



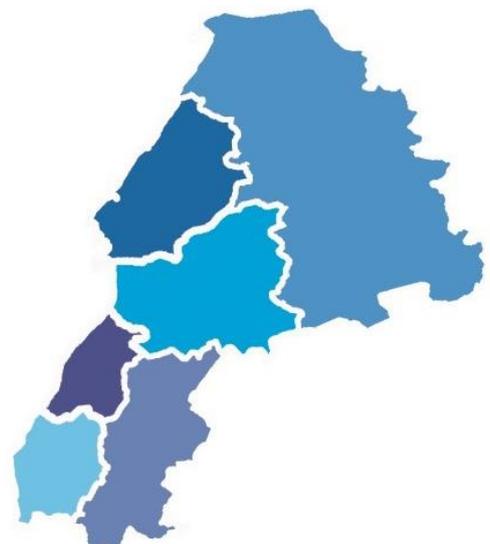
Allerdale Borough Council



Allerdale Local Plan (Part 2) Site Allocations

Housing Topic Paper

September 2018



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1.0 Introduction

- 1.1 This topic paper outlines the methodology and evidence used to develop the policy approach and the selection of sites contained in the Local Plan (Part 2). Specifically this topic paper will address: the context of housing growth and spatial strategy as adopted in the Local Plan (Part 1); the revised affordable housing policy; the approach taken to distribute growth in the Local Service Centre tier; evidence regarding lapse rate and windfall; and the housing trajectory.

2.0 Housing Growth and Spatial Strategy

2.1 Strategic Policy S3 in the Local Plan (Part 1) identified a housing need of at least 5,471 net additional dwellings to be delivered over the plan period. It also established the distribution of this growth and role of the town and villages in each tier of a settlement hierarchy, as follows:

Principal Centre	Workington (including Harrington, Seaton, Siddick and Stainburn)		35%
Key Service Centres	Maryport		12%
	Cockermouth		10%
	Wigton		10%
	Silloth		3%
	Aspatria		4%
Local Service Centres	Abbeytown, Allonby, Brigham, Broughton, Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby	In combination up to	20%
Limited Growth Villages	Blencogo, Blitterlees, Branthwaite, Bridekirk, Bolton-Low-Houses, Bothel, Crosby, Dean, Eaglesfield, Fletchertown, Glasson, Gilcruix, Greysouthen, Ireby, Kirkbampton, Little Clifton/Bridgefoot, Mawbray, Newton Arlosh, Plumbland, Skinburness, Tallentire	In combination up to	6%
Infill/Rounding Off Villages	Anthorn, Blennerhasset, Bowness-on-Solway, Broughton Cross, Camerton, Crosby Villa, Deanscales, Dovenby, Hayton, Langrigg, Little Bampton, Mockerkin, Oughterside, Oulton, Papcastle, Pardshaw, Parsonby, Port Carlisle, Torpenhow, Ullock, Waverton, Westnewton		

Table 1: Settlement growth hierarchy

2.2 The role and function of the towns and villages identified in the settlement hierarchy are outlined below:

Principal Centre

2.3 Focus for major new development in Allerdale. This top-level of the tier will support significant housing growth often delivered in large sites. This tier is central to the delivery of other policy aspiration such as affordable housing over the plan period. Approximately 35% of the housing growth will be directed to the Principal Service Centre. The principal centre will have the widest range of services in terms of public transport, employment, retail, education and leisure facilities.

Key Service Centres

- 2.4 These towns offer a wide range of services and function as service centres for a wider rural hinterland. Housing growth will often be large scale, dependent on the attributes of the centre; delivery will often be in large to medium sites. In combination the Key Service Centres (KSCs) will receive approximately 39% of the housing growth. These settlements have the ability to serve day-to-day needs of local and surrounding residents and offer a varied range of employment land to meet the needs of local and regional businesses.

Local Service Centres

- 2.5 This tier consists of larger villages with a more limited range of services, but all have a school, shop and public transport. These villages would accommodate a smaller scale of housing development that will help contribute towards maintaining the vitality of the settlement. In combination the Local Service Centres (LSCs) will receive up to 20% of the housing growth. In addition a small level of employment land may be required to meet local needs for small flexible premises and shared facility units such as work hubs.

Rural Villages

- 2.6 In the settlements identified as villages, a limited level of development will be supported in order to help retain the vitality of these communities. This level of the hierarchy is split into two further categories; Limited Growth Villages and Infill/Rounding Off Villages:

Limited Growth Villages: New housing and employment will be restricted to small-scale development within the designated settlement boundary.

Infill/Rounding Off Villages: Very small scale development may be appropriate to respond to local needs and to contribute to the vitality of rural communities. For this level of the hierarchy settlement limits will be removed and development will be directed by criteria in Policy S5 for very small scale rounding off and infill plots. These plots are expected to be appropriately sized, unless the proposal is to deliver affordable housing in accordance with Policy S9 (Rural Exception Sites).

- 2.7 The role of Part 2 of the Local Plan is to allocate sites that will provide a deliverable supply of housing land to meet the growth target in accordance with the spatial strategy.

3.0 Affordable Housing Policy

National Planning Policy

- 3.1 The National Planning Policy Framework published in July 2018 (paragraphs 62-64) states:

Where a need for affordable housing is identified, planning policies should specify the type of affordable housing identified, and expect it to be met on-site unless:

a) off-site provision or an appropriate financial contribution in lieu can be robustly justified; and

b) the agreed approach contributes to the objective of creating mixed and balanced communities

- 3.2 *Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out lower thresholds of 5 units or fewer). To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.*

- 3.3 *Where major development involving the provision of housing, planning policies and decisions should expect at the least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudices the ability to meet the identified affordable housing needs of specific groups. Exemptions to this 10% requirement should also be made where the site or proposed development:*

a) provides solely for Build to Rent homes

b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);

c) is proposed to be developed by people who wish to build or commission their own homes; or

d) is exclusively for affordable housing, an entry-level exception site or a rural exception site.

Evidence of Affordable Need

- 3.4 The Housing Study May 2016 identified an overall net requirement of 175 affordable housing per annum. Table 2 shows the affordable need by Strategic Housing Market Area (SHMA) and property size. It should be noted that the North Lakes Strategic Housing Market Area lies within the National Park.

Net annual affordable housing imbalance by SHMA, property size and designation 2016/17 to 2020/21 (including affordable housing supply)						
SHMA	General Needs				Older Person	Total
	1 Bed	2 Bed	3 Bed	4+ Bed	1+ Bed	
Cockermouth	10	-25	3	8	3	-2
North Lakes	25	26	17	7	14	88
Wigton	13	8	-3	15	8	42
Workington & Maryport	-5	-13	-39	52	53	48
Allerdale Total	42	-4	-23	82	78	175

Table 2: Affordable Need by SHMA (Source: Housing Study 2016 – Household Survey; RPCORE Lettings and Sales)

Tenure Split

- 3.5 In terms of the split between social/ affordable rent and intermediate tenure products the 2016 Housing Study Household Survey identified tenure preferences of existing and newly- forming households (Table 3). Overall existing households had a stronger preference for social/affordable rented and newly- forming households had a stronger preference for intermediate tenure options including shared ownership and low- cost home ownership. The analysis suggests a tenure split of 60% social/affordable rented and 40% intermediate tenure.

