



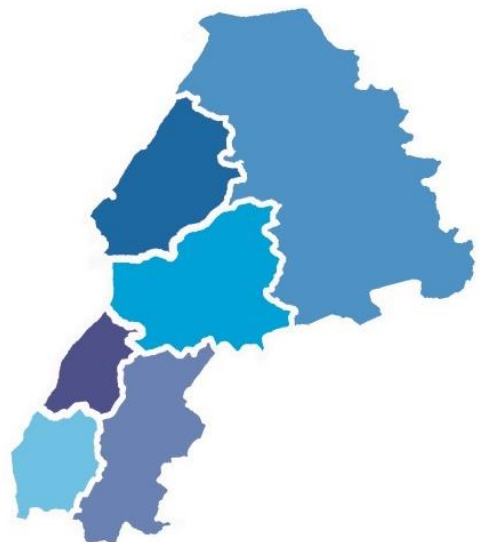
# Allerdale Borough Council



## Allerdale Local Plan (Part 2) Site Allocations

Annual Monitoring Report

2015-2016



## **Contents**

- 1.0 Introduction
- 2.0 Progress against the Local Development Scheme
- 3.0 Indicators
  - Social
  - Economic
  - Environmental
  - Performance

## **1.0 Introduction**

- 1.1 This Annual Monitoring Report (AMR) has been produced by Allerdale Borough Council to cover the period from 1 April 2015 to 31 March 2016. The Council is required to produce this document under Section 35 of the Planning and Compulsory Purchase Act 2004.
- 1.2 The Council is the authority responsible for preparing the Local Plan and determining planning applications for the Borough of Allerdale, excluding land within the Lake District National Park (<http://www.lakedistrict.gov.uk/planning/planningpolicies>). Minerals and Waste policy documents are prepared by Cumbria County Council (<http://www.cumbria.gov.uk/planning-environment/policy/planningpolicy.asp>).
- 1.3 The AMR reports on a number of monitoring statistics identified in the Local Plan (Part 1); it also includes countywide monitoring indicators which have been agreed with the other Cumbrian planning authorities and other information deemed relevant to Allerdale Borough Council.
- 1.4 The publication of the AMR enables the Council to publish a comprehensive set of data that is easily and publicly accessible, to meet a wide range of data requests that the Planning Services department receives.
- 1.5 The current system of plan making is designed to be a continuous process, with the local planning authority regularly preparing, adopting and reviewing Local Development Documents, to take account of changing national and local circumstances. The AMR can be used as a tool to determine when parts of the Local Plan may need to be reviewed.

## **2.0 Progress against the Local Development Scheme**

- 2.1 The current Local Development Scheme (LDS) was produced in September 2013 and sets out a three year programme for the preparation of the Local Plan. The document identifies what documents will be produced, in what order they will be delivered and when they will be released. This chapter of the AMR assesses how the Council is faring against the milestones included in the LDS.

### *Core Strategy and Development Management Policies*

- 2.2 This document sets out a clear vision of the development requirements of the district between the plan period of 2011-2029.
- 2.3 The Core Strategy and Development Management Policies document (also known as the Local Plan . Part 1) was adopted by the Council in July 2014; this was slightly behind schedule when compared to the LDS target of March 2014.

### *Site Allocations*

- 2.4 The Site Allocations document (also known as the Local Plan . Part 2) will seek to identify the most appropriate development sites in Allerdale in order to meet the targets identified in the Local Plan (Part 1).
- 2.5 The Call for Sites in 2013 allowed members of the public, parish councils, landowners and their agents, developers and other interested parties the opportunity to put forward sites for development that could be allocated through the Site Allocations document.
- 2.6 All of the sites that were received by the Council as part of the Call for Sites were included in an ~~Issues and Options~~ document; consultation on this document ended on 30 September 2014.
- 2.7 As a result of this consultation, a further 35 sites were put forward for consideration. In order to ensure that all stakeholders, consultees and members of the public were able to comment on these new sites, another consultation was held. This was entitled ~~Issues and Options . Additional Sites Submitted~~ and ran from 9 January 2015 to 27 February 2015.
- 2.8 The Council is currently assessing all of the comments received to the consultation and carrying out details site assessments to identify which sites to take forward. Once the Council has carried out its assessment and identified what it believes to be the best sites, there will be a further round of consultation to allow for comments on these preferred options. It is anticipated that this round of consultation will occur in winter 2016/2017; this will represent a delay in the LDS timetable but this is due to the amount of sites received for consideration, extended

stakeholder consultation and the unexpected additional Issues and Options consultation which was held in January 2015.

### *Supplementary Planning Documents*

- 2.9 The LDS also identifies a number of Supplementary Planning Documents (SPDs) that the Council will seek to prepare over the plan period covering the topics of: micro renewals; design; affordable housing; Conservation Area management; and planning obligations.
- 2.10 Consultation on the draft Conservation Area SPD took place in September-November 2015; the document was adopted on 2<sup>nd</sup> March 2016.
- 2.11 A draft Planning Obligations SPD was released for public consultation in January 2016. Work is ongoing to amend the document based upon the consultation responses received; however there is a delay as the Council awaits the progression of the Planning and Housing Bill due to the potential implications for affordable housing.

### 3.0 Indicators

3.1 For ease of reference, the Local Plan monitoring indicators have been grouped by the three themes that represent sustainable development: social, economic and environmental. This section also includes a fourth category which details key statistics in relation to the performance of the Planning Services team.

