



Five-year Housing Land Supply Statement February 2023



Copeland Borough Council
Base Date 1st April 2022

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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 1st April 2022. It identifies the housing need over the following 5-year period (1st April 2022 to 31st March 2027) 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 Guidance¹ 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 NPPG² 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 whether these link to a planning performance agreement that sets out the timescale for approval of reserved matters applications and discharge of conditions;*

¹ NPPG 002 Reference ID: 68-002-20190722

² NPPG 007 Reference ID: 68-007-20190722

- *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, however there was an increase in 2021/22 on the previous year.

Table 1: Previous housing delivery against targets

	Requirement	Net Additional Dwellings	Shortfall
2013-14	230	133	97
2014-15	230	134	96
2015-16	230	124	107
2016-17	230	154	76
2017-18	230	134	96
2018-19	300	117	190
2019-20	300	150	150
2020-21	300	98 ³	202
2021-22	300	144	156

³ 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.

	Requirement	Net Additional Dwellings	Shortfall
Annual Average ⁴	261	132	129
Total	2350	1188	1162

- 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 7th December 2021. The document identifies local housing need over the plan period 2021-2038. The examination into the soundness of the Local Plan is currently underway. This document updates the previous September 2022 version in light of discussions that have taken place during the Local Plan hearing sessions in order to bring it in light with the February 2023 housing trajectory.
- 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**⁵, it may be calculated using a justified alternative approach. The standard methodology is discussed further in section 2.4.
- 2.3.3 The PPG⁶ 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 149⁷ dwellings per annum in the borough to meet the highest of the baseline employment forecasts.”
- 2.3.5 National policy and appeal decisions elsewhere⁸ 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

⁴ Figures rounded up

⁵ Emphasis added

⁶ O10 Reference ID: 2a-010-20190220

⁷ 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.

⁸ 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**”³⁷. (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 decision⁹.

2.4.6 The standard methodology figure for local housing need in the Copeland is 5 homes per annum¹⁰. 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 methodology¹¹:

- Household projections (2014 based) 2022-2032 = 41 additional households divided by 10 years to give an annual requirement¹²
- No uplift required for affordability as the ratio of median workplace based affordability falls below 4¹³
- 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.”*¹⁴ The previous Five Year Supply Paper identified a need for 84 homes over the 2021-2031 period.

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

⁹ Oxtan Farm v Harrogate BC (2020) EWCA Civ 805

¹⁰ Rounded up from 4.1.

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

¹² The projections show 30885 households in 2022 and 30926 households in 2032.

¹³ 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.

¹⁴ 008 Reference ID: 2a-008-20190220

ONS for Copeland. The projections look at past population trends (fertility, mortality and migration) observed over a 5-year period and project these forward.

- 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. 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 NPPG¹⁵ 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 results¹⁶ 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:

¹⁵ Paragraph: 022 Reference ID: 68-022-20190722

¹⁶ <https://www.gov.uk/government/publications/housing-delivery-test-2019-measurement>

“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 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 1st April 2022. 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

Housing Need 1st April 2022 to 31st March 2027 based on housing need identified through the Standard Methodology		
	Calculations	Net additional dwellings required
Housing need	5x5	25
5% buffer		2 (rounded up)
Alternative 10% buffer		3 (rounded up)
Total with 5% buffer		27
Total with 10% buffer		28

Table 3: Housing Need Based on the SHMA 2021 Requirement

Housing Need 1st April 2022 to 31st March 2027 based on housing need identified in the SHMA 2021		
	Calculations	Net additional dwellings required
Housing need	146x5	730
5% buffer		37
Alternative 10% buffer		73
Total with 5% buffer		767
Total with 10% buffer		803

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:

- Housing allocations in the Copeland Local Plan 2021-2038
- Sites under construction¹⁷

¹⁷ unless there is clear evidence the development is unlikely to be delivered

- Site with full planning permission or reserved matters approval where development has not yet commenced¹⁸
- Sites on the Council's brownfield register where there is evidence of deliverability (unless they are included within a category above)¹⁹
- Sites with outline planning permission where there is evidence of deliverability (unless they are included within a category above)
- Future windfall sites (small sites)²⁰

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 NPPG²¹ 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 Any draft allocation which received full planning permission prior to the base date is included within the supply as an extant permission and has been deleted from the housing allocations to avoid double counting. Allocated sites could provide 2601²² dwellings over the plan period based on indicative yields.

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.

¹⁸ Including hybrid applications where there is evidence of deliverability

¹⁹ Where there is evidence there will be completions on the site within 5-years and the site is not included elsewhere in the supply

²⁰ Based on past delivery rates

²¹ <https://www.gov.uk/guidance/housing-supply-and-delivery>

²² Please see the Housing Trajectory for further information regarding the expected delivery of allocated sites. Please also note that a number of allocated sites now benefit from planning permission therefore care would be taken to ensure there was no double counting.

Table 4: Previous Completions 2013/14 to 2021/22 (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 ²³	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
01-Apr-21	31-Mar-22	17	121	6	0	144
Annual Average²⁴		34	93	15	2²⁵	-

Table 5: Previous approvals 2013/14 to 2021/22 (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 ²⁰	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 ²⁶	80	167	0	247
01-Apr-21	31-Mar-22	62	119	0	181
Annual Average²⁷		54	286	25	-

3.3.2 As shown in Table 4, over the Core Strategy period there has been an average of 127 homes built on unallocated sites each year, and many more granted planning permission.

²³ Sites allocated for housing in the 2001 Local Plan and 2013 Core Strategy

²⁴ Figures rounded up

²⁵ Excluding demolitions in 20/21 as these relate to a single housing market renewal scheme.

²⁶ Figures for 2020/21 currently unavailable.

²⁷ Does not take into account most recent two years as data is no longer monitored

- The average number of homes built on small windfall sites since 2013/14 is 34 per annum.
- The average number of homes built on large windfall sites since 2013/14 is 93 per annum.
- The average number of homes built on allocated sites each year since 2013/14 is 15 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.

Small Windfall Sites

3.4.3 An allowance has been made for 30 dwellings per year on small sites (5 dwellings or less). This is based on previous trends which show that on average 34 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 3+ years for smaller sites to avoid double counting as windfall developments that come forward in the earlier years are likely to already benefit from planning permission (see Appendix A).

Large Windfall Sites

3.4.5 The Council is aware of a number of larger sites (6 units+) that have gained planning permission post the base date of 1st April 2022; this includes some sites allocated in the emerging Local Plan²⁸. There are also a number of others that have been subject to recent pre-application discussions.

3.4.6 Whilst 93 homes on average have been delivered on such sites over recent years, a cautious approach has been taken and no windfall allowance for larger sites (6+ units) has been included. This is because larger developers are likely to concentrate on delivery of the housing allocations, particularly in the early years of the local plan period.

3.4.7 Other options considered included applying an allowance for larger windfalls later in the trajectory.

3.5 Demolitions

²⁸ One of which is expected to deliver 35 dwellings per year from year 2 according to evidence from the developer.