Tenure preferences of existing households in need and newly- forming households requiring affordable housing			
Tenure	Existing (%)	Newly-forming (%)	Total (%)
Social/Affordable Rented	71.9	53.6	59.1
Intermediate	28.1	46.4	40.9
Total	100	100	100

Table 3: Tenure preferences of existing households (Source: Housing Study 2016 – Household Survey)

Existing Affordable Housing Policy

- 3.6 Policy S8 in the Local Plan (part 1) is the current adopted policy that has been used to ensure delivery of affordable housing as part of open market housing development. It currently includes a different threshold between Principal and Key Services Centres and settlements below this in the settlement hierarchy. This was to reflect that housing development is likely to come forward on smaller sites in rural areas and to maximise delivery. The existing policy is set out below.

S8 Affordable Housing

The Council will seek to maximise the delivery of affordable housing across the Plan Area by working with partners, developers and local communities. In order to

address the need for affordable housing the Council will seek a proportion of affordable homes from residential development in perpetuity. Affordable housing will be provided on-site, apart from in exceptional circumstances.

Within the Principal and Key Service Centres housing development of 10 dwellings (or 0.3 ha) or more will be required to make provision for 20% affordable housing. Given the level of need identified in the Cokermonth Housing Market Area provision will be made for 40% in this settlement.

Outside of KSCs housing development of 5 dwellings (or 0.15ha) or more will be required to make provision for 25% affordable housing.

The Council will require the provision of affordable housing to be in clusters throughout the development so as to be indistinguishable from open market dwellings. The Council will normally seek a tenure split of 75% social rented and 25% intermediate affordable units, but will take into consideration the identified local need and site specifics, including viability.

The Council recognise that in some cases viability of housing sites can be marginal and therefore a flexible approach is required. Where the viability of schemes fall short of the policy requirements, the onus will be on the developer/ landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution or a different tenure mix.

Affordable Housing Delivery

- 3.7 Since the adoption of the Local Plan in 2014 the above policy has resulted in significant and consistent affordable housing delivery as part of open market housing developments, see table 4 below.

	Open Market		Affordable	
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>	<i>Percentage</i>
2011/2012	116	54%	99	46%
2012/2013	152	76%	48	24%
2013/2014	230	80%	58	20%
2014/2015	260	86%	42	14%
2015/2016	325	84%	60	16%
2016/2017	188	75%	62	25%
2017/2018	425	89%	55	11%
Total	1,696		424	

Table 4: Level of open market and affordable houses completed

Pipeline Supply

- 3.8 In addition to past delivery there is a healthy pipeline of consented housing development that will yield approximately 222 affordable units secured through S106 agreements. Past delivery and extant planning permissions demonstrate that current policy has been effective and deliverable.

Changes to National Planning Policy

- 3.9 Since the adoption of the Policy S8 Affordable Housing, in July 2014, there have been a number of changes to national policy that have made elements of the Local Plan policy to become out of date. Specifically, the threshold when a development would be required to have an element of affordable housing is now restricted to major development schemes. Clearly, this has implications for the current policy that has a threshold of 5 dwellings outside the Principal and Key Service Centres
- 3.10 The revised National Planning Policy Framework, published in July 2018, also introduced changes to the tenure mix that would be expected as part of the affordable provision in open market housing schemes. This has implications for the current policy tenure split between social rented and intermediate affordable products. The changing national policy picture led the Council to review and subsequently amend the current affordable housing policy to bring it in line with national policy. At Preferred Options the following policy and alternative options were consulted on.

Preferred Options Consultation

- 3.11 The proposed amendments were to amend the thresholds to be in line with national policy and to update the tenure split to reflect the evidence from the 2016 Housing Study. The alternative option was to keep the current policy as it is. The policy context and delivery in rural areas will now be supported by Policy S9: Rural Exception Site.

Preferred Option – Affordable Housing

The Council will seek to maximise the delivery of affordable housing across the Plan Area by working with partners, developers and local communities. In order to address the need for affordable housing the Council will seek a proportion of affordable homes from residential development in perpetuity. Affordable housing will be provided on-site, apart from in exceptional circumstances.

Housing development of 11 dwellings or more (or over 1000 square metres of gross floor space) will be required to make provision for 20% affordable housing. Given the level of need identified in the Cockermouth Housing Market Area provision will be made for 40% in this settlement.

The Council will require the provision of affordable housing to be in clusters throughout the development so as to be indistinguishable from open market dwellings. The Council will normally seek a tenure split of 60% affordable rented and 40% intermediate affordable units, but will take into consideration the identified local need and site specifics, including viability.

The Council recognise that in some cases viability of housing sites can be marginal and therefore a flexible approach is required. Where the viability of schemes fall short of the policy requirements, the onus will be on the developer/ landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution or a different tenure mix.

- 3.12 Since the Preferred Option consultation the policy has been further amended to take on board the revised National Planning Policy Framework published in July 2018. In response to this the tenure mix in the policy has been slightly amended to boost the intermediate affordable housing requirement. The final split is now proposed 50:50 as opposed to 60% affordable rented and 40% intermediate. Although the latter tenure split more closely reflects local evidence of need the proposed amendment does not represent a significant change.

Viability of Affordable Housing Provision

- 3.13 In line with the National Planning Policy Framework the Council has carefully considered the impact of policy requirements on the economic viability of sites. To support the Local Plan (Part 1) Viability Studies were completed in 2010 and 2012. A further viability study for the Local Plan (Part 2) has assessed the cumulative impact of the policy requirements. As can be seen from the delivery and pipeline supply the current policy has performed well.
- 3.14 The Council acknowledges that affordable housing delivery is challenging in the low market areas and that a flexible approach is required to maximise delivery. The policy allows for this flexibility and the Council has a good track record in proactively engaging with applicants and developers to ensure an appropriate balance is achieved between securing sustainable development and viable, deliverable housing schemes.
- 3.15 The Council actively engages with landowners and developers to try and remove obstacles to delivery and have referred a number of sites in the low value areas to Homes England when appropriate funding packages become available. The Council has been successful in securing funding from the Homes England accelerated construction programme for two sites in Workington. In addition the Council support the work of Community Land Trusts, purchasing empty properties and using its land assets to boost affordable housing delivery.

Pre-submission draft Affordable Housing Policy

SA3 Affordable Housing

The Council will seek to maximise the delivery of affordable housing across the Plan Area by working with partners, developers and local communities. In order to address the need for affordable housing the Council will seek a proportion of affordable homes from residential development in perpetuity. Affordable housing will be provided on-site, apart from in exceptional circumstances.