#### Social Indicators

##### Plan period and housing targets

3.2 The Local Plan (Part 1) was adopted in July 2014 and sets out the housing requirement for Allerdale for the period between April 2011 and March 2029. It was calculated that across the district there would be a need for 5,471 dwellings, which equates to an annual requirement of 304 dwellings.

##### Net additional dwellings in the previous Plan period years, for the reporting year and in future years

3.3 Table 1 below details the number of net additional dwellings delivered between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016. It also identifies the cumulative delivery shortfall when compared against the Local Plan (Part 1) targets.

Monitoring period	Annual Local Plan target	Cumulative Local Plan target	Net Completions	Cumulative shortfall	Managed Delivery Target
2011/2012	304	304	192	-112	
2012/2013	304	608	183	-233	
2013/2014	304	912	256	-281	
2014/2015	304	1,216	302	-283	
2015/2016	304	1,520	385	-202	
2016/2017	304	1,824			413
2017/2018	304	2,128			413
2018/2019	304	2,432			413
2019/2020	304	2,736			413
2020/2021	304	3,040			413
2021/2022	304	3,344			304
2022/2023	304	3,638			304
2023/2024	304	3,952			304
2024/2025	304	4,256			304
2025/2026	304	4,560			304
2026/2027	304	4,864			304
2027/2028	304	5,168			304
2028/2029	304	5,472			304

*Table 1: Net additional dwellings*

##### Maintenance of a 5 year supply for housing

3.4 A revised Five Year Housing Supply document has been produced to show the position of the Authority as of 31<sup>st</sup> March 2016 (see Appendix

1 of this document). This demonstrates that, taking into account existing commitments, sites under construction, previous allocations and projected windfall sites, Allerdale Borough Council has a 5.2 year housing supply. However, for the next five years, the annual target increases to 413 to reflect the 20% buffer, as required by the National Planning Policy Framework, and the cumulative shortfall of 202.

Meet the spatial strategy through the location and distribution of housing developments

3.5 Policy S3 sets out the settlement hierarchy for Allerdale and identifies how the level of new development should be distributed across the district. Table 2 details where the completions in this monitoring year took place and compares it the target set out in Policy S3. However, this is only a snapshot of this monitoring year; the Policy S3 target is for the whole plan period until 2029. Table 3 provides details of the location of permitted development across the district for the plan period so far from 1 April 2011 to 31 March 2016.

		<b>Policy S3 target</b>	<b>2015-2016 completions</b>
Principal Centre	Workington (including Harrington, Seaton, Siddick, Stainburn)	35%	44%
Key Service Centres	Maryport	12%	4.9%
	Cockermouth	10%	22.5%
	Wigton	10%	4%
	Silloth	3%	1.6%
	Aspatria	4%	0%
Local Service Centres		20%	23.7%
Limited Growth and Infill/Rounding Off Villages		6%	1.6%
N/A		-	1%

*Table 2: Location of completed housing development in 2015-2016*

	<b>Plan target</b>	<b>Extant Permission</b>	<b>Pending (awaiting s106)</b>	<b>Total</b>	<b>% of Target Met</b>
<b>Principal Service Centre</b>					
Workington	1915	1269	339	1,608	83.9%
<b>Key Service Centres</b>					
Maryport	657	213	0	213	32.4%
Cockermouth	547	723	0	723	132.2%
Wigton	547	252	139	391	71.5%
Silloth	164	273	0	273	166.5%
Aspatria	218	41	0	41	18.8%
Local Service Centres	1094	543	93	636	58.1%
Limited Growth and Infill/Rounding	328	199	22	221	67.4%

Off Villages					
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*Table 3: Permitted development levels in Allerdale between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2016*

Net decrease in the number of Long Term Empty Properties

3.6 In 2015, there were 1,908 vacant properties in Allerdale, of which 785 are registered as long-term empty properties (vacant for six months or more). Whilst this is a very slight increase from the 2014 figure of 784, it represents a considerable reduction when compared to the 2012 figure of 926.

	2011	2012	2013	2014	2015
All vacant	1,856	1,821	1,830	1,842	1,908
All long term vacant*	923	926	707	784	785
Housing association vacant**	112	113	121	142	178
Housing association LTV***	93	28	21	52	59

*Table 4: Allerdale empty properties during the Plan Period so far (includes areas inside LDNP)*

*(Source: CLG Live Statistics Table 615). (Note: \* Long term empty homes are those dwellings which have been unoccupied and substantially unfurnished for over six months and at local authority discretion, can be subject to a discount in council tax contribution. \*\* Figures related to general need self-contained social rent housing only. \*\*\* LTV, long term empty housing associated-owned homes are those dwellings, which are not available for immediate letting).*

Gross affordable housing completions and tenure split

3.7 In total, 325 open market and 60 affordable houses were completed in the period 2015/2016.

	Open Market		Affordable	
	Number	Percentage	Number	Percentage
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%

*Table 5: Level of open market and affordable houses completed in 2015/2016*

3.8 In 2015/2016, the affordable housing comprised of 3 (5%) units for low cost housing, 26 (43%) houses for discounted sale and 31 (52%) houses for affordable rent.



## Meeting the net affordable housing requirement in Housing Market Areas

3.9 There are three housing market areas within Allerdale: Wigton; Cockermouth; and Workington and Maryport. Table 6 details the targets for annual net delivery of affordable housing across the three housing market areas and the actual net delivery in 2015/2016.