3.5.1 Table 4 shows that since 1st April 2013 there have been on average 2 dwellings demolished each year. This excludes demolitions between 1st April 2020 and 31st 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. This is with the exception of the housing allocations that were considered on their own merits during the Local Plan hearing sessions.

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 or other evidence suggests this assumption is unrobust. 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. The Housing Trajectory which forms part of the Submission Draft of the Local Plan considers the impact of including emerging housing allocations on the housing land supply.

Table 6: Breakdown of Supply

Type of Site	Further Info	No. of dwellings competed over 5-years
Sites allocated in Copeland Local Plan 2021-2038	Appendix B	501
Sites with extant planning permission (full or RM) (5 units and under) – development not commenced at 31st March 23	Appendix C	73
Sites with extant planning permission (full or RM) (5 units and under) – under construction at 31st March 23	Appendix D	159
Sites with extant planning permission (full or RM) (6+ units) – development not commenced at 31st March 23	Appendix E	182
Sites with extant planning permission (full or RM) (6+ units) – under construction at 31st March 23	Appendix F	28
Deliverable sites on the Council’s brownfield register ²⁹	Appendix G	0

²⁹ That don’t already benefit from planning permission

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Sites with outline planning permission and evidence of deliverability ³⁰	Appendix H	126
Windfall Allowance – small sites (5 units or less) (30 x 3)	Pages 10-12	90
Demolitions	Page 12	-10
Total Housing Land Supply		1,149

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

Source	5-year Housing Requirement (total dwellings inc. buffer)	Annual Housing Requirement (inc buffer)	Total Supply (dwellings) ³¹	Supply (years) ³²
Based on Govt. Standard Methodology with 5% buffer	27 (5x5+5%)	6 (27/5)	1,149	191 years
Based on Govt. Standard Methodology with 10% buffer	28 (5x5+10%)	6 (28/5)	1,149	191 years
Based on Copeland SHMA 2021 with 5% buffer	767 (146x5+5%)	154 (767/5)	1,149	7.5 years
Based on Copeland SHMA 2021 with 10% buffer	803 (146x5+10%)	161	1,149	7.1 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.

³⁰ Please see appendix E for further evidence regarding deliverability

³¹ See table 6 for breakdown

³² Total supply divided by annual requirement

Appendix A – Indicative Timeframes for Delivery

	Year 1	Year 2	Year 3	Year 4	Year 5
Site Under Construction*	100% Delivery	100% Delivery	100% Delivery	100% Delivery	100% Delivery
Full Planning Permission Granted (Over 25 Units)*	0% Delivery	0% Delivery	100% Delivery	100% Delivery	100% Delivery
Full Planning Permission Granted (Under 25 Units)*	0% Delivery	50% Delivery	100% Delivery	100% Delivery	100% Delivery
Outline Planning Permission Granted (Over 25 Units)	Delivery based upon site specific evidence from developer. Where no evidence is available such sites are not included within the supply ³³				
Outline Planning Permission Granted (Under 25 Units)	Delivery based upon site specific evidence from developer. Where no evidence is available such sites are not included within the supply ³⁰				
Outline Planning Permission (Section 106 Required) (Over 25 Units)	Delivery based upon site specific evidence from developer. Where no evidence is available such sites are not included within the supply				
Outline Planning Permission (Section 106 Required) (Under 25 Units)	Delivery based upon site specific evidence from developer. Where no evidence is available such sites are not included within the supply				
Full Planning Permission (Section 106 Required) (Over 25 Units)*	Legal Agreement Signed and Permission Issued	Preparation of Site and Infrastructure	100% Delivery	100% Delivery	100% Delivery
Full Planning Permission (Section 106 Required) (Under 25 Units)*	Legal Agreement Signed and Permission Issued	50% Delivery	100% Delivery	100% Delivery	100% Delivery
Application Pending Decision	Not specifically included within the supply. 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.				
Pre-application Discussions	Not specifically included within the supply. Such sites will be included within subsequent years once permission has been granted.				
Local Plan Allocations (Over 50 Units)	Included in the supply – delivery on each individual site has been discussed as part of the Local Plan examination hearing sessions.				

³³ Unless the site has since gained permission for Reserved Matters or is being developed as individual plots e.g. as self build plots and evidence shows these are coming forward; where this is the case this will be noted in the relevant table.

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	Year 1	Year 2	Year 3	Year 4	Year 5
Site Submission/Expression of Interest (Less than 50 units)	Not included within the supply, which has a base date of 31 st 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: Anticipated Completions on Housing Allocations in Copeland Local Plan 2021-2038

Total over 5 year period 2022/23-2026/27: 501 dwellings

Settlement	Ref	Address	Commencement	Indicative number of dwellings allocated in full	21/22 ³⁴	22/23	23/24	24/25	25/26	26/27	Total 22/23-26/27
Principal Town											
Whitehaven	HWH1	Land at West Cumberland Hospital and Homewood Rd	6+ years	46	0	0	0	0	0	0	0
	HWH2	Red Lonning and Harras Moor ³⁵	6+ years	370	0	0	0	0	0	26	26
	HWH3	Land at Edgehill Park Phase 4 ³⁶	0-5 years	109	0	0	0	35	35	35	105
	HWH4	Land south and west of St Mary's School	0-5 years	60	0	0	0	0	10	10	20
	HWH5	Former Marchon Site North ³⁷	6+ years	532	0	0	0	0	0	0	0
Key Service Centres											

³⁴ Actual Completions

³⁵ Annual delivery rates provided by developer in 2021. Planning permission refused in Sept 2022 therefore delivery now expected in years 6+ to allow for the determination of an appeal

³⁶ Planning application for 109 dwellings on site 4/22/2332/0F1 submitted and currently under consideration. Annual delivery rates provided by developer.

³⁷ Annual delivery rates provided by developer in 2021. Commencement date has been pushed back due to the fact that the current planning application has stalled.