All housing development of more than 10 dwellings or where the dwellings would have a combined gross floor space of more than 1,000 square metres will be required to make provision for 20% affordable housing. Given the level of need identified in the Cockermouth Housing Market Area provision will be made for 40%

in this settlement.

The Council will require the provision of affordable housing to be in clusters throughout the development so as to be indistinguishable from open market dwellings. The Council will normally seek a tenure split of 50% affordable rented and 50% intermediate affordable units, but will take into consideration the identified local need and site specifics, including viability.

The Council recognise that in some cases viability of housing sites can be marginal and therefore a flexible approach is required. Where the viability of schemes fall short of the policy requirements, the onus will be on the developer/ landowner to clearly demonstrate the circumstances justifying a lower affordable housing contribution or a different tenure mix.

Conclusion

- 3.16 It is clear from the evidence that there is a need for affordable housing in the plan area and as such a policy that seeks a proportion of affordable housing as part of open market developments is justified. In addition, delivery has been strong since the adoption of the current policy. This demonstrates that the policy approach strikes an appropriate balanced between delivering affordable local housing need and safeguarding scheme viability.

4.0 Local Service Centre Distribution of Growth

- 4.1 The cumulative level of housing growth for the Local Service Centre (LSC) tier of the settlement hierarchy was identified in Policy S3 of the Local Plan (Part 1), which sets out the spatial strategy for the Allerdale Plan Area. Policy S3 assigns up to 20% of the total housing growth to the Local Service Centre tier of the settlement hierarchy.
- 4.2 The decision regarding the distribution of growth between the individual Local Service Centre villages was devolved to the Site Allocations document (Part 2).

Overview of Local Service Centres

- 4.3 The Local Service Centre tier consists of 11 villages: Abbeytown, Allonby, Brigham, Broughton, Broughton Moor, Dearham, Flimby, Great Clifton, Kirkbride, Prospect and Thursby.
- 4.4 Their role extends beyond their defined settlement boundaries as the services and facilities they provide not only support the sustainability of the settlement itself but also the smaller and deeper rural communities that surround them. They exhibit a variety of physical, environmental and infrastructure characteristics and as Table x illustrates, they vary considerably in size.

	Settlement	Size (No. of dwellings)
1	Abbeytown	351
2	Allonby	280
3	Brigham	309
4	Broughton (Gt. Broughton & Little Broughton)	772
5	Broughton Moor	347
6	Dearham	777
7	Flimby	780
8	Great Clifton	273
9	Kirkbride	208
10	Prospect	143
11	Thursby	371

Table 5: Size of Local Service Centres

- 4.5 As Figure 1 illustrates, the majority of Local Service Centre villages are concentrated in the southern part of the Plan Area and those located in the northern area are much more geographically dispersed.

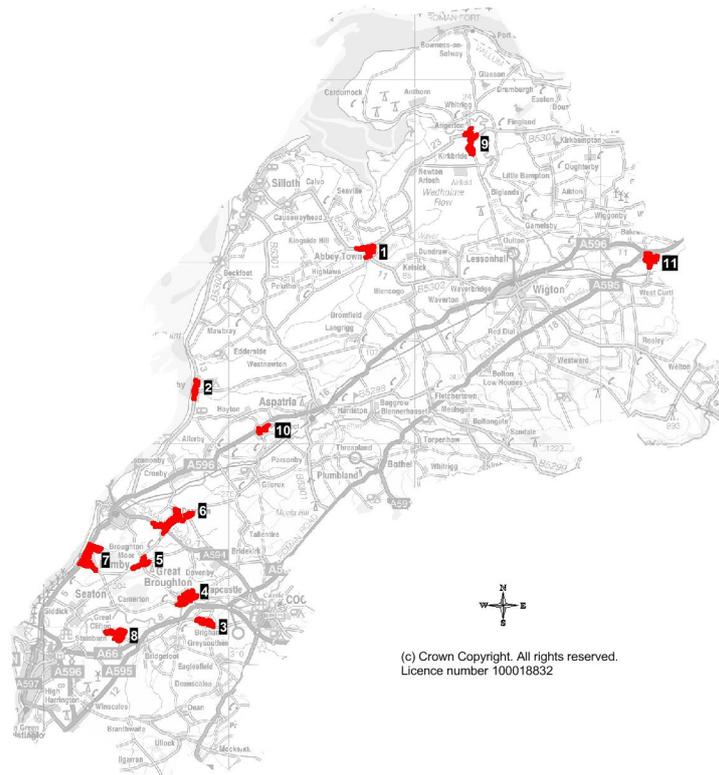


Figure 1: Geographical distribution of Local Service Centres

Approach to Distribution of Growth in Local Service Centre Tier

4.6 In deciding how to distribute growth across the Local Service Centre tier the following factors were taken into consideration: existing settlement size; spatial strategy; completions and commitments; infrastructure and environmental constraints; deliverability considerations; and feedback from Issues and Options consultation.

Existing settlement size

4.7 The size of the settlement acted as the starting point for distributing growth across the eleven villages. Table 6 sets out how the distribution of growth would look based on size of settlement alone. Using this as a base the following factors were then considered.

Settlement	No. existing dwellings	% of total dwellings in LSC Tier	Indicative future housing numbers
Abbeytown	351	7.61	83
Allonby	280	6.07	67
Brigham	309	6.70	73
Broughton (Gt. Broughton and Little Broughton)	772	16.74	183
Broughton Moor	347	7.53	82
Dearham	777	16.85	184
Flimby	780	16.92	185

Great Clifton	273	5.92	65
Kirkbride	208	4.51	50
Prospect	143	3.10	34
Thursby	371	8.05	88
Total	4,611	100	1094

Table 6: Distribution of housing numbers with LSC tier based on settlement size

Spatial Strategy

- 4.8 As mentioned above the Spatial Strategy, set out in Policy S3, identified eleven villages as Local Service Centres, spread across the Plan area. To fulfil their role and to maintain long term sustainability there is an expectation that to deliver the spatial strategy an appropriate level of growth would be assigned to each Local Service Centre. As noted above the spatial spread of the LSCs is not even across the plan area with Local Service Centres becoming more dispersed in the north of the District.
- 4.9 The sparsity of LSCs in the north has two effects; firstly, their role and long term sustainability is particularly important in terms of accessing local services and acting as a sustainable location for development when compared to the smaller rural settlements that surround them. Secondly, the opportunity to identify suitable sites is confined to much fewer centres and as a consequence the possibility of assigning a greater proportion of growth to the northern LSCs has formed part of the assessment.

Completions and Commitments

- 4.10 Since the start of the Local Plan period in 2011 there has been a number of Local Service Centres that have experienced significantly more housing completions and commitments when compared to others in the same tier, see Table 7. To deliver the spatial strategy and achieve an appropriate spread of development across the LSC tier as a whole the level of completions and commitments in each LSC has been taken into account when determining the need to allocate further sites in a particular Local Service Centre.