	Target		2015/2016 delivery	
	Number	Percentage	Number	Percentage
Cockermouth	39	21.5%	35	58%
Wigton	36	19.9%	0	0%
Workington and Maryport	106	58.6%	25	42%

*Table 6: Location of completed affordable housing units in Housing Market Areas*

### Number of gypsy and traveller pitches approved

3.10 No new gypsy and traveller pitches were approved in this monitoring period.

### Number of travelling showpeople plots approved

3.11 No new travelling showpeople plots were approved in this monitoring period.

### Developer contributions to infrastructure

3.12 Section 106 Agreements are attached to planning permissions and is a mechanism which can make a development acceptable in planning terms that would not otherwise be acceptable. They focus on site-specific measures to mitigate the effects of the proposed development. Table 7 summarises the s106 Agreements that have been attached to planning permissions granted in this monitoring year.

3.13 For the monitoring period, a total of 155 affordable units were secured as part of housing development approvals. 35 units will be for social rent, eight for low cost housing and eight for discounted sale; 104 units still have their mix to be determined.

3.14 In addition, the Council will receive £25,000 to upgrade Bellbrigg Lonning Play Area in Cockermouth and £100,000 to change the layout of existing sports pitches in Maryport due to the development of Lidl.

3.15 Working with the County Council, £265,122 was secured for improvements to schools and £51,500 was secured for highways and transport improvements.

3.16 s106 Agreements were also used to secure a number of non-financial obligations. Two agreements included an obligation for the maintenance of common areas and facilities, with one agreement

securing details of a SUDS and Open Space Management scheme. Two agreements secured the maintenance of public open space. One s106 agreement was used to annul a previous permission on an application site, with a different agreement placing a restriction on the occupier of a flat above a newly approved takeaway.

<b>Planning Application</b>	<b>Address</b>	<b>s106 details</b>
2/2014/0381	Land off Strawberry How, Cockermouth	Affordable Housing . Phase 1 - 28 dwellings (20 rent, 8 low cost), Phase 2 - 40% of units + additional 11 units
		Play area - £25,000 to upgrade Bellbrigg Lonning Play Area
		CCC . Highways . Travel Plan - appoint a Travel Plan co-ordinator
		CCC . Highways . Travel Plan - Annual Performance Report
		CCC . Highways . £1,485 (annually) - Travel Plan Administration Fee
		CCC . Highways . Bus Service - provision for 5 years linking the site and Cockermouth town centre
		CCC . Highways . £30,000 - for a SCOOT traffic light management system in Cockermouth town centre
		SUDS and Open Space Management scheme
2/2014/0612	Cragside, Eaglesfield	CCC . Education . £265,122 - additional capacity at All Saints C of E School
		Affordable housing . 1 unit (discounted sale)
		CCC . Highways . £14,000 - TRO to reduce speed limit on the C2027 and associated road markings and signs
2/2014/0880	Fitz, Low Road, Cockermouth	Maintenance . of the Common Areas and Facilities and Surface Water Drainage infrastructure
		Affordable housing . 6 units (2 - affordable sale, 4 - social rent)
2/2014/0786	Land off Curzon Street, Maryport	Maintenance . of the Common Areas and Facilities and Surface Water Drainage infrastructure
		Open Space - £100,000 - laying out and subsequent maintenance of the Open Space Land
		CCC . Highways . Travel Plan Monitoring Fee - £6,600
		CCC . Highways . TRO - £7,500 to amend the existing waiting restrictions on Curzon Street

2/2014/0544	Longwood Garden Centre, Silloth	Annulment of extant permission . remove all elements of partially constructed dwelling under application 2/2013/1234
2/2015/0132	4 New Oxford Street, Workington	Restriction . upper floor flat above the takeaway shall always be occupied by the current tenant/future manager and family of the takeaway food restaurant
2/2015/0047	Land at former Senhouse Terrace, Workington	Affordable housing . 3 units (mix of discounted sale and social rented)
		Maintenance . of public open space
2/2015/0500	Land at Milestone House Farm, Waverton	Affordable housing . 1 unit (discounted sale)
2/2015/0514	Land at Station Hill, Wigton	Affordable housing . 15 Units (4 - discounted sale, 11 affordable rent)
		Maintenance . of public open space

*Table 7: Signed s106 Agreements in this monitoring period*

#### Loss of key sports and recreational facilities and open spaces

3.17 This information was not available to use for this monitoring year; however a new monitoring form is in use by Allerdale Borough Council which will allow this information to be available from April 2016.

#### Delivery/loss of community facilities

3.18 There were a number of new education facilities approved in this monitoring year. A new nuclear college facility was approved at Lillyhall, Workington to provide a national and international role in the nuclear engineering learning sector. It will provide a specialist workshop, virtual reality suites and laboratories as well as general teaching rooms and associated learning facilities.

3.19 Seaton Academy received permission to replace existing temporary portacabins with two permanent classrooms in order to meet the schools future requirements. Strawberry How Nursery in Cockermouth was granted permission to convert a nearby dwelling for nursery education in order to provide a linked extension to the existing nursery to facilitate future expansion.

3.20 There were three approved applications relating to public houses; two applications were for the demolition of the public houses and the erection of residential units and one application was for an extension to a public house to provide extra eating and drinking space.

3.21 Planning permission was also granted in this monitoring year to allow for the provision of improved facilities at Silloth RUFC, including a new players lounge, changing rooms, disabled toilets and a larger kitchen.