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Settlement	Ref	Address	Commencement	Indicative number of dwellings allocated in full	21/22 ^{3,4}	22/23	23/24	24/25	25/26	26/27	Total 22/23-26/27
Cleator Moor	HCM1	Land at Jacktrees Road	0-5 years	127	0	0	0	0	10	10	20
	HCM2	Land north of Dent Road	6+ years	119	0	0	0	0	0	10	10
	HCM3	Former Ehenside School	6+ years	40	0	0	0	0	0	0	0
	HCM4	Land at Mill Hill	0-5 years	65	0	0	0	10	10	10	30
Egremont	HEG1	Land north of Ashlea Road	6+ years	108	0	0	0	0	0	10	10
	HEG2	Land at Gully Flatts	6+ years	170	0	0	0	0	0	0	0
	HEG3	Land to south of Daleview Gardens	0-5 years	141	0	0	0	0	20	20	40
Millom	HMI1	Land west of Grammerscroft	6+ years	107	0	0	0	0	0	0	0
	HMI2	Moor Farm	6+ years	195	0	0	0	0	0	24	24
Local Service Centres											
Arlecdon	HAR01	Land East of Arlecdon Road	6+ years	37	0	0	0	0	0	10	10
Distington	HDI1	Land south of Prospect Works	6+ years	30	0	0	0	0	0	0	0

Five-year Housing Land Supply Statement 2023

Settlement	Ref	Address	Commencement	Indicative number of dwellings allocated in full	21/22 ³⁴	22/23	23/24	24/25	25/26	26/27	Total 22/23-26/27
	HDI2	Land south west of Rectory Place	6+ years	32	0	0	0	0	0	10	10
St Bees	HSB1	Land adjacent Abbots Court ³⁸	0-5 years	40	0	0	0	0	15	15	30
	HSB3	Fairladies extension	6+ years	30	0	0	0	0	0	10	10
Seascale	HSE2	Fairways Extension ³⁹	6+ years	22	0	0	0	0	0	12	12
	HSE3	Town End Farm East	6+ years	32	0	0	0	0	0	0	0
Thornhill	HTH1	Land South of Thornhill	6+ years	20	0	0	0	0	0	0	0
Sustainable Rural Villages											
Bigrigg	HBI1	Land north of Springfield Gardens ⁴⁰	0-5 years	65	0	0	0	0	30	30	60

³⁸ Annual delivery rates provided by developer in 2021

³⁹ Annual delivery rates provided by developer in 2021

⁴⁰ Annual delivery rates provided by developer in 2021

Five-year Housing Land Supply Statement 2023

Settlement	Ref	Address	Commencement	Indicative number of dwellings allocated in full	21/22 ³⁴	22/23	23/24	24/25	25/26	26/27	Total 22/23-26/27
	HBI2	Land west of Jubilee Gardens	6+ years	35	0	0	0	0	0	10	10
Beckermest	HBE1	Land north of Crofthouse Farm	6+ years	46	0	0	0	0	0	0	0
	HBE2	Land adjacent to Mill Fields	6+ years	27	0	0	0	0	0	0	0
Drigg	HDH2	Wray Head, Station Road	6+ years	22	0	0	0	0	0	0	0
Holmrook	HDH3	Hill Farm Holmrook	6+ years	20	0	0	0	0	0	0	0
Moor Row	HMR1	Land to north of social club	0-5 years	19	0	0	0	0	10	9	19
	HMR2	Land to south of Scalegill Road	6+ years	41	0	0	0	0	0	10	10
Lowca	HLO1	Solway Road	6+ years	22	0	0	0	0	0	0	0
Rural Villages											
Summergrove	HSU1	Land to South West of Summergrove ⁴¹	0-5 years	80	0	0	0	15	15	15	45

⁴¹ Planning application submitted on part of the site for 30 dwellings currently under consideration. Delivery timeframes provided by developer in 2021.

Five-year Housing Land Supply Statement 2023

Settlement	Ref	Address	Commencement	Indicative number of dwellings allocated in full	21/22 ^{3,4}	22/23	23/24	24/25	25/26	26/27	Total 22/23-26/27
Totals					0	0	0	60	155	286	501

Appendix C: Anticipated completions on sites with extant planning permission for 5 units or less – development not commenced at 31st March 2022

Total over 5 year period 2022/23-2026/27: 73 dwellings

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Principal Town													
Land Adjacent To 16 Loop Road South, Whitehaven	Whitehaven	4/16/2453/0o1 4/17/2363/oR1	11-Dec-17	N	1	0	1		1				10
Land near Pool Cottage, Sandwith, Whitehaven	Whitehaven	4/20/2007/0F1	02-Mar-20	N	1	0	1	1					
Plot 1, Land to West Of Casa-Mia, Harras Road, Whitehaven	Whitehaven	4/18/2347/0o1 4/19/2170/0R1	31-Jan-20	N	1	0	1	1					
Plot 8, West of Casa Mia, Harras Road, Whitehaven	Whitehaven	4/18/2347/0o1 4/19/2305/0R1	04-Mar-20	N	1	0	1	1					
Plot 9, Harras Moor Road, Whitehaven	Whitehaven	4/18/2347/0o1 4/19/2364/0R1	10-Mar-20	N	1	0	1	1					
Plot 6, Harras Moor Road, Harras Moor, Whitehaven	Whitehaven	4/18/2347/0o1 4/20/2025/0R1	12-Mar-20	N	1	0	1	1					
Land Adjacent To 1 Crossbarn, Sneckyeat Road, Whitehaven	Whitehaven	4/21/2043/0R1	29-Apr-21	N	1	0	1		1				
Land Adjacent To Casa Mia, Harras Road, Harras Moor, Whitehaven	Whitehaven	4/21/2268/0R1	11-Aug-21	N	1	0	1		1				
Land Adjoining 101 Woodhouse Road, Whitehaven	Whitehaven	4/21/2441/0F1	09-Jun-21	N	2	0	2		2				

⁴² At 1st April 22

Five-year Housing Land Supply Statement 2023

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Key Service Centres													
Plot 3, Cleator Gate, Jacktrees Road, Cleator	Cleator Moor	4/21/2239/0F1	09-Aug-21	N	1	0	1		1				24
Plots 56 & 57, Ennerdale View, Birks Road Cleator Moor	Cleator Moor	4/21/2081/0R1	19-Apr-21	N	2	0	2		2				
Dentholme, Cragg Road, Cleator Moor	Cleator Moor	4/21/2477/0F1	13-Jan-22	N	2	0	2		2				
3 Market Street, Cleator Moor	Cleator Moor	4/21/2402/0F1	11-Nov-21	N	3	0	3		3				
Grove Court Hotel, Cleator	Cleator Moor	4/21/2434/0F1	20-Dec-21	N	1	0	1		1				
14 Main Street, Egremont	Egremont	4/17/2172/0f1	22-Jan-18	N	1	0	1		1				
Ghyll Farmhouse, Egremont	Egremont	4/18/2237/0f1	24-Jul-18	N	1	0	1	1					
Plot 1, Clarack Drive, Moor Row	Egremont	4/21/2130/0R1	15-Jun-21	N	1	0	1		1				
Plot 12, Rusper Drive, Moor Row	Egremont	4/21/2122/0R1	15-Jun-21	N	1	0	1		1				
22-23 Market Place, Egremont	Egremont	4/21/2442/0F1	05-Aug-21	N	1	0	1		1				
4-5 Dalzell Street, Moor Row	Egremont	4/22/2009/0F1	22-Oct-21	N	1	0	1		1				
Moorleys, Egremont	Egremont	4/22/2005/0F1	12-Nov-21	N	1	0	1		1				
Old Castle Cinema, Egremont	Egremont	4/14/2465/0o1 4/18/2039/0r1	02-May-18	N	4	0	4		4				
Land Adjacent To Thornlea, Carleton, Egremont	Egremont	4/19/2026/0o1 4/21/2563/0R1	28-Mar-19	N	1	0	1		1				
41 Wellington Street, Millom	Millom	4/19/2037/0f1	28-Mar-19	N	1	0	1	1					
47 Holborn Hill, Millom	Millom	4/18/2425/0F1	16-Apr-19	N	1	0	1	1					
Land Adj To Poolside/Whitriggs Drive, Poolside, Haverigg	Millom	4/21/2109/0R1	10-Dec-21	N	1	0	1		1				
Local Service Centres													