Settlement	Completions	Commitments	Total
Abbeytown	3	2	5
Allonby	8	12	20
Brigham	21	68	89
Broughton	73	13	86
Broughton Moor	4	109	113
Dearham	236	30	266
Flimby	47	7	54
Great Clifton	56	29	85
Kirkbride	6	29	35
Prospect	3	46	49
Thursby	25	52	77

Table 7: Completions and commitments in LSC tier from 1 April 2011 to 30 June 2018

Infrastructure and Environmental Constraints

- 4.11 Infrastructure and environmental constraints have also influenced the distribution of growth across the tier. Flood Risk was a particular constraint that reduced the availability of land as well as designations such as the AONB.

Deliverability Considerations

- 4.12 Consideration was also given to deliverability issues and market demand.

Feedback from Issues and Options Consultation

- 4.13 The Issues and Options Consultation carried out in July 2014 asked a series of questions which has help inform the approach taken in distributing development in this tier. The results of the consultation are set out below:

Question 1 – Do you agree or disagree that the starting point for the distribution of growth between the settlements in the Local Service Centre tier should be the size of the settlement, based on the number of dwellings?

<u>Number of responses</u>	<u>33</u>
Agree	20 (61%)
Disagree	8 (24%)
Comment	5 (15%)

The majority of respondents considered that the size of the settlement should be as a starting point for the distribution of growth in Local Service Centres in order to ensure that the distribution is sustainable and proportionate in social, economic and environmental terms. This approach would be in line with Policy S1 of the adopted Local Plan (Part 1) and it will allow for development to occur in already established areas.

Whilst the size of the settlement was generally considered to be the starting point, it was pointed out by respondents that there are other factors that need to be taken into consideration including:

- infrastructure capacity;
- the reuse of brownfield sites;
- the nature and character of the settlements;
- access to services and facilities;
- the sustainability of the settlements;
- using evidence bases to understand the market and identify localised housing need;
- the availability, viability and suitability of sites;
- the need to avoid urban sprawl;
- the need to protect the countryside;
- the need to protect habitats;

- the housing level commitment set out in the Local Plan (Part 1); and
- the housing completions that have already occurred in the settlements.

Question 2 – If a Local Service Centre cannot accommodate the levels of growth indicated in Table 2 due to issues in relation to deliverability and environmental constraints, should the housing numbers be allocated to other Local Service Centres or to the nearest Principal/Key Service Centre (i.e. town)?

<u>Number of responses</u>	<u>33</u>
<i>Other Local Service Centres</i>	9 (27%)
<i>Nearest Principal/Key Service Centre</i>	19 (58%)
<i>Comment</i>	5 (15%)

The majority of respondents (58%) felt that any under provision in Local Service Centres should be redistributed to the nearest Principal/Key Service Centres in order to maintain the distribution of development across Allerdale as intended in the Local Plan (Part 1).

The respondents suggested that Principal/Key Service Centres have the capacity, services and facilities to absorb additional development of this scale without affecting the nature of the settlements. Principal/Key Service Centres are considered to have a number of benefits over Local Service Centres including: access to areas of unused brownfield land; access to employment opportunities; better public transport and better infrastructure capacity.

Question 3 – Do you agree or disagree that the Local Services Centres in the north of the Borough should have greater levels of housing growth than indicated in Table 2 to enable them to continue to perform their important role in terms of meeting local housing, employment and service needs?

<u>Number of responses</u>	<u>29</u>
<i>Agree</i>	17 (59%)
<i>Disagree</i>	9 (31%)
<i>Comment</i>	3 (10%)

Preferred Options Consultation – Local Service Centre housing growth

4.14 The Preferred Options consultation in January 2017 presented a preferred approach to the distribution of growth amongst the Local Service Centres (see below).

Policy SAxx: Local Service Centre housing growth

Provision will be made for the delivery of a total of 950 dwellings within the Local Service Centre tier over the Plan Period 2011-2029. This growth will be distributed across the 11 villages within the Service Centre tier as follows:

Settlement	Housing growth target
Abbeytown	50

Allonby	20
Brigham	90
Broughton (Great Broughton and Little Broughton)	120
Broughton Moor	95
Dearham	230
Flimby	85
Great Clifton	80
Kirkbride	80
Prospect	50
Thursby	120

When considering applications for residential development within the Local Service Centre villages the number of housing completions since 2011 and existing housing commitments, including allocated sites, will be taken into account in decision-taking.

4.15 Two further options were also published for consultation:

Option A: Distribute growth evenly between the settlements

This option involved the housing growth being split evenly between the 11 individual settlements resulting in each settlement having a growth target of 99 dwellings. Whilst this approach is the most equitable, it was discarded on the basis that it was overly simplistic and did not have regard to the policy framework for allocations set out in the Local Plan (Part 1).

The failure to take into account the variety of size of individual settlements and infrastructure/environmental constraints generated unrealistic and unachievable growth targets for some Local Service Centres.

Option B: Distribute growth based on settlement size

This option involves the housing growth being apportioned based on settlement size and would result in a range of growth targets between settlements ranging from 34 dwellings in Prospect to 185 dwellings in Flimby. Whilst this approach is rational and transparent, it was discarded on the basis that it was overly simplistic and did not have regard to the policy framework for allocations set out in the Local Plan (Part 1).

The failure to take into account infrastructure/environmental constraints and housing demand and deliverability considerations generated unrealistic and unachievable growth targets for some Local Service Centres.

	Housing growth target
Abbeystown	83
Allonby	67
Brigham	73
Broughton (Great Broughton & Little Broughton)	183

Broughton Moor	82
Dearham	184
Flimby	185
Great Clifton	65
Kirkbride	50
Prospect	34
Thursby	88

Feedback from Preferred Options consultation

4.16 There were a total of 35 responses to the Preferred Option consultation. The main issues were:

- The proposed level of growth did not equate to 20% as indicated by the spatial strategy. A land supply buffer is suggested to provide flexibility.
- There is a need to allow flexibility between Local Service Centres when some villages fail to deliver the planned housing growth.
- A cap on development in individual Local Service Centres can only be enforced if there are justified constraints.

Preferred Approach to the Distribution of Growth in the Local Service Centres

4.17 It is considered that the final distribution of growth, as set out in Table 8, between the Local Service Centre villages strikes a suitable balance between the following factors:

- Existing settlement size
- The framework for allocating housing growth set out in the Local Plan (Part 1),
- Spatial Strategy
- Housing commitments and completions in the settlement
- Infrastructure and environmental constraints
- Viability and deliverability considerations
- Feedback from public consultation.