### Other specialist housing delivery

- 3.22 The majority of houses delivered in this monitoring period are for open market use, with some affordable units also completed. However, one unit was completed as an agricultural workers dwelling. 13 units were also completed which have been designed to provide social rented dwellings to assist veterans with improving their independent living skills and to help them get back into work.
- 3.23 Planning permission was granted in this monitoring year for a net gain of 19 bedrooms at Holmewood Residential Home at Cokermonth.
- 3.24 In Workington permission has been granted for a change of use from a hotel to 16no. managed flats to provide supported living accommodation for vulnerable adults with physical and learning difficulties. Another Workington application was granted permission to provide six bedrooms as part of a scheme for supported living accommodation for adults suffering from mental health problems.

### Student housing delivery

- 3.25 No planning applications were received for student housing during this monitoring period.

## **Economic Indicators**

### Total amount of additional employment floorspace . by type

- 3.26 In this monitoring year, there was a net gain of 0.76ha of employment land across the district. The majority of this net gain was because of expansions at the Innovia factory in Wigton due to their contract to produce the substrate for the new polymer Bank of England notes.
- 3.27 The largest loss of B use was due to the change of use from a warehouse to an indoor trampoline centre (Jumpmania) in Workington.
- 3.28 There were a number of other completions which contributed to both gross gain and loss of employment land; however these were either very minor in scale or changes of use within the different B class uses.

	<b>Gain (hectare)</b>	<b>Loss (hectare)</b>	<b>Net (hectare)</b>
<b>B1(a)</b>	0.276	-0.0099	0.2661
<b>B1(b)</b>	0.032	0	0.032
<b>B1(c)</b>	0.1277	0	0.1277
<b>B2</b>	0.658	-0.2297	0.4283
<b>B8</b>	0.10721	-0.2019	-0.09469
	1.20091	-0.4415	0.75941

*Table 8: Total amount of net completed employment land*

3.29 Over the plan period, there has been a net total delivery of just over 4.7 hectares of employment land across the district (see Table 9).

	2011/ 2012 (ha)	2012/ 2013 (ha)	2013/ 2014 (ha)	2014/ 2015 (ha)	2015/ 2016 (ha)	Net completed employment land between April 2011- March 2016 (hectares)
<b>B1(a)</b>	0.02	0	0.96	0	0.2661	1.2461
<b>B1(b)</b>	0	0	0	-0.05	0.032	-0.018
<b>B1(c)</b>	0.03	0.10	1.24	0.04	0.1277	1.5377
<b>B2</b>	0	0	0.95	0.25	0.4283	1.6283
<b>B8</b>	0.10	0	0.02	0.13	-0.09469	0.15531
<b>Mixed B</b>	0.19	0	0.01	0	0	0.2
<b>Total</b>	0.34	0.10	3.18	0.37	0.75941	4.74941

Table 9: Total net completed employment land between April 2011 and March 2016

#### Employment land available . by type

3.30 The majority of the available employment land in Allerdale comes from allocations that were saved from the 1999 Local Plan (90.32 hectares). There are a number of extant planning permissions and sites that are under construction which reduce this supply by a total of 6.8852 hectares. This means that, overall, Allerdale has a total of 83.4348 hectares of available employment land.

3.31 The Local Plan (Part 1) identifies a need for 3 hectares per annum of employment land. In order to maintain a 15 year supply, the district will need to have at least 45 hectares of land currently available. As the total available employment land measures 83.4348 hectares, this would equate to a 27.8 year supply.

	Extant Permission (hectares)	Under Construction (hectares)	Allocated in Local Plan (hectares)	Total available (hectares)
<b>B1(a)</b>	-0.092	0.1042	0	0.0122
<b>B1(b)</b>	0	1.284	0	1.284
<b>B1(c)</b>	0.1825	0.061	0	0.2435
<b>B2</b>	-0.3635	0.8445	0	0.481
<b>B8</b>	-0.0059	-8.9	0	-8.9059
<b>Mixed B</b>	0	0	90.32	90.32
	-0.2789	-6.6063	90.32	83.4348

Table 10: Total amount of net available employment land

#### Meet the spatial strategy through the location and distribution of employment developments

3.32 Table 11 looks at the employment developments that were completed within this monitoring year that delivered a net gain of employment land. It calculates where the net gain development occurred.

3.33 The table shows that the level of completed development was not as high as would be expected in the Principal Service Centre; whilst there was development in Workington of employment land, there were a number of applications which lead to a loss of B Class uses.

3.34 Development in the Key Service Centres surpassed the Principal Service Centre due to the large extensions at Innovia in Wigton.

	<b>Net gain employment development distribution (2015/2016)</b>
Principal Service Centre	13.78%
Key Service Centre	85.2%
Local Service Centre	0.6%
Infill/Rounding Off	0.4%

*Table 11: Total net completed employment land distribution compared to the spatial strategy target*

#### Number of rural enterprises

3.35 This information was not available to use for this monitoring year; however a new monitoring form is in use by Allerdale Borough Council which will allow this information to be available from April 2016.

#### Tourism, Cultural and Leisure development

3.36 In 2015, Allerdale received 7,205 million tourists which generated £322.85 million of expenditure. This supported 4,972 direct jobs, and a further 1,236 jobs indirectly; Table 12 shows that all these figures are an increase on 2014.

