2121/0f1	24-May-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Montreal Farm	Moor Row	4/13/2484/0f1	04-Sep-14	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
Barn Adjacent To Shaw Farm	Moor Row	4/16/2314/0f1	04-Nov-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 24, Rusper Drive	Moor Row	4/16/2206/001 4/20/2140/OR1	23-Jun-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	

Five-year Housing Land Supply Position Paper 2021/22

Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Plot 17, Rusper Drive	Moor Row	4/16/2206/001 4/20/2208/0F1	03-Aug-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 26, Rusper Drive	Moor Row	4/16/2206/001 4/20/2306/0R1	06-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 15, Rusper Drive	Moor Row	4/16/2206/001 4/20/2256/0R1	27-Nov-20	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 14, Rusper Drive	Moor Row	4/16/2206/001 4/20/2429/0R1	12-Feb-21	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Plot 3, Clarack Drive	Moor Row	4/16/2206/001 4/21/2036/0R1	23-Mar-21	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Glenlea Guest House, Stramford Hill	Lowca	4/10/2229/0F1	30-Jun-10	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Lowca Methodist Church, East Croft Terrace	Lowca	4/17/2284/0f1	03-Nov-17	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Croft Head Farm	Lowca	4/17/2233/0f1	31-Jan-18	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Adjacent To, The Lowther Arms, Main St	Parton	4/16/2094/0f1	16-May-16	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
49 Main Street	Parton	4/16/2178/0f1	01-Jul-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Land at Bank Yard Road (Plot 7)	Parton	4/17/2022/001, 4/17/2416/0R1		1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	

Five-year Housing Land Supply Position Paper 2021/22

Site Name	Settlement	Planning Ref	Decision Date	Remaining capacity <sup>30</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Barn At Bridge End	Hallthwaites	4/16/2064/Of1	18-Apr-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Black Combe House	Kirksanton	4/16/2073/Of1	28-Apr-16	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Hall Green Farm	Kirksanton	4/18/2481/Of1	31-Jan-19	4		2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Mill Farm	The Green	4/15/2340/Of1	05-Oct-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
Punch Bowl Inn	The Green	4/15/2257/Of1	01-Sep-15	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
<b>Totals</b>				<b>213</b>	<b>117</b>	<b>94</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>213</b>	

**Appendix C: Schedule of deliverable housing sites with extant planning permission (full or reserved matters) of 5 units or more at 31<sup>st</sup> March 2021 included within the 5-Year housing land supply**

Note: Original outline application shown in red text.

\*Denotes that site specific delivery rates have been received from the developer

**Total: 460 homes delivered within the 5-year period**

Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>31</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Phase 1	Whitehaven	4/13/2235/00 1 4/14/0170/1	20/05/2014	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Phase 2	Whitehaven	4/13/2235/00 1 4/14/0170/1	13/03/2014	1 0	1 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 0	0

<sup>31</sup> Net additional dwellings left to complete at 31<sup>st</sup> March 2021

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Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>31</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Land Bound by Woodhouse To North & High Road/Wilson Pit Road To West & South, Phase 3/4*	Whitehaven	4/13/2235/0o1, 4/17/2103/OR1, 4/18/2304/OF1	13/03/2014, 5-Jul-17, 5-Sep-19	6 4	3 2	3 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6 4	0
Land at Edgehill	Whitehaven	4/19/2124/OF1	07/08/2019	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
Land to North East of Rannerdale Drive, Phase 3	Whitehaven	4/18/2118/OF1	04/04/2018	1 6	1 2	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1 6	0
The Mount <sup>32</sup>	Whitehaven	4/19/2093/OF1	28/05/2019	2	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Cumberland Cold Storage Ltd, Hensingham*	Whitehaven	4/16/2433/OR1	27/10/2014	2 5	5	1 0	1 0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2 5	0
Former White School, South Row	Whitehaven	4/10/2127/001	15/09/2010	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0

<sup>32</sup> Revised layout to site above, replacing 7 units with 9 bungalows therefore plus 2

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Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>31</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Plots 51, 52, 53, 54, 43, 44, 36 & 37 Jollows close	Whitehaven	4/20/2034/OF 1	31/03/2020	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0
Land To West Of Meadow Road At Junction With Uldale Road, Mirehouse	Whitehaven	4/20/2272/OF 1	12/11/2020	18	0	10	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	0
51 Duke St	Whitehaven	4/20/2517/OF 1	23/03/2021	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
Whitehaven Medical Centre, 3 Catherine Street	Whitehaven	4/19/2115/Of 1	21/10/2019	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
Land off Hopedene, Mill Hill, Phase 6,	Cleator Moor	4/16/2181/OR 1	06/07/2016	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
Plots 46-59, 59a and 60 Keekle Meadows,	Cleator Moor	4/12/2259/0o 1 4/18/2075/OR 1	11/04/2018	14	5	5	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	0
Plots 59 To 65 Keekle Meadows,	Cleator Moor	4/12/2259/0o 1 4/18/2069/OR 1	11/04/2018	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0