Settlement	Completions	Commitments	Allocations	Total
Abbeytown	3	2	55	60
Allonby	8	12	0	20
Brigham	21	68	0	89
Broughton (Great Broughton & Little Broughton)	73	13	55	141
Broughton Moor	4	109	25	138
Dearham	236	30	0	266
Flimby	47	7	10	64
Great Clifton	56	29	0	85
Kirkbride	6	29	51	86
Prospect	3	46	25	74
Thursby	25	52	40	117

Total				1140
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Table 8 – Preferred approach to the distribution of growth in LSC tier

- 4.18 The distribution of growth reflects both the capacity of Local Service Centre villages to deliver additional housing (in terms of constraints and market demand) and also their roles within the localities they sit. When taking all factors into account the level of growth in all Local Service Centres vary from the growth based on settlement size alone. However, when the tier is taken as a whole there is sufficient land supply to deliver the spatial spread and the assigned 20% growth set out in Policy S3 of the Local Plan (Part 1). The reasoning behind each adjustment is outlined below.
- 4.19 **Abbeytown** provides an important Local Service Centre in the northern more rurally sparse section of the plan area. Given its location and its important role in delivering the spatial strategy a range of sites have been allocated to provide choice to prospective developers. It is recognised that past delivery rates in this village have not been high and therefore the level of growth has been adjusted downwards.
- 4.20 **Allonby** is another village which is important in terms of achieving a balanced spatial distribution in the plan area. However it is subject to substantial constraint in terms of flood risk, along with landscape sensitivity constraints as it lies within the Solway Coast AONB. For this reason the level of growth has been substantially reduced.
- 4.21 **Brigham** Since the start of the plan period planning permission has been granted for 89 dwellings in Brigham. This is considered to be a proportionate level of growth for the village. The principal planning consents are either well under construction or have just commenced.
- 4.22 **Broughton (Great Broughton and Little Broughton)** Since the start of the plan period 86 dwellings have been granted consent in the village. The assigned level of growth is lower when compared to the size of the settlement calculation. However it is considered that a combination of past completions, commitments and allocations still represents an acceptable level of growth. The under supply has been used to support greater delivery in the northern Local Service Centres.
- 4.23 **Broughton Moor** Additional growth has been assigned to this village to provide greater choice in the land supply to boost delivery.
- 4.24 **Dearham** This village has experienced a high level of planning permission and completions since the start of the plan period. It is considered that to assign additional growth to this settlement would be disproportionate and result in an unbalanced housing delivery in this tier, contrary to the aim of the spatial strategy.
- 4.25 **Flimby** This village is one of the larger Local Service Centres. However it is subject to flood risk and recent housing delivery rates have not been high. Given these two factors and the fact that it is located close to Principal

Service Centre (Workington) and Key Service Centre (Maryport), with bus and rail links, a reduced level of growth has been assigned to Flimby.

- 4.26 **Great Clifton** Since the start of the plan period planning permission has been granted for 85 dwellings of which 56 have been completed. This is considered to be a proportionate level of growth for the village.
- 4.27 **Kirkbride** is one of the most northerly Local Service Centres and as such has an important role in serving a wider hinterland. For this reason the level of growth is higher when compared to the analysis based on the size of the settlement. A mix of sites is available through existing commitments or proposed allocations to maximise delivery.
- 4.28 **Prospect** has an important role as the only Local Service Centre in the central part of the plan area. Given the limited opportunities in this locality the level of growth has been increased when compared to the calculation based on the size of settlement. A mix of sites both commitments and allocations are available to support delivery.
- 4.29 **Thursby** Along with Kirkbride, Thursby is the most northerly Local Service Centre and serves a wider rural hinterland. For this reason the level of growth is higher when compared to the analysis based on the size of the settlement.

Conclusion

- 4.30 From the completion and commitment data it can be seen that there is a substantial amount of the growth in this tier that is already accounted for. In addition, a number of Local Service Centres have experienced more delivery and have more pipeline development than others. It is important that this tier of the hierarchy delivers a balanced distribution that helps support the long term sustainability of all the villages and the site allocations in the Local Plan (Part 2) aims to ensure this.
- 4.31 All eleven villages vary in size, characteristics and roles within their localities. Given the limited number of centres in the north and the greater distances between those settlements their role as Local Service Centres is particularly important. Overall the combination of past completions, planning permissions and allocations combine to deliver the level of growth in accordance with the spatial strategy as outlined in Policy S3 of the Local Plan (Part 1).

5.0 Housing Land Supply and Delivery

5.1 The land supply, which will deliver growth in line with the spatial strategy, is made up of a number of components; current planning permissions, housing allocations and a windfall allowance. The five year land supply at 30 June 2018 stands at 6.45years, details of which are set out in the Five Year Housing Land Supply Statement.

5.2 As set out in the Local Plan (Part 1), a windfall allowance of 10% has been factored in to the land supply as well as a lapse rate of 20%. Outlined below is the evidence and approach taken to justify both the windfall and lapse rates.

Lapse Rate

5.3 The supporting text of Policy S3 in the Local Plan (Part 1) identifies that the Council has adopted a lapse rate of 20%. This is applied to reflect the fact that some of the approved development will not be delivered due to the expiration of some planning permissions.

5.4 The evidence below shows that over a six year period, there was a total of 351 planning permissions that expired, equating to an average annual lapse rate of 3.3%.

5.5 The outstanding commitments data was taken from the published Annual Monitoring Reports from that year (Table 9). Appendix 1 includes the details of the expired planning permissions from 1st April 2012 to 31st March 2018.

5.6 The evidence shows that adopting a lapse rate of 20% is a very cautious approach as the highest lapse rate was recorded in 2013/2014 at 5.1%.

5.7 Of the 97 applications that had lapsed, 17 (17.5%) of the sites were subject to new planning applications which were permitted. In total, the new approvals granted permission for 85 dwellings, 13 of which are completed and 10 of which have been implemented. This shows that should planning applications expire, new applications could come forward on the site, demonstrating that there is still development interest in lapsed sites.

	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	Total between 2012 and 2018	Annual average between 2012 and 2018
Number of dwellings expired	29	77	52	60	47	86	351	58.5
Total outstanding commitments (excludes Local Plan allocations)	1,337 (March 2013)	1,497 (July 2014)	1,765 (March 2015)	1,994 (June 2016)	1,965 (May 2017)	2,233 (April 2018)	10,791	1,798.5
Lapse rate %	2.2%	5.1%	2.9%	3.0%	2.4%	3.9%		3.3%

Table 9: Lapse rates between 2012/2013 and 2017/2018

Windfall

- 5.8 The Local Plan assumes that a proportion of the residual housing requirement in Allerdale will be met through windfall development (30 dwellings per annum). Windfall development occurs on sites which have not been specifically identified as available in the Local Plan process. Normally, these are brownfield sites which unexpectedly become available during the Local Plan period.
- 5.9 The National Planning Policy Framework allows local planning authorities to include an allowance for windfall development sites where there is evidence that sites have historically become available and will continue to provide a reliable source of housing supply.
- 5.10 A small number of allocations from the 1999 Local Plan were saved as part of the adoption of the Local Plan (Part 1). This is reflected in the number of developments over the past seven years which have come forward on windfall sites (see Table 10). It can be clearly seen that as time has progressed, there have been less completions on allocated sites and more completions on windfall sites.