	<b>2014</b>	<b>2015</b>	<b>Difference</b>
Number of tourists	6.934 million	7.205 million	+ 271,000
Visitor expenditure	£310.29 million	£322.85 million	+ £12.56 million
Number of direct jobs	4,895	4,972	+ 77
Number of indirect jobs	1,218	1,236	+ 18

*Table 12: Comparison of Allerdale tourism data in 2014 and 2015*

3.37 A number of applications have been approved in this monitoring year relating to tourism and leisure development.

3.38 In terms of accommodation, a scheme was approved to allow an extension to an existing caravan park in Allonby to provide an additional 55 caravans. Permission was also granted to change a residential unit in Southwaite, Cockermouth to a Bed and Breakfast facility which will offer four bedrooms.

3.39 Two applications for leisure facilities have also been permitted; an extension to a fishing club at Crofton was approved to provide

additional facilities to a well established pond. Permission was also granted for a change of use from a warehouse to an indoor trampoline centre; this permission has already been implemented and Jumpmania opened in March 2016.

- 3.40 A clay dabbin interpretation centre has been approved in the Solway AONB wetland education centre to promote an understanding and appreciation of the Solway vernacular and the development of the heritage building skills to preserve it.

#### Retail development

- 3.41 In July 2015, a Retail Study for the district was published which assessed retail capacity within Workington and the Key Service Centres until 2029. Table 13 summarises the plan period capacity identified in the Study, retail permissions granted in this monitoring year and the overall remaining capacity. Silloth and Aspatria are not identified as having a strategic retail need as the retail offer within these towns is designed to meet localised demands.

<b>Workington</b>		
	<b>Comparison Retail</b>	<b>Convenience Retail</b>
<b>2015 Retail Study capacity (m<sup>2</sup>)</b>	8,460	1,720
<b>Net gain/loss in 2015/2016 (m<sup>2</sup>)</b>	-408	0
<b>Total remaining capacity (m<sup>2</sup>)</b>	8,868	1,720
<b>Cockermouth</b>		
	<b>Comparison Retail</b>	<b>Convenience Retail</b>
<b>2015 Retail Study capacity (m<sup>2</sup>)</b>	1,690	870
<b>Net gain/loss in 2015/2016 (m<sup>2</sup>)</b>	0	0
<b>Total remaining capacity (m<sup>2</sup>)</b>	1,690	870
<b>Maryport</b>		
	<b>Comparison Retail</b>	<b>Convenience Retail</b>
<b>2015 Retail Study capacity (m<sup>2</sup>)</b>	450	60
<b>Net gain/loss in 2015/2016 (m<sup>2</sup>)</b>	0	0
<b>Total remaining capacity (m<sup>2</sup>)</b>	450	60
<b>Wigton</b>		
	<b>Comparison Retail</b>	<b>Convenience Retail</b>
<b>2015 Retail Study capacity (m<sup>2</sup>)</b>	560	270
<b>Net gain/loss in 2015/2016 (m<sup>2</sup>)</b>	+56	0
<b>Total remaining capacity (m<sup>2</sup>)</b>	504	270

Table 13: Remaining retail capacities

#### **Environmental Indicators**

##### Accessibility of new residential development

- 3.42 In previous years, accessibility of new housing development to key services was run through a computer model by Cumbria County Council. However, due to staff resource issues, the County Council is

not able to provide this service; however there has been discussion about resuming this service for the next monitoring year.

- 3.43 Therefore, for this monitoring year, the accessibility of new housing developments has been measured by distance to a bus stop/train station. This found that of the gross completed units, 87.5% were within 400m walking distance of a bus stop or a train station.

#### Number of designated heritage assets at risk

- 3.44 Allerdale has 15 entries on Historic England's 2015 Heritage at Risk Register. This is made up of:

- 3 Building and Structure Entries
  - Hadrian's Wall between Port Carlisle and Bowness on Solway (poor condition)
  - Cockermouth Castle bell tower and kitchen tower, Cockermouth (very bad condition)
  - Workington Hall tower house and later medieval fortified house, Workington (poor condition)
- 5 Places of Worship Entries
  - Church of All Hallows, Fletchertown, Aspatria (Grade II) (poor condition)
  - Church of St. Mungo, Church Street, Dearham (Grade I) (poor condition)
  - Church of St. Mary, Churchtown, Sebergham (Grade II\*) (poor condition)
  - Church of St. Hilda, Church Hill, Westward (Grade II) (poor condition)
  - Church of St. John and adjoining parish room, Washington Street, Workington (Grade II\*) (poor condition)
- 4 Archaeology Entries
  - Brownbrigg North Tower 21b, Crosscanonby (unsatisfactory condition with major localised problems)
  - Beckfoot Roman Fort, Holme St. Cuthbert (unsatisfactory condition with major localised problems)
  - Roman fortlet, Castle Fields, Holme St. Cuthbert (extensive significant problems)
  - Wolsty South Tower 13b, Holme St. Cuthbert (significant localised problems)
- 3 Conservation Area Entries
  - Maryport (poor condition, high vulnerability)
  - St. Michael's, Workington (very bad condition, medium vulnerability)
  - Wigton (poor condition, high vulnerability)

- 3.45 All 15 entries were also included in the 2014 Heritage at Risk Register. The Conservation Officer is liaising with Historic England and relevant local organisations/groups to reduce the number of entries on the list.



3.46 As Historic England's list just concerns Grade I and II\* buildings, the Council is developing its own list of Listed Buildings at risk. So far Grade II surveys have been done for Workington, Cockermouth, Maryport and Wigton; these survey results will be included within a Heritage Strategy which is currently being produced.