Five-year Housing Land Supply Statement 2023

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴²	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Land At Arlecdon Road, Arlecdon	Arlecdon	4/21/2469/001	28-Jan-22	N	1	0	1		1				28
Land Adjacent To Thorn Bank, Arlecdon Road, Arlecdon	Arlecdon	4/21/2283/0R1	08-Sep-21	N	1	0	1		1				
Stork Hotel, Rowrah Road	Arlecdon	4/21/2479/0F1	21-Dec-21	N	1	0	1		1				
Land At Barwise Row, Arlecdon	Arlecdon	4/21/2084/0R1	24-May-21	N	1	0	1		1				
Plot 1, Cleator Gate, Cleator	Cleator	4/22/2039/0F1	22-Mar-22	N	1	0	1		1				
Former Public House, Hall And Food Takeaway, 30 Main Street, Distington	Distington	4/20/2042/0F1	20-Jul-21	N	4	0	4		4				
Plot 4, West End, Rheda Park, Frizington	Frizington	4/21/2101/0F1	10-Jun-21	N	1	0	1		1				
5 West End, Rheda Park, Frizington	Frizington	4/21/2298/0F1	18-Nov-21	N	1	0	1		1				
Land At Lindow Street, Frizington,	Frizington	4/21/2164/0F1		N	5	0	5		5				
Moss Side, Waingate Bridge, Haverigg	Haverigg	4/19/2051/0F1	08-Apr-19	N	1	0	1		1				
Drummore, Drigg Road, Seascale	Seascale	4/21/2430/0F1	31-Mar-22	N	1	0	1		1				
Land To Rear Of 8 Railway Terrace, Seascale	Seascale	4/19/2396/0F1	07-May-21	N	3	0	3		3				
Station House, The Banks, Seascale	Seascale	4/21/2532/0F1	22-Jun-21	N	2	0	2		2				
Redundant Farm Buildings, Rottington Hall Estate, Rottington	St. Bees	4/21/2349/0F1	10-Feb-22	N	2	0	2		2				

Five-year Housing Land Supply Statement 2023

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ^{4,2}	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
St Bees Post Office, 122 Main Street, St Bees	St. Bees	4/21/2497/0F1	27-Apr-21	N	3	0	3		3				
Sustainable Rural Villages													
Plot 1, Land at Scalegill Road, Egremont, Moor Row	Moor Row	4/22/2029/0R1	07-Mar-22	N	1	0	1		1				2
26 Scalegill Road, Moor Row	Moor Row	4/22/2054/0F1	27-Jan-22	N	1	0	1		1				
Rural Villages													
Hall Green Farm, Kirksanton	Kirksanton	4/18/2481/0f1	31-Jan-19	N	4	0	4		4				5
Field At Raceside, Kirksanton, Millom	Kirksanton	4/21/2175/0R1	07-Dec-21	N	1	0	1		1				
Open Countryside													
Millfields, Lamplugh	Lamplugh	4/20/2267/0F1	08-Dec-21	N	1	0	1		1				4
Land To North East Of Seabreeze Lodge, Nethertown	Nethertown	4/21/2190/0R1	18-Mar-22	N	1	0	1		1				
Land To The North East Of Seabreeze Lodge, Nethertown	Nethertown	4/18/2465/0o1 4/21/2041/0R1	18-Mar-22	N	1	0	1		1				
Lane Head Gardens, Lane Head, Sandwith	Sandwith	4/21/2503/0F1	10-Jan-22	N	1	0	1		1				
Totals					73	0	73	8	65	0	0	0	73

Appendix D: Anticipated completions on sites with extant planning permission for 5 units or less – under construction at 31st March 2022

Total over 5 year period 2022/23-2026/27: 159 dwellings

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴³	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Principal Town													
Garden Of 30 Drive Park, Midgey, Whitehaven	Whitehaven	4/11/2334/Of1	21-Nov-11	U	1	0	1	1					29
Garden Land Of 16 Loop Road South, Whitehaven	Whitehaven	4/17/2363/Or1	11-Dec-17	U	1	0	1	1					
79 King Street, Whitehaven	Whitehaven	4/14/2137/Of1	02-Jun-14	U	2	0	2	2					
Builders Store, Old Arrowthwaite, Kells, Whitehaven	Whitehaven	4/15/2282/Of1	19-Aug-15	U	1	0	1	1					
The Surgery, Catherine Street, Whitehaven	Whitehaven	4/15/2374/Of1	13-Oct-15	U	3	0	3	3					
22 Chapel Street, Whitehaven	Whitehaven	4/16/2144/Of1	30-Jun-16	U	2	0	2	2					
49a Roper Street, Whitehaven	Whitehaven	4/17/2202/Of1	09-Aug-17	U	1	0	1	1					
Former Friends Meeting House Scotch Street Whitehaven	Whitehaven	4/17/2085/Of1	02-May-17	U	2	0	2	2					
7 Hensingham Road, Whitehaven	Whitehaven	4/18/2189/Of1	28-Jun-18	U	1	0	1	1					
1 Church Street, Whitehaven	Whitehaven	4/18/2117/Of1	06-Aug-18	U	1	0	1	1					
75 Lowther Street, Whitehaven	Whitehaven	4/19/2048/Of1	28-Mar-19	U	1	0	1	1					
61 Roper Street, Whitehaven	Whitehaven	4/18/2331/Of1	05-Oct-18	U	1	0	1	1					

⁴³ At 1st April 22

Five-year Housing Land Supply Statement 2023

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴³	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Land Between Asda And Veteribary Surgery (Known As Church Car Sales) Preston Street, Whitehaven	Whitehaven	4/18/2196/0f1	27-Jun-18	U	2	0	2	2					
The Surgery, Catherine Street, Whitehaven	Whitehaven	4/18/2328/0f1	25-Sep-18	U	3	0	3	3					
79 Lowther Street, Whitehaven	Whitehaven	4/16/2044/0f1	15-Apr-16	U	4	1	3	3					
Plot 4, Former White School, Kells, Whitehaven	Whitehaven	4/19/2239/0F1	09-Oct-19	U	1	0	1	1					
53/54 Market Place, Whitehaven	Whitehaven	4/19/2313/0F1	20-Nov-19	U	4	3	1	1					
76-77 Lowther Street, Whitehaven	Whitehaven	4/21/2207/0F1	11-Aug-21	U	1	0	1	1					
Plot 13, Colliers Way, Whitehaven	Whitehaven	4/21/2350/0F1	14-Oct-21	U	1	0	1	1					
Key Service Centres													
1 Whitehaven Road, Cleator Moor	Cleator Moor	4/16/2370/0f1	08-Dec-16	U	1	0	1	1					41
Former Ewe And Lamb Inn, Padstow, Keekle, Cleator Moor	Cleator Moor	4/18/2082/0f1	17-Apr-18	U	1	0	1	1					
Plot 2, 53 Crossfield Road, Cleator Moor	Cleator Moor	4/17/2076/0o1, 4/18/2512/0f1	22-May-17	U	1	0	1	1					
Plot 1, Adjacent To 53 Crossfield Road, Cleator Moor	Cleator Moor	4/17/2076/0o1 4/19/2395/0F1	19-Dec-19	U	1	0	1	1					
Land At Mill Hill, Cleator Moor	Cleator Moor	4/17/2431/0f1	14-Mar-18	U	2	0	2	2					