	Completions on allocated sites	Completions on windfall sites
2011/2012	20.4%	79.6%
2012/2013	18.0%	82.0%
2013/2014	7.7%	92.3%
2014/2015	8.0%	92.0%
2015/2016	9.4%	90.6%
2016/2017	9.6%	90.4%
2017/2018	5.0%	95.0%
Average	11.2%	88.8%

Table 10: Number of completed units located on allocated and windfall sites

- 5.11 Once the Local Plan (Part 2) is adopted, there will be newly allocated sites which will prove attractive to the development industry; therefore, it is expected that the level of windfall development will reduce significantly.
- 5.12 There will still be opportunities for future windfall development in Allerdale. The Local Plan (Part 2) does not allocate in the tiers of Limited Growth Villages and Infill/Rounding-Off Villages. Policy S3 of the Local Plan (Part 1) expects that these two tiers will collectively deliver around 6% of the growth across the district, which would be classed as windfall development.
- 5.13 In addition, as part of the Local Plan (Part 2), settlement boundaries (in the Limited Growth Village tier and up) have been reviewed and adjusted. This will provide opportunities for future windfall development in Allerdale.

Non-Allocated Housing Land Supply

5.14 As a result the Call for Sites process there has been a significant number of sites put forward within town settlement boundaries. Although not formally identified as allocations they could still be suitable for housing development and as such provide an additional source of land supply. Examples of sites that fall into this category are set out in Table 11.

Reference	Name	Size of site
1/WOR/010/R	Beech Grove, Seaton	0.54
1/WOR/016/R	Former Workington Fire Station	0.4799
1/WOR/019/R	Land off Ashfield Road South (b)	0.69
1/WOR/031/M	Land off Moss Bay Road	1.913
1/WOR/033/R	Land rear of Northside School	0.2589
1/WOR/036/R	Land adjacent Northside Primary School	0.29
1/WOR/052/R	Land off St Andrews Road	1.14
2/WOR/080/R	Stanley Street	0.81
4/WOR/111/R	Land off Stanley Street	0.09
4/WOR/112/R	Land off Stanley Street	0.23
4/WOR/113/R	Land between Stanley Street and Town Quay	0.1
1/ASP/001/R	Adjacent Greenfields Outgang Road	0.3
1/ASP/002/R	South of Brayton Road	
2/COC/021/M	Former Fire and Rescue HQ	1.58
1/MAR/006/R	Maryport, the Arches	0.24
1/MAR/008/R	Land at Irish Street (adjacent to Ritson Wharf)	0.68
1/MAR/010/R	Marine Road	1.29
2/MAR/035/R	Land adjacent A594 (south of A594)	1.32
3/SIL/004/R	Land to the rear of Greenrow Meadows	0.27
1/WIG/006/R	The Oaks, Wigton	0.46
1/WIG/007/R	Butchers Field	0.9
1/WIG/011/R	West of Standing Stone Heights	0.61
1/WIG/012/S	Former Wigton Auction Mart	0.6
1/WIG/027/R	Brookside Works	0.07
1/ABB/001/R	Land adjacent Assembly Square	0.43
1/BRN/003/R	Land at East Elms	0.7
1/BRN/010/R	Land at Pear Tree Gardens	0.1997
1/DHM/004/R	Land to the rear of 79-87 Central Road	0.1952
1/FLI/001/R	Land adjacent to Ryehill Farm	0.3445
1/FLI/006/M	Flimby Lodge	1.5
1/FLI/007/R	Flimby, Land adjacent A596, Station	0.39
1/THU/009/R	Land off Church Lane	0.59

Table 11: Non-allocated housing land supply

6.0 Housing Trajectory

- 6.1 It is necessary for the Council to produce a housing trajectory as part of the requirement to provide information on housing policy and performance. The housing trajectory is designed to predict the timing and rate of future housing delivery in the district, taking into account past completion rates and any under-delivery.
- 6.2 The starting point for calculating the housing trajectory is the adopted annual housing delivery target of 304. The trajectory uses this as a basis and calculates the expected annual future delivery using:
- Past completion rates
 - Allocated sites
 - Windfall allowance
 - Commitments (sites with extant planning permission)
 - 20% under-delivery buffer
- 6.3 The annual calculations are based upon the monitoring year which runs from 1st April to 31st March. In this instance, the housing trajectory is based upon information until the 30th June 2018 so the trajectory also includes information on applications from 1st April 2018 to 30th June 2018.
- 6.4 It was decided not to anticipate delivery of the allocated sites until at least 2023/2024 so that the Council's Five Year Housing Land Supply is not reliant on these sites coming forward in the short term. However, this would not prevent planning applications, and any subsequent development, on these sites being made prior to this date.
- 6.5 The housing trajectory and background data can be seen in Appendix 2.

Appendix 1
Details of expired planning permissions between 2012/2013 and 2017/2018

Application Reference	Site address	Number of units	Date of expiry	Subsequent Application
2012/2013 – 29 units expired				
2/2007/0963, 2/2010/0961	Land at The Arches, Maryport	6	04/01/2013	N/A
2/2009/0799, 2/2013/0085	287 Skinburness Road, Silloth	1	10/02/2013	N/A
2/2012/0265	The Maltings, Brewery Lane, Cockermouth	16	12/03/2013	N/A
2/2009/0859	Vacant Plot, Main Street, Great Clifton, Workington	1	14/03/2013	N/A
2/2009/0737	Ghyll Grange, Oughterside, Wigton	1	14/12/2012	N/A
2/2009/0618	Old Empire Cinema, John Street, Maryport	3	15/10/2012	N/A
2/2009/0848	Ribton House, Camerton, Workington	1	03/02/2013	2/2014/0007 . implemented
2013/2014 – 77 units expired				
2/2010/0768; 2/2007/0685	Land adjacent to Blitterlees Farm, Blitterlees, Silloth, Wigton	2	02/11/2013	N/A
2/2009/0858	The Vicarage, Church Road, Flimby, Maryport	2	06/04/2013	N/A
2/2012/0630; 2/2010/0875	Brookside, Bolton Low Houses, Wigton, Cumbria	1	09/03/2014	N/A
2/2011/0029	1 The Fothergills, Flimby, Maryport	1	10/03/2014	N/A
2/2010/0607	Land at Lawson Garth, Brigham	2	12/09/2013	N/A
2/2010/0912	Southside, Oughterside Village, Wigton	1	12/12/2013	N/A
2/2010/0954	15 West Street, Wigton	1	16/12/2013	N/A
2/2010/0909	16 Senhouse Street, Maryport	1	20/12/2013	N/A
2/2008/0048, 2/2010/0916	Land adjacent to 15 Kirkland Meadows, Wigton	1	21/12/2013	N/A
2/2010/0873	Westfield Pub Site, Wastwater Avenue, Workington	9	21/12/2013	N/A