Number of developments given consent against Historic England advice

3.47 Over the reporting year, no applications were granted contrary to advice received from Historic England.

Number of developments given consent against Environment Agency advice

3.48 Over the reporting year, no applications were granted contrary to Environment Agency advice on flooding.

Residential and economic developments permitted in Flood Zones 2 and 3

3.49 One application was approved that was located within Flood Zone 2 and no applications were approved within Flood Zone 3. Sixteen dwellings were approved which met the sequential test and had no objections from the Environment Agency.

Development on previously development land/brownfield sites

3.50 For 2015/2016, approximately 28.5% of completed housing development was delivered on previously developed/brownfield land.

	<b>Number</b>	<b>Percentage</b>
Brownfield	110	28.5%
Greenfield	269	70%
Garden	2	0.5%
N/A	4	1%
<b>Total</b>	<b>385</b>	<b>100%</b>

*Table 14: Levels of development on land types in 2015/2016*

Renewable energy generation

3.51 Over the reporting year, there were 12 approvals for renewable energy development totalling 12.538MW. Table 15 summarises the number and scale of renewable energy applications by technology. Compared to two years ago, there has been a significant fall in the levels of wind technology approvals. In 2013/2014, 9.427MW was approved; this has fallen to just 0.475MW in this monitoring year. Conversely, the level of approved solar development has increased from 0.018MW to 10.369MW in the same period, although there was a spike of approvals in 2014/2015 recorded at 13.3MW.

<b>Technology</b>	<b>Number of approvals</b>	<b>Maximum output</b>
Wind	2	0.475 MW
Solar	7	10.369 MW
Biomass	1	0.195 MW
Anaerobic digestion	2	1.499 MW
<b>Total</b>	<b>12</b>	<b>12.538 MW</b>

*Table 15: Renewable energy approvals in 2015/2016*

3.52 Table 16 summarises how many applications were approved, refused and withdrawn and whether the decision was made by Allerdale Borough Council or through the Planning Inspectorates appeal process.

<b>Method of decision</b>	<b>Number</b>	<b>Output</b>	<b>Total</b>
Applications approved by Allerdale Borough Council	10	7.288MW	12.538MW
Applications allowed at appeal	2	5.25MW	
Applications refused by Allerdale Borough Council	10	28.95MW	31.336MW
Applications dismissed at appeal	7	2.386MW	
Applications/Appeals withdrawn by applicant	5	20.67MW	20.67MW

*Table 16: Method of decisions for renewable energy applications in 2015/2016*

*(NB – 2/2014/0636 was refused in this monitoring period. A subsequent appeal was later withdrawn by the applicant in the same monitoring year so it is also included in this data)*

3.53 According to the Cumbria Renewable Energy Capacity and Deployment Report (prepared in 2011), Allerdale had a deployment of around 207MW. Since the report there has been an additional 46.27525MW approved (Table 17); this suggests the current level of consented and deployed renewable energy output is approximately 253MW across Allerdale Local Plan Area.

<b>Monitoring period</b>	<b>Approvals (MW)</b>	<b>Cumulative deployment (MW)</b>
Report baseline	207	207
2011/2012	3.47	210.47
2012/2013	3.32	213.79
2013/2014	10.629	224.419
2014/2015	16.31825	240.73725
2015/2016	12.538	253.27525

*Table 17: Cumulative renewable energy approvals between 2011 and 2016*

#### Housing quality . Building for Life Assessments

3.54 Over the reporting year, no housing development was approved under the Building for Life assessment.

### Development in Coastal Change Management Areas

- 3.55 There have been two developments approved within the identified Coastal Change Management Area. One application was for a change of use from a haulage/coach business to a firewood business (2/2015/0427) in order to accommodate the relocation of an existing and expanding business from elsewhere in the district. The new firewood business will utilise the existing storage areas so it was not considered to have a detrimental effect on its setting/landscape character.
- 3.56 The second approved application (2/2015/0463) was for the construction of a clay dabbin interpretation centre within the Solway AONB wetland education field area. The proposal is of small scale and will be positioned within the site so as to have no visual impact upon the surrounding designated area.

### Change in areas of biodiversity importance

- 3.57 This information was not available to use for this monitoring year; however a new monitoring form is in use by Allerdale Borough Council which will allow this information to be available from April 2016.

### Number of planning applications approved with specific measures for the protection of biodiversity

- 3.58 This information was not available to use for this monitoring year; however a new monitoring form is in use by Allerdale Borough Council which will allow this information to be available from April 2016.

## **Performance**

### Government Performance Statistics

- 3.59 Each quarter, the Council is required to submit data to Government reporting on the length of time it has taken to determine planning applications. The Government then collates this data over a two year period to rank all English local authorities in order of making decisions within the statutory time limits (eight weeks for minor applications and 13 weeks for major applications).
- 3.60 The two year collective data at the end of December 2015 showed that out of 337 local planning authorities Allerdale Borough Council was 228<sup>nd</sup> for making decisions within eight weeks for minor applications and 246<sup>th</sup> for making decisions within 13 weeks for major applications. The data for the previous monitoring year has been included in brackets in the table for comparison purposes.