Five-year Housing Land Supply Statement 2023

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴³	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Burton House, Bowthorn Road, Cleator Moor	Cleator Moor	4/18/2258/0o1, 4/18/2527,0R1, 4/18/2064/0F1	06-Aug-18	U	1	0	1	1					
Galemire Sawmill, Galemire, Cleator Moor	Cleator Moor	4/18/2431/0f1	07-Dec-18	U	1	0	1	1					
Grounds Of Burton House, Bowthorn Road, Cleator Moor	Cleator Moor	4/18/2527/0r1	27-Feb-19	U	1	0	1	1					
New House, Bowthorn Farm, Bowthorn Road, Cleator Moor	Cleator Moor	4/18/2433/0f1	29-Nov-18	U	1	0	1	1					
58 Main Street, Egremont	Egremont	4/14/2041/0f1	21-Mar-14	U	1	0	1	1					
Plot At 2 Wyndham Place, Egremont	Egremont	4/15/2422/0f1	26-Nov-15	U	1	0	1	1					
Ghyll Farm, Egremont	Egremont	4/15/2403/0f1	19-Nov-15	U	1	0	1	1					
West Lakeland Veterinary Group, St Bridgets Lane, Egremont	Egremont	4/16/2069/0f1	20-May-16	U	2	0	2	2					
Land Behind No 10/10a Market Place, Egremont	Egremont	4/17/2151/0f1	29-Sep-17	U	1	0	1	1					
Ellerbeck Manor, 5 Ellerbeck Barns, Egremont	Egremont	4/18/2204/0f1	03-Jul-18	U	1	0	1	1					
Sandybank, Coulderton, Egremont	Egremont	4/18/2168/0f1	05-Sep-18	U	1	0	1	1					
1 & 2 St Bridgets Lane, Egremont	Egremont	4/19/2385/0F1	17-Dec-19	U	2	0	2	2					
Land Adjacent To, Cross House Farm (Bay View Close), Millom	Millom	4/07/2761/0	06-Feb-08	U	4	0	4	4					
Former Central Dairy, Holborn Hill, Millom	Millom	4/13/2373/0f1	29-Oct-13	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴³	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
63 Queen Street & 15 Nelson Street, Millom	Millom	4/11/2237/0f1	08-Jun-11	U	2	0	2	2					
Garage/Allotment Site, Richmond Street, Millom	Millom	4/15/2152/0o1, 4/17/2376/0F1	17-Aug-15	U	1	0	1	1					
Land Adjacent To Calderfield, Castle View, Millom	Millom	4/15/2330/0f1	14-Oct-15	U	1	0	1	1					
84 Wellington Street, Millom	Millom	4/17/2052/0f1	31-Mar-17	U	1	0	1	1					
Age Concern, Millom Road, Millom	Millom	4/17/2108/0f1	28-Sep-17	U	1	0	1	1					
Land Adjacent To Calderfield, Castle View, Millom	Millom	4/17/2225/0f1	28-Sep-17	U	1	0	1	1					
Allotment Gardens, Richmond Street, Millom	Millom	4/17/2376/0f1	02-Feb-18	U	1	0	1	1					
Royal British Legion Club, 86 Wellington Street, Millom	Millom	4/17/2053/0f1	06-Apr-17	U	3	0	3	3					
High Lowscales Farm, Millom	Millom	4/17/2117/0f1	04-May-17	U	3	0	3	3					
Land Adjacent To 2 Silverdale Street, Haverigg	Millom	4/21/2038/0F1	21-Jan-22	U	2	0	2	2					
Local Service Centres													
Brownrigg Barn, Arlecdon,	Arlecdon	4/17/2055/0f1	29-Sep-15	U	1	0	1	1					48
Agricultural Land At Barwise Row, Arlecdon	Arlecdon	4/17/2028/0o1, 4/18/2017/0R1	22-Nov-17	U	1	0	1	1					
Land Adjacent to Thorn Bank, Arlecdon Road, Arlecdon	Arlecdon	4/19/2141/0o1 4/19/2399/0R1	07-Jan-20	U	1	0	1	1					
9 Rowrah Road, Rowrah	Rowrah	4/15/2307/0f1	17-Aug-15	U	1	0	1	1					

Five-year Housing Land Supply Statement 2023

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴³	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Land At Ehen Hall Gardens, Cleator	Cleator	4/17/2310/0f1	01-Dec-17	U	1	0	1	1					
Plot 5, Cleator Gate, Cleator	Cleator	4/15/2304/0o1 4/19/2280/0F1	25-Sep-19	U	1	0	1	1					
Plot 3, Cleator Gate, Jacktrees Road, Cleator	Cleator	4/15/2304/0o1 4/19/2432/0F1	19-Mar-20	U	1	0	1	1					
The Reading Rooms, Main Street, Distington	Distington	Oct-01	15-Dec-10	U	1	0	1	1					
102/104 Main Street, Distington	Distington	4/15/2497/0f1	19-Jan-16	U	1	0	1	1					
Beckside Farm, Distington	Distington	4/18/2014/0f1	28-Mar-18	U	1	0	1	1					
Plot 1, Land At Kilinside, Distington	Distington	4/18/2195/0f1	24-Sep-18	U	1	0	1	1					
Beckside Farm, Distington	Distington	4/21/2143/0F1	10-Jun-21	U	1	0	1	1					
Old Masonic Hall, Frizington Road, Frizington	Frizington	4/14/2530/0f1	11-Feb-15	U	4	0	4	4					
239 Frizington Road, Frizington	Frizington	4/17/2008/0f1	01-Mar-17	U	4	0	4	4					
26 Main Street, Frizington	Frizington	4/16/2014/0f1	09-Mar-16	U	1	0	1	1					
Land Adjacent To West Park, Park Street, Frizington	Frizington	4/19/2253/0F1	13-Sep-19	U	1	0	1	1					
Plot 3, West End, Rheda Park, Frizington,	Frizington	4/21/2102/0F1	06-Jul-20	U	1	0	1	1					
126 Main Street, Haverigg	Haverigg	4/17/2437/0f1	12-Feb-18	U	1	0	1	1					