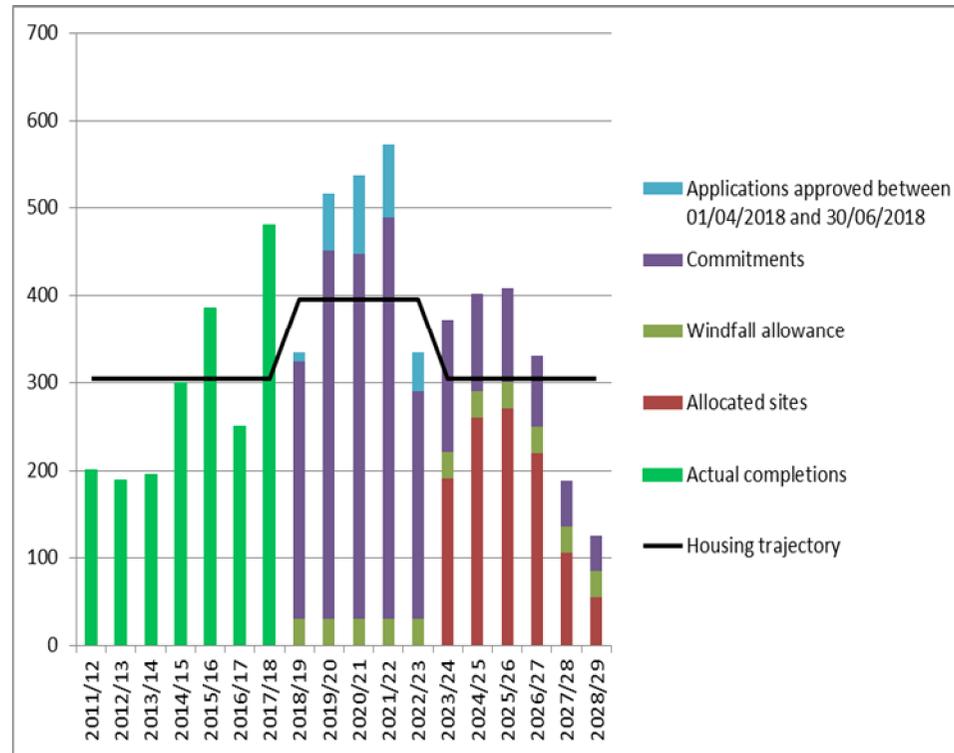
2/2010/0751; 2/2007/0900	Land between 19 & 23 Ruby Road, Salterbeck, Workington	2	26/10/2013	N/A
2/2011/0052	16-18 Fisher Street, Workington	2	28/02/2014	N/A
2/2005/0281, 2/2010/0663	Old Brewery, Church Road, Harrington	4	30/09/2013	N/A
2/2010/0310	Easton Hall, Easton, Wigton	2	20/03/2014	N/A
2/2010/0663	Old Brewery, Church Road, Harrington, Workington	4	30/09/2013	N/A
2/2010/0529	Vacant Plot, Woods Harbour, Strand Street, Maryport	34	23/01/2014	2/2017/0419 . expires 03/05/2021
2/2008/0663, 2/2010/0503	Land to southwest of Army Cadet Building, Outgang Road, Aspatria	3	05/08/2013	2/2016/0280 . implemented
2/2010/0677	The Old Club House, Seaton Road, Broughton Moor, Maryport	1	08/11/2013	2/2013/0022 . completed
2/2009/0823	Builders Yard, Tweedmill Lane, Cockermouth	2	06/01/2014	2/2014/0149 . completed
2/2010/0165; 2/2007/0823	Land adjacent to 10 Outgang Road	1	14/04/2013	2/2018/0004 . expires 27/02/2021
2/2010/0673; 2/2003/0786	Land adjacent to Lister Terrace, Moor Road, Great Broughton, Cockermouth	1	24/11/2013	2/2015/0472 - implemented
2014/2015 – 52 units expired				
2/2010/0763	Bergen House, Main Street, Greysouthern, Cockermouth	1	03/03/2015	N/A
2/2011/0270	Vacant Site, Belle Isle Street, Workington	5	06/06/2014	N/A
2/2011/0689	The Old Vicarage, Church Road, Broughton Moor, Maryport	1	07/11/2014	N/A
2/2012/0008; 2/2009/0040	Former Ancient Mariner Public House Site, Church Street, Workington	3	08/02/2015	N/A
2/2014/0528	Greysouthern Cottage, Greysouthern	2	08/10/2014	N/A
2/2011/0930	Plot 9, Evening Hill, Thursby	1	09/02/2015	N/A
2/2011/0275	Site adjacent to Criffel Lea, Mid Town,	1	09/06/2014	N/A

	Dearham, Maryport			
2/2008/0430, 2/2011/0380	Land adjacent to Greenrow Bungalows, Greenrow, Silloth	6	12/07/2014	N/A
2/2009/0064, 2/2011/0222	The Old Quarry, Hayton, Aspatria	8	12/07/2014	N/A
2/2011/0523	7-8 Old Kings Arms Lane, Cockermouth	1	12/09/2014	N/A
2/2011/0958	Cumbria Garage, Mid Town, Dearham	6	15/02/2015	N/A
2/2011/0881	Croft House, Kirkbampton	1	15/03/2015	N/A
2/2011/0064	Old Grass Dryer, Blencogo	11	25/05/2014	N/A
2/2012/0072	89 Wood Street, Maryport	1	27/03/2015	N/A
2/2011/0588	Annandale, Blitterlees, Silloth	1	29/09/2014	N/A
2/2010/0942	16 High Street, Maryport	2	07/04/2014	2/2014/0910 . implemented
2/2011/0177	Solway Garage, Gilcruix	1	10/05/2014	2/2017/0311 . expires 02/08/2020
2015/2016 – 60 units expired				
2/2012/0080	Land to rear 158 Skinburness Road, Silloth	1	02/05/2015	N/A
2/2012/0690	Ellenborough Methodist Church, Church Terrace, Maryport	6	06/11/2015	N/A
2/2012/0740	Land at Brough Hill, Bolton Low Houses, Wigton	4	09/01/2016	N/A
2/2013/0562, 2/2010/0555; 2/2004/1309	Ullock Mains Farm, Ullock	1	10/01/2016	N/A
2/2012/0875	Fern Cottage, High Street, Wigton	1	14/01/2016	N/A
2/2013/0069, 2/2013/0069	The Opera Bingo, Ladies Walk, Workington	15	17/03/2016	N/A
2/2012/0599	Carlton Ceramics and Café, 24 Senhouse Street, Maryport	7	17/10/2015	N/A
2/2011/0949	Kildare Hotel, High Street, Wigton	5	18/07/2015	N/A
2/2012/0667	Nova Scotia Farm, Wigton	2	26/10/2015	N/A
2/2012/0630	Brookside, Bolton Low Houses, Wigton	1	02/10/2015	N/A