National position . decisions made within 8 weeks	228 (233)
Total minor and other development decisions	1217 (1242)
Total minor and other development decisions in 8 weeks	875 (905)
PPA, Extensions of Time or EIA decisions	74 (34)
PPA, Extensions of Time or EIA decisions within agreed time	57 (25)
Number of reporting quarters with missing data	0 (0)
% of decisions made within 8 weeks or agreed time	76.6% (75%)

*Table 18: Average speed of decisions for minor applications for two years until December 2015*

[Source: Table 153, DCLG Live Statistics]

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

National position . decisions made within 13 weeks	246 (255)
All major development decisions	66 (81)
Major development decisions made within 13 weeks	27 (35)
PPA, Extensions of Time or EIA decisions	27 (26)
PPA, Extensions of Time or EIA decisions made within agreed time	21 (19)
Number of reporting quarters with missing data	0 (0)
% of decisions made within 13 weeks or agreed time	72.7% (67%)

*Table 19: Average speed of decisions for major applications for two years until December 2015*

[Source: Table 151a, DCLG Live Statistics]

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

### New Homes Bonus

3.61 The New Homes Bonus was introduced in February 2011 by the Government to encourage the building of new homes and to encourage Local Authorities to bring empty homes back into use. In 2015/16 there were 325 net additions to housing stock within Allerdale, with an additional 3 empty homes brought back into use. In total, 60 affordable homes were rewarded as part of the New Homes Bonus scheme. Table 20 shows how much money the Council has received over the last five years from the New Homes Bonus.

<b>Year</b>	<b>New Homes Bonus Received</b>	<b>Cumulative amount received</b>
2011/2012	£84,178	£84,178
2012/2013	£100,138	£184,316
2013/2014	£321,922	£506,238
2014/2015	£791,455	£1,297,693
2015/2016	£1,068,370	£2,366,063

*Table 20: New Homes Bonus received by Allerdale Borough Council between 2011/2012 and 2015/2016*

### Links with the Council Plan

3.62 The Council Plan covers a period from 2015-2019 and has five key themes: tackling inequality; strengthening the economy; enhancing the towns; improving health and well-being; and creating a sustainable business.

3.63 The Local Plan can help to achieve these corporate aims in a number of ways:

- Allocating sites for housing which can help to create more affordable housing;
- Protecting existing educational facilities and allocating sites for employment to give residents access to skills, education and employment opportunities;
- Protecting the vitality and viability of town centres;
- Protecting and promoting key infrastructure sites;
- Developing Lillyhall as a strategic employment site;
- Encouraging accessible development; and
- Promoting healthy and accessible environments.

### Planning Compliance statistics

3.64 Within the 2015/2016 monitoring year, 304 planning related complaints were received; 251 of the complaints were closed with no further action being taken. Table 21 summarises the notices that were served following investigation by the Planning Compliance Officer.

Planning Contravention Notices	5
Stop Notices	0
Breach of Condition Notices	12
Enforcement Notices	19
Injunctions	0
Prosecutions	0

*Table 21: Number of Planning Compliance notices issued within 2015/2016*

## **Appendix 1**

### **Five Year Housing Supply – as of 31<sup>st</sup> March 2016**

## Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires that local planning authorities identify sufficient deliverable sites to provide five year supply of housing against their housing requirements. This statement outlines the position of Allerdale Borough Council.

## Housing delivery performance

- 1.2 The Council's five year housing supply target is derived from Policy S3 of the Allerdale Local Plan (Part 1). This requires that 5,471 new dwellings to be delivered over the period 2011 to 2029. This generates a delivery target of 304 per annum<sup>1</sup>.
- 1.3 Table 1 illustrates that 1,568 dwellings had been completed from the period April 2011 to March 2017 against the Local Plan target of 1,824. This equates to an undersupply of 256 dwellings.

Monitoring period	Annual Completions	Cumulative Completions	Annual Shortfall	Cumulative Shortfall	Annualised Target	Cumulative Target
2011/12	192	192	-112	-112	304	304
2012/13	183	375	-121	-233	304	608
2013/14	256	631	-48	-281	304	912
2014/15	302	933	-2	-283	304	1216
2015/16	385	1318	+81	-202	304	1520
2016/17	250	1568	-54	-256	304	1824

## Calculating the housing target

- 1.4 The Council has adopted the stance that the undersupply of 256 dwellings should be addressed in the short term and therefore has been added to the five-year land supply target in full.
- 1.5 Table 2 illustrates that the local plan housing supply target for next five years (April 2017 - March 2022) is 1,520 dwellings (i.e. 304 x 5)

2017/18	304	304
2018/19	304	608
2019/20	304	912
2020/21	304	1216
2021/22	304	1520

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<sup>1</sup> Includes rounding

- 1.6 The NPPF requires that local planning authorities add 5% buffer to their 5 years housing supply target. Local planning authorities with a persistent under delivery are required increase the buffer to 20%. Given the past rates of delivery set out in Table 1 the Council considers the application of 20% buffer to be appropriate.
- 1.7 Table 3 illustrates that the five-year land supply target for the Council is 2,131 dwellings including historic undersupply and the 20% buffer. This equates to 426 per annum.