Five-year Housing Land Supply Statement 2023

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴³	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
The Rising Sun, 38 Main Street, Haverigg	Haverigg	4/17/2342/0f1	04-Dec-17	U	1	0	1	1					
Town Head Farm, 75 Main Street, Haverigg	Haverigg	4/19/2036/0f1	25-Mar-19	U	1	0	1	1					
Land Adjacent 3 Sandham Lane, Haverigg	Haverigg	4/18/2364/0f1	02-Nov-18	U	1	0	1	1					
Poolside Barn, Haverigg Road, Haverigg	Haverigg	4/18/2113/0f1	01-May-18	U	1	0	1	1					
Moorhouse Byre, Moorhouse Farm, Calderbridge, Seascale	Seascale	4/15/2366/0f1	07-Oct-15	U	1	0	1	1					
Land To Rear Of 55 Gosforth Road, Seascale	Seascale	4/16/2437/0f1	07-Feb-17	U	1	0	1	1					
Whingarth, The Banks, Seascale	Seascale	4/16/2048/0f1	27-May-16	U	2	0	2	2					
Scawfell Hall, Albert Street, Seascale	Seascale	4/16/2356/0f1	13-Feb-17	U	3	0	3	3					
Brookville, 8 South Parade, Seascale	Seascale	4/17/2433/0f1	30-Jan-18	U	1	0	1	1					
Lonnings, Cross Lanes, Seascale	Seascale	4/18/2352/0o1 4/19/2147/0R1	18-Jul-19	U	1	0	1	1					
Lonnings, Cross Lanes, Seascale	Seascale	4/18/2352/0o1, 4/19/2147/0R1	20-Dec-18	U	1	0	1	1					
Land Adjacent To Glencairn, Gosforth Road, Seascale	Seascale	4/16/2096/0f1	07-Jul-16	U	3	1	2	2					
St Cuthberts Church Hall, The Banks, Seascale	Seascale	4/18/2175/0f1	21-Jun-18	U	1	0	1	1					
Silver How Farm, Seascale	Seascale	4/18/2020/0o1 4/19/2266/0R1	15-Jan-20	U	1	0	1	1					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴³	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Town Head Farm, Main Street, St Bees	St Bees	4/15/2471/0f1	04-Jul-16	U	2	0	2	2					
The Knoll, High House Road, St Bees	St Bees	4/13/2074/0f1	21-May-13	U	1	0	1	1					
116a Main Street, St Bees	St. Bees	4/19/2082/0F1	14-May-19	U	1	0	1	1					
St Bees Methodist Church, Main Street, St Bees	St. Bees	4/21/2324/0F1	11-Oct-21	U	2	0	2	2					
Sustainable Rural Villages													
Springfield Stores (Ground Floor), Springfield Road, Bigrigg	Bigrigg	4/17/2298/0f1	22-Nov-17	U	1	0	1	1					21
Land North Of High House Farm, Holmrook	Holmrook	4/19/2341/001		U	1	0	1	1					
Glenlea Guest House, Stramford Hill, Lowca	Lowca	4/10/2229/0F1	30-Jun-10	U	1	0	1	1					
Lowca Methodist Church, East Croft Terrace, Lowca	Lowca	4/17/2284/0f1	03-Nov-17	U	1	0	1	1					
Croft Head Farm, Lowca,	Lowca	4/17/2233/0f1	31-Jan-18	U	1	0	1	1					
Montreal Farm, Moor Row	Moor Row	4/13/2484/0f1	04-Sep-14	U	3	0	3	3					
Barn Adjacent To Shaw Farm, Moor Row	Moor Row	4/16/2314/0f1	04-Nov-16	U	1	0	1	1					
Plot 23, Rusper Drive, Moor Row	Moor Row	4/16/2206/0o1 4/19/2185/0R1	19-Jul-19	U	1	0	1	1					
Moresby Post Office/Store, Moresby Parks Rd	Moresby	4/11/2537/0f1	16-Dec-11	U	2	1	1	1					
Barn At Canada Farm, Moresby Parks	Moresby	4/18/2293/0f1	24-Aug-18	U	2	0	2	2					

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴³	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Canada Farm, Moresby Parks	Moresby Parks	4/17/2121/0f1	24-May-17	U	1	0	1	1					
Adjacent To, The Lowther Arms, Main St, Parton	Parton	4/16/2094/0f1	16-May-16	U	2	0	2	2					
49 Main Street, Parton	Parton	4/16/2178/0f1	01-Jul-16	U	1	0	1	1					
Land at Bank Yard Road, Parton (Plot 7)	Parton	4/17/2022/001, 4/17/2416/0R1	23-Nov-17	U	1	0	1	1					
Land at Bank Yard Road, Parton (Plot 4)	Parton	4/17/2022/001 4/18/2388/0R1	07-Nov-18	U	1	0	1	1					
Land at Bank Yard Road, Parton (plot 1)	Parton	4/17/2022/0o1 4/18/2048/0R1	20-Apr-18	U	1	0	1	1					
Land at Bank Yard Road, Parton (plot 6)	Parton	4/17/2022/0o2 4/17/2415/0R1	23-Nov-17	U	1	0	1	1					
Rural Villages													
Barn At Bridge End, Hallthwaites	Hallthwaites	4/16/2064/0f1	18-Apr-16	U	1	0	1	1					5
Black Combe House, Kirksanton	Kirksanton	4/16/2073/0f1	28-Apr-16	U	1	0	1		1				
Mill Farm, The Green	The Green	4/15/2340/0g1	05-Oct-15	U	1	0	1	1					
Punch Bowl Inn, The Green	The Green	4/15/2257/0f1	01-Sep-15	U	1	0	1	1					
Land Opposite Mill Park, The Green	The Green	4/18/2397/0f1	25-Mar-19	U	1	0	1	1					
Open Countryside													
Land at Asby Road, Asby	Asby	4/18/2486, 4/19/2441/0R1	18-Feb-20	U	2	0	2	2					15
Holm Croft Farm, Braystones	Braystones	4/14/2523/0f1	04-Feb-15	U	2	0	2	1	1				