2/2013/0052	Bergen House, Main Street, Greysouthern, Cockermouth	1	03/03/2016	N/A
2/2012/0405	Bellgate Farm, West Street, Aspatria, Wigton	1	28/09/2015	N/A
2/2011/0628	Wilson Farm, Main Street, Dearham, Maryport	12	25/07/2015	Numerous applications for individual plots (3 plots implemented, 2 plots expire 04/05/2020)
2/2012/0499	Southfield Farm, Seaton Road, Broughton Moor	3	27/08/2015	2/2017/0210 . expires 15/09/2020
2016/2017 – 47 units expired				
2/2009/0746, 2/2013/0640	Car Showroom Garage and Workshop, Church Road, Flimby	6	01/12/2016	N/A
2/2013/0343	Welton School	1	02/07/2016	N/A
2/2013/0255	Swan House, West Newton	1	03/12/2016	N/A
2/2013/0746	Land to rear of 159 Skinburness Road, Silloth	3	05/12/2016	N/A
2/2013/0685	Land at Union Street, Wigton	1	09/01/2017	N/A
2/2012/0951	Land at Lorton Street, Cockermouth	4	09/04/2016	N/A
2/2013/0272	Land adjacent Marona, West Lane, Flimby	8	10/09/2016	N/A
2/2013/0509	George IV Inn, 29 Stanley Street, Workington	1	22/08/2016	N/A
2/2010/0919, 2/2013/0615	West End Garage, West Street, Aspatria	4	22/10/2016	N/A
2/2013/0488	Grange Bank, Cross Lane, Wigton	10	02/02/2017	2/2014/0630 . completed
2/2010/0057, 2/2013/0678, 2/2014/0755	Methodist Chapel, Fletchertown	1	29/01/2017	N/A
2/2013/0625	West End Garage, West Street, Aspatria	4	22/10/2016	N/A
2/2013/0197	West Wind Cottage, Papcastle	1	10/06/2016	2/2016/0313 . expires 19/06/2019

2/2013/0676	Rear of Oakwood House, Abbeytown	1	12/11/2016	2/2017/0364 . expires 14/09/2020
2/2013/0047	Plot 7, Meadowbank Close, Cockermouth	1	11/04/2016	2/2016/0034 . expires 29/08/2020
2017/2018 – 86 units expired				
2/2012/0525, 2/2015/0446	Land adjacent Prospect House, Crosby	9	01/10/2017	N/A
2/2014/0216	4 King Street, Aspatria	1	03/09/2017	N/A
2/2014/0650	Ploughman Inn, Maryport Road	3	03/12/2017	N/A
2/2014/0818	78-80 Crosby Street, Maryport	2	04/01/2018	N/A
2/2014/0639	Land between 12 and 14 Ennerdale Road, Maryport	1	05/10/2017	N/A
2/2014/0728, 2/2017/0047	Land adjacent to Bothel Park, School Lane, Bothel	1	08/03/2018	N/A
2/2014/0053	Land at Abbey Road, Abbeytown	15	08/04/2017	N/A
2/2014/0488	Laramara, Dovenby	1	10/09/2017	N/A
2/2014/0189	Old Kings Arms Lane, Cockermouth	2	12/05/2017	N/A
2/2014/0045	Black Cock Inn, Eaglesfield	2	13/07/2017	N/A
2/2014/0198	Cragg Farm, Eaglesfield	2	15/05/2017	N/A
2/2014/0232	Land off Ellenborough Place, Maryport	20	15/06/2017	N/A
2/2014/0047	Land adjacent to Brough Hill House, Bolton Low Houses	1	19/06/2017	N/A
2/2014/0635	17 Fisher Street, Workington	2	21/10/2017	N/A
2/2014/0492	Pennybridge Barn, Broughton	1	24/02/2018	N/A
2/2014/0493	Pennybridge Barn, Broughton	1	24/02/2018	N/A
2/2014/0649	Land adjacent to Belle Mount, Papcastle	2	24/09/2017	N/A
2/2014/0500	Kerensa, Mid Town, Dearham	1	24/11/2017	N/A
2/2014/0662	25 High Brigham, Brigham	1	04/11/2017	N/A
2/2013/0686	Aragorn, Craika Road	3	13/10/2017	2/2017/0273 . expires 28/09/2020
2/2014/0839	Land at Milestone House	3	22/02/2018	2/2018/0041 . expires 22/03/2021
2/2013/0729	Land adjacent Ivydene, Kirkbride	12	21/07/2017	2/2018/0182 . expires 30/07/2021

Appendix 2
Housing trajectory and background data



	2011/ 2012	2012/ 2013	2013/ 2014	2014/ 2015	2015/ 2016	2016/ 2017	2017/ 2018	2018/ 2019	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	2024/ 2025	2025/ 2026	2026/ 2027	2027/ 2028	2028/ 2029
Actual completions	201	189	196	300	385	250	480	0	0	0	0	0	0	0	0	0	0	0
Allocated sites	0	0	0	0	0	0	0	0	0	0	0	0	191	260	270	220	105	55
Windfall allowance	0	0	0	0	0	0	0	30	30	30	30	30	30	30	30	30	30	30
Commitments	0	0	0	0	0	0	0	294	421	417	458	260	150	112	108	80	54	40
Applications approved between 01/04/2018 and 30/06/2018	0	0	0	0	0	0	0	10	65	90	85	44	0	0	0	0	0	0
Housing trajectory	304	304	304	304	304	304	304	395	395	395	395	395	304	304	304	304	304	304

SA19	Fellview, Silloth	20						10	10				
SA20	Land adjacent to Wheatsheaf Inn, Abbeytown	35							20	15			
SA21	Land at Abbey Road, Abbeytown	15					15						
SA22	Main Road, Abbeytown	5					5						
SA23	Rose Farm, Broughton	55						25	20	10			
SA24	Land adjacent to Meadowlands, Broughton Moor	25						15	10				
SA25	Rear of Marona, West Lane, Flimby	10								10			
SA26	Lynholme, Kirkbride	45							25	20			
SA27	Birch Hill Lane, Kirkbride	6					6						
SA28	Rear of Bank House, Prospect	25					15	10					
SA29	Land to the west of Matty Lonning, Thursby	40					20	20					
			0	0	0	0	0	191	260	270	220	105	55

Applications approved between 1st April 2018 and 30th June 2018

Reference	Site Name	Yield	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
2/2017/0277	Princess Hall, Low Seaton	100		10	30	30	30						
2/2017/0419	Land west of Strand Street, Maryport	34		10	10	10	4						
2/2018/0024	John Street Club, 129 John Street, Workington	10		5	5								
2/2017/0587	Former Auction Mart, 93 High Street, Wigton	110	10	30	30	30	10						
2/2017/0579	Former Cottage Hospital, Isel Road, Cockermouth	40		10	15	15							
			10	65	90	85	44						