Five-year Housing Land Supply Position Paper 2021/22

Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>31</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Mill Hill (phase 2)	Cleator Moor	4/16/2409/0o 1 4/19/2158/OR 1	15/01/20 20	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
Mill Hill, (phase 2)	Cleator Moor	4/16/2409/0o 1 4/20/2074/OR 1	14/01/20 20	4 0	1 0	1 0	1 0	1 0	0	0	0	0	0	0	0	0	0	0	0	0	0	4 0	0
Land at Mill Hill,	Cleator Moor	4/15/2273/0o 1 4/17/2338/OR 1	21/12/20 17	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
Former Club Site, Birks Road	Cleator Moor	4/13/2428/Of 1	01/05/20 14	6	2	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
Former Methodist Church Site, Ennerdale Road	Cleator Moor	4/16/2122/Of 1	08/06/20 16	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
Land at Bowthorn Farm, Bowthorn Road	Cleator Moor	4/17/2252/0o 1 4/19/2003/OR 1	25/04/20 19	6	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0

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Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>31</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Land at Birks Road, (Phase 3 - 19,19a,20,22,23,52,52a,53,54)	Cleator Moor	4/16/2315/0o 1 4/19/2359/OR 1	15/01/2020	9	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	0
Land Adjacent to Fell View Drive	Egremont	4/19/2143/OF 1	31/01/2020	29	0	0	10	10	9	0	0	0	0	0	0	0	0	0	0	0	0	29	0
Land at East Rd	Egremont	4/17/2392/OF 1	20/02/2019	34	0	0	10	10	10	4	0	0	0	0	0	0	0	0	0	0	0	34	0
South Royal Drive	Egremont	4/18/2413/OF 1	20/02/2019	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
Council Yard, Holborn Hill	Millom	4/14/2214/0o 1	29/01/2018	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
Adjacent Station Yard, Salhouse Road	Millom	4/04/2620/0	13/10/2004	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0
HSBC, St George's Rd	Millom	4/17/2439/OF 1	26/03/2018	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0
Agricultural field adjacent to Church St	Cleator	4/15/2278/OR 1	15/02/2016	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
Land Adjacent to Cleator Gate	Cleator	4/16/2351/OR 1	05/09/2017	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0

Five-year Housing Land Supply Position Paper 2021/22

Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>31</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Land to The North of Cross Grove	Cleator	4/20/2218/OR 1	30/09/20 20	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
Grove Court Hotel	Cleator	4/20/2476/OF 1	18/02/20 21	1 3	0	0	1 0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	1 3	0
Land to the West of Rheda Park	Frizington	4/16/2393/0o 1	15/02/20 17	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	0
Land at North Park, Rheda	Frizington	4/18/2426/0o 1 4/19/2261/OR 1	19/03/20 20	5 4	0	1 0	1 0	1 0	1 0	1 0	4	0	0	0	0	0	0	0	0	0	0	5 4	0
Poolside, Port Haverigg	Haverigg	4/17/2160/OF 1	27/07/20 17	8 1	0	0	1 0	1 0	1 0	1 0	1 0	1 0	1 0	1 0	1	0	0	0	0	0	0	8 1	0
Scafell Hotel (the Bridles)	Seascale	4/02/0843/0	09/10/20 02	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Adams Recreation Site	St Bees	07/2346	22/08/20 07	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	0

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Site Name	Settlement	Planning Ref	Decision Date	Remaining Capacity <sup>31</sup>	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	Total in Plan Period	Post Plan period
Adams Recreation Site	St Bees	4/12/2541/OF 1	23/09/20 13	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0
Fleatham Farm, High House Road	St Bees	4/06/2540/0	11/10/20 06	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0
Land at St Michaels Chapel	Moresby Parks	4/18/2044/OF 1	20/12/20 18	5	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	0
<b>Totals</b>				529	137	102	129	53	39	24	14	10	10	10	1	0	0	0	0	0	0	529	0

**Appendix D: Schedule of deliverable housing sites on the Brownfield Register included within the 5-year housing land supply**

*Note: At 1<sup>st</sup> April 2021 the following site did not benefit from a full or reserved matters planning consent and is therefore not counted in Appendices B or C.*

**Total: 72 homes delivered within the 5-year period**

Site Name	Settlement	Brownfield Register Ref	Comments	Indicative Yield	2021/22	2022/23	2023/24	2024/25	2025/26
Romar Site, Main Street	Whitehaven	CBR014	A 0.91 hectare site which benefits from an outline planning permission for the demolition of the factory and the erection of dwellings. A reserved matters approval was granted on 17 <sup>th</sup> November 2021 – post the SHLAA base-date. (4/20/2334/0R1)	26	-	-	6	10	10
<b>Total</b>					<b>26</b>				

**6. Appendix E: Schedule of deliverable housing sites on land with outline planning permission included within the 5-year housing land supply**

Site Name	Settlement	Comments	2021/22	2022/23	2023/24	2024/25	2025/26
Edgehill Site (Phases 3 and 3a)	Whitehaven	The above site was granted outline planning consent for 431 units on 11 <sup>th</sup> December 2011. The application related to phase 3 of a wider ongoing development. The site is considered deliverable as it has since gained Reserved Matters approval for 225 homes on 27 <sup>th</sup> April 2021 (post SHLAA base date) and delivery timescales have been provided by the developer. Groundworks have also commenced on the eastern section of the site.	-	-	40	40	29
<b>Total</b>			<b>109</b>				

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