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴³	2022-23	2023-24	2024-25	2025-26	2026-27	Total by tier
Stackwood Gilgarran	Gilgarran	4/18/2332/Of1	26-Sep-18	U	1	0	1	1					
Orchard Brow Barn, Haile	Haile	4/16/2163 4/18/2021/Of1	05-Jul-18	U	1	0	1	1					
Gate House Lodge, Haile	Haile	4/19/2008/Of1	27-Feb-19	U	1	0	1	1					
Ghyll Brow, Low Moresby	Low Moresby	4/10/2413/Of1, 4/16/2447/Of1	25-Oct-10	U	1	0	1	1					
Site At Low Moresby, Low Moresby	Low Moresby	4/19/2019/Of1	14-Mar-19	U	1	0	1	1					
Newmill Farm, Ponsonby	Ponsonby	4/16/2229/Of1	08-Sep-16	U	1	0	1	1					
Rottington Hall Estate, Rottington	Rottington	4/18/2122/Of1	03-May-18	U	1	0	1	1					
Barn Adjacent To Bell House Farm, Sandwith,	Sandwith	4/17/2361/Of1	07-Dec-17	U	1	0	1	1					
Tarn Flatt Hall Cottage, Sandwith	Sandwith	4/15/2181/Of1	14-Jul-15	U	1	0	1	1					
Newtown Barn, Sandwith	Sandwith	4/19/2189/Of1	30-Jul-19	U	1	0	1	1					
Part Barn Adjacent To Bell House Farm, Sandwith	Sandwith	4/17/2361/Of1	07-Dec-17	U	1	0	1	1					
Totals					165	6	159	157	2	0	0	0	

Appendix E: Anticipated completions on sites with extant planning permission for 6+ units – development not commenced at 31st March 2022

Total over 5 year period 2022/23-2026/27: 182 dwellings

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴⁴	22/23	23/24	24/25	25/26	26/27	Total
Principal Town													
70 Lowther Street, Whitehaven	Whitehaven	4/21/2174/0F1	17-Jun-21	N	8	0	8		8				8
Jefferson Park, Whitehaven	Whitehaven	4/21/2339/0F1	25-Nov-21	N	14	0	14		10	4			14
Former Romar Factory, Ivy Mill, Main Street, Hensingham, Whitehaven	Whitehaven	4/20/2334/0R1 / 4/17/2143/0o1	17-Nov-21	N	26	0	26			10	10	6	26
Land South of Waters Edge Close, Kells, Whitehaven	Whitehaven	4/20/2455/0F1	30-Mar-22	N	40	0	40			10	10	10	30
Phase 3, Edgehill Park, Whitehaven ⁴⁵	Whitehaven	4/20/2474/0R1	27-Apr-21	N	335	0	335	35	35	0	0	0	70
Key Service Centres													
Land at Bowthorn Farm, Bowthorn Road, Cleator Moor	Cleator Moor	4/17/2252/0o1 4/19/2003/0R1	25-Apr-19	N	6	0	6		6				6
Former Clinic, Ennerdale Road, Cleator Moor	Cleator Moor	4/21/2278/0F1	20-Aug-21	N	7	0	7		7				7

⁴⁴ At 1st April 22

⁴⁵ Delivery timeframes received from developer in 2022

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Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴⁴	22/23	23/24	24/25	25/26	26/27	Total
12 Ennerdale Road, Cleator Moor	Cleator Moor	4/21/2459/0F1	17-Jan-22	N	7	0	7		7				7
Local Service Centres													
Land To North Of Cross Grove,Cross Grove, Cleator	Cleator	4/14/2214 4/20/2218/0R1	27-Oct-17	N	7	0	7		7				7
Land To Rear Of Trafalgar House, Yeathouse Road, Frizington	Frizington	4/21/2273/0F1	20-Aug-21	N	7	0	7		7				7
Totals													
							457	35	87	24	20	16	182

Appendix F: Anticipated completions on sites with extant planning permission for 6+ units – under construction at 31st March 2022

Total over 5 year period 2022/23-2026/27: 280 dwellings

Site Name	Settlement	Planning Ref	Decision Date	Status	No. Approved	No. Delivered To Date	Remaining Capacity ⁴⁶	22/23	23/24	24/25	25/26	26/27	Totals
Principal Town													
The Mount	Whitehaven	4/20/2179/0F1	20-Aug-20	U	8	6	2	2					60
Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Whitehaven Phase 1	Whitehaven	4/13/2235/001 4/14/0170/1	20-May-14	U	30	29	1	1					
Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Whitehaven Phase 3/4*	Whitehaven	4/13/2235/0o1, 4/17/2103/0R1, 4/18/2304/0F1	13/03/2014, 5-Jul-17, 5-Sep-19	U	96	78	18	10	8				
Land At Edgehill, Whitehaven	Whitehaven	4/19/2124/0F1	07-Aug-19	U	9	0	9		9				
Cumberland Cold Storage Ltd, Hensingham, Whitehaven ⁴⁷	Whitehaven	4/16/2433/0R1	27-Oct-14	U	25	0	25	10	10	5			

⁴⁶ At 1st April 2022

⁴⁷ Delivery timeframes received from developer in 2021

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Plots 51, 52, 53, 54, 43, 44, 36 & 37 Jollows close, Whitehaven	Whitehaven	4/20/2034/0F1	31-Mar-20	U	8	3	5	5						
Key Service Centres														
Land off Hopedene, Mill Hill, Phase 6, Cleator Moor	Cleator Moor	4/16/2181/0R1	06-Jul-16	U	6	4	2	2						
Plots 46-59, 59a and 60 Keekle Meadows, Cleator Moor	Cleator Moor	4/12/2259/0o1 4/18/2075/0R1	11-Apr-18	U	16	2	14	10	4					
Plots 59 To 65 Keekle Meadows, Cleator Moor	Cleator Moor	4/12/2259/0o1 4/18/2069/0R1	11-Apr-18	U	7	6	1	1						
Mill Hill, Cleator Moor (phase 2)	Cleator Moor	4/16/2409/0o1 4/19/2158/0R1	15-Jan-20	U	9	8	1	1						
Land At Mill Hill, Cleator Moor	Cleator Moor	4/15/2273/0o1 4/17/2338/0R1	21-Dec-17	U	11	6	5	5						
Former Club Site, Birks Road, Cleator Moor	Cleator Moor	4/13/2428/0f1	01-May-14	U	7	1	6	2	2	2				
Former Methodist Church Site, Ennerdale Road, Cleator Moor	Cleator Moor	4/16/2122/0f1	08-Jun-16	U	7	0	7	7						
Land At Mill Hill, Cleator Moor	Cleator Moor	4/18/2472/0 4/20/2074/0R1	13-Jul-20	U	44	11	33	10	10	10	3			
Plots 50 to 58 Land at Mill Hill	Cleator Moor	4/16/2409/0O1 4/19/2158/0R1	14-Jan-20	U	9	8	1	1						
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Land To Rear Of Ennerdale View, Birks Road, Cleator Moor (Phase 3 - plots 3,4,5,6,7,12,16,17,18)	Cleator Moor	4/16/2315/0o1 4/19/2123/0R1	19-Jul-19	U	9	7	2	2						
Land at Birks Road, Cleator Moor (Phase 3 - 19,19a,20,22,23,52,52a,53,54)	Cleator Moor	4/16/2315/0o1 4/19/2359/0R1	15-Jan-20	U	9	0	9		3	3	3			
Land Adjacent To Fell View Drive, Egremont	Egremont	4/19/2143/0F1	31-Jan-20	U	29	11	18	10	8					
Council Yard, Holborn Hill, Millom	Millom	4/14/2214/0o1	29-Jan-18	U	7	2	5	5						
Adjacent Station Yard, Salthouse Road, Millom	Millom	4/04/2620/0	13-Oct-04	U	6	4	2	2						
Local Service Centres														
Agricultural field adjacent to Church St, Cleator	Cleator	4/15/2278/0R1	15-Feb-16	U	8	1	7	3	3	1				
Land Adjacent to Cleator Gate, Cleator	Cleator	4/16/2351/0R1	05-Sep-17	U	6	1	5	5						
Rheda Park, Frizington	Frizington	90/0876	25-Sep-90	U	24	22	2	2						
Land To The West Of Rheda Park, Frizington	Frizington	4/16/2393/0o1	15/02/2017	U	9	1	8	4	4					
Land at North Park, Rheda, Frizington	Frizington	4/18/2426/0o1 4/19/2261/0R1	19-Mar-20	U	55	30	25	10	10	5				
Poolside, Port Haverigg	Haverigg	Oct-26	10/11/2010	U	81	0	81			10	10	10		
Adams Recreation Site, St Bees	St Bees	Jul-46	22-Aug-07	U	12	11	1	1						
Adams Recreation Site, St Bees	St Bees	4/12/2541/0F1	23-Sep-13	U	8	2	6	6						
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Open Countryside														
Land Adjacent To Mill Howe, Millfields, Lamplugh	Lamplugh	4/17/2182/Of1	28-Mar-17	U	27	1	26	10	10	6				
Town Head Farm Sandwith	Sandwith	4/14/2194/0o1 (plot 1: 4/13/2396/Of1, plot 3: 4/15/2488/Of1, plot 8: 4/15/2054,Of1)	01-Jul-14	U	7	3	4	4						30
Totals					589	258	331	131	81	42	16	10	280	

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

Note: At 1st April 2022 all sites within the Brownfield Land Register benefitted from planning permission and are therefore included within one of the tables above or below.

Total: 0 homes delivered within the 5-year period

5. Appendix H: Schedule of deliverable housing sites on land with outline planning permission at March 31st 2022 included within the 5-year housing land supply

Total: 126 dwellings delivered within the 5-year period

Note: The following figures have been reduced to take into account where part of the site had reserved matters approval at 31st March 2022 including where parts of the site are being developed as self-build plots. In such cases the dwellings with reserved matters approval are counted in Table 5.

Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ⁴⁸	22/23	23/24	24/25	25/26	26/27	Totals
Principal Town												
Land to the North of Island View, 1 Low Kells, Whitehaven	Whitehaven	4/19/2370/001	09-Jan-20	1	0	1			1			1
Harras Dyke Farm, Harras Dyke, Whitehaven	Whitehaven	4/21/2001/001	15-Apr-21	1	0	1			1			1
Land Adjacent Distressed Sailors Inn, Egremont Road, Whitehaven	Whitehaven	4/21/2201/001	30-Jun-21	2	0	2			2			2

⁴⁸ At 1st April 22

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Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ⁴⁸	22/23	23/24	24/25	25/26	26/27	Totals
Land To Frontage Of Harras Road, Harras Moor, Whitehaven, Phase 1	Whitehaven	4/16/2416/0o1	02-Aug-17	5	0	5		5				5
Land At Harras Moor, Whitehaven, Phase 2	Whitehaven	4/16/2415/0o1	02-Aug-17	85	0	85			10	10	10	30
Key Service Centres												
Land At Mill Hill, Cleator Moor	Cleator Moor	4/15/2273/001	21-Aug-15	26	24	2	2					2
Keekle Meadows, Cleator Moor	Cleator Moor	4/16/2409/0o1	03-Feb-17	65	25	40	5	5	5	5	5	25
Land Adjacent Belvedere, Wath Brow, Cleator	Cleator Moor	4/21/2202/001	30-Sep-21	1	0	1			1			1
Former Aldby Coal Yard, Ennerdale Road, Cleator Moor	Cleator Moor	4/21/2070/001	11-May-21	2	0	2			2			2
Land Adjacent To Tanglin, Jacktrees Road, Cleator Moor	Cleator Moor	4/21/2120/001	18-Jun-21	3	0	3			3			3
Land At Scalegill Road, Moor Row	Egremont	4/21/2099/001	06-May-21	2	0	2			2			2
Allotment Site, Argyle Street/Back Surrey Street/Back Mainsgate Road, Millom	Millom	4/17/2408/0o1	29-Jan-18	1	0	1			1			1

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Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ⁴⁸	22/23	23/24	24/25	25/26	26/27	Totals
Land To Rear Of Holborn Hill, Millom	Millom	4/21/2470/001	20-Dec-21	1	0	1			1			1
Local Service Centres												
Brandle How, Gilgarran	Distington	4/18/2461/0o1	11-Dec-18	1	0	1			1			1
Site of Former Distington Motors Garage, Main Street, Distington	Distington	4/19/2202/001	02-Sep-19	2	0	2			2			2
Land to West of Rheda Cross, Rheda Park, Frizington	Frizington	4/19/2325/001	12-Mar-20	1	0	1			1			1
Land Adjacent To West Park, Park Street, Frizington	Frizington	4/18/2165/0o1	11-Jun-18	1	0	1			1			1
Land At Barwise Row, Arlecdon, Frizington	Frizington	4/18/2092/0o1	25-Apr-18	1	0	1			1			1
Hollowdyke Farm, Frizington Road, Frizington	Frizington	4/21/2253/001	15-Oct-21	4	0	4			4			4

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Site Name	Settlement	Planning Ref	Decision Date	No. Approved	No. Delivered to Date	Remaining Capacity ⁴⁸	22/23	23/24	24/25	25/26	26/27	Totals
Land Adjacent To Poolside/Whitriggs Close, Haverigg Road, Haverigg, Millom	Haverigg	4/19/2208/001	13-Feb-20	3	0	2	1	1				2
Sustainable Rural Villages												
Land Rear to Rusper Drive ⁴⁹	Moor Row	4/16/2206/001	15-Aug-17	26	12	14			10	4		14
Two Pieces Of Land To North Of School Brow, Land at Bank Yard Road, Parton ⁵⁰	Moresby Parks	4/16/2175/0o1	10-Aug-20	20	0	20			10	10		20
	Parton	4/17/2022/001	15-Mar-17	7	0	3	1	1	1			3
Rural Villages												
Field at Raceside (Adjacent To Elm Close), Kirksanton, Millom	Kirksanton	4/19/2314/001 / 4/21/2175/0R1	28-Nov-19	1	0	1			1			1
Totals⁵¹				337	97	196	9	12	61	29	15	126

⁴⁹ Remaining figures exclude those dwellings with reserved matters approval

⁵⁰ Remaining figures exclude those dwellings with reserved matters approval

⁵¹ Totals in first three columns don't tally exactly as a number of dwellings have been removed due to them now having reserved matters approval

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