<b>Table 3: Calculating the housing target</b>	
5 Year Local Plan Housing Target (April 2016 - March 2021)	1520
Cumulative Housing Undersupply (April 2011 - March 2016)	256
Total 5 Year Housing Supply Target	1776
5 Year Housing land Supply Target + NPPF 20% buffer	2131 <sup>2</sup>
Annual Supply Target including NPPF 20% buffer	426 <sup>3</sup>

### **Calculating the supply of housing land**

- 1.8 On 31 May 2017, Allerdale Borough Council determined it has a total housing land supply of 2,277 dwellings. This figure is comprised of:

#### **1,965 units from existing commitments** (See Appendix A)

- A. Unimplemented sites or sites where only ground preparation works have commenced
- These have been assessed in terms of their deliverability and whether there is a reasonable prospect of them being delivered within the next five years.
  - The following methodology has been used in this assessment:
    - Sites of 9 dwellings or less with full planning permission are assumed to be deliverable within 5 years and are included
    - Sites of 10 dwellings or more with full planning permission or outline planning of any size have been assessed in terms of their deliverability within 5 years. The considerations include:
      - Economic viability (constraints that may render the development unprofitable and therefore, unlikely to proceed at this time)
      - Phasing (large sites that are phased, with the later phases likely to be delivered beyond 5 years)
      - Pre-development requirements (e.g. approval of reserved matters in the case of outline approvals, discharge of conditions, securing of other consents, site preparation works)

<sup>2</sup> Includes rounding

<sup>3</sup> Includes rounding



1.9 Following this assessment process **340 units have been excluded** from the 5 year land supply. Details of the assessment in relation to individual sites are provided in Appendix B.

**B. Sites currently under construction**

- Sites that are currently under construction are included in full unless:
  - In the case of larger sites, the later phases are likely to be delivered beyond 5 years.
  - Units have been completed on the site, in which case they have been subtracted from the 5 year land supply contribution.

1.10 Following this assessment process **698 units have been excluded** from the 5 year land supply. Details of the assessment in relation to individual sites are provided in Appendix C.

**160 units from saved housing allocations**

1.11 These are saved housing allocations from the previous local plan (adopted November 1999) and are listed in Appendix D. These sites have also been subject to the same assessment criteria as those with unimplemented planning permissions.

**152 units from windfall sites**

1.12 Allerdale Borough Council adopted the Allerdale Local Plan (Part 1) in July 2014 which included a 10% windfall rate. This equates to 547 dwellings over the Plan Period 2011 . 2029.

**5 Year housing land supply position**

1.13 Allerdale Borough Council considers that it is able to demonstrate a **5.3 year supply** of deliverable housing (see Table 4)

<b>Table 4: Supply of housing land</b>	
Housing Supply	1,965
Saved Allocations	160
Windfall Sites	152
Total housing supply (units)	2,277
<b>Annual housing supply target (units)</b>	<b>426</b>
<b>Total supply (years)</b>	<b>5.3<sup>4</sup></b>

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<sup>4</sup> Includes rounding

## Appendix A

Planning Ref	Site Address	Settlement	Locality	Type	Type	Start	Net	5 Yr Yield
2/2014/0381	Land off Strawberry How	Cockermouth	Cockermouth	HY	Green	Yes	320	150
2/2014/0857	Land off Ashfield Road	Workington	Workington	OA	Green	No	290	120
2/2014/0530	Former Corus Steel Works	Workington	Workington	RM	Brown	No	226	120
2/2010/0037	Former Fissons Factory	Silloth	Silloth	RM	Brown	Yes	267	60
2/2014/0415	Land adjacent to Fitz Park, Low Road	Cockermouth	Cockermouth	RM	Green	Yes	217	150
2/2011/0382	Land at Netherhall Road	Maryport	Maryport	FA	Green	No	152	90
2/2012/0311	Land off Moor Road, Stainburn	Workington	Workington	FA	Green	Yes	150	63
2/2013/0142	Land adj Newlands Park	Dearham	Maryport	FA	Green	Yes	114	51
2/2015/0588	Land off Curwen Road	Workington	Workington	OA	Brown	No	94	94
2/2012/0483	Land at Main Road, High Harrington	Workington	Workington	OA	Green	Yes	80	80
2/2015/0514	Land adjacent Station Hill	Wigton	Wigton	FA	Green	No	79	79
2/2016/0016	Land adjoining King Street	Wigton	Wigton	OA	Green	No	74	74
2/2014/0868	Land east of Heatherfields	Broughton Moor	Maryport	FA	Green	No	64	64
2/2012/0784	Kirk Cross Quarry, Low Road	Brigham	Cockermouth	OA	Brown	No	50	50
2/2015/0308	Land off Lowca Lane, Seaton	Workington	Workington	FA	Green	No	49	49
2/2016/0433	Land at Old Chapel Close	Bothel	Wigton	OA	Green	No	35	35
2/2016/0081	Land at Station Road	Aspatria	Aspatria	OA	Green	No	32	33
2/2014/0690	Land at Meadow Bank	Prospect	Aspatria	OA	Green	No	25	25
2/2014/0858	Land at former RNAD, Derwent Forest	Broughton Moor	Maryport	FA	Brown	No	24	24
2/2014/0232	Land off Ellenborough Place	Maryport	Maryport	OA	Brown	No	20	20
2/2013/0260	Land adj to Lawson Garth	Brigham	Cockermouth	FA	Green	No	20	20
2/2012/0433	Land off William Street	Great Clifton	Workington	FA	Green	Yes	18	18
2/2010/0408	Land adj to Rodway	Kirkbride	Wigton	FA	Brown	Yes	18	18
2/2014/0880	Land adj The Fitz	Cockermouth	Cockermouth	OA	Green	No	16	16
2/2014/0610	Land to the South West of Brigham Road	Cockermouth	Cockermouth	FA	Green	Yes	15	15
2/2014/0053	Land at Abbey Road	Abbeytown	Silloth	OA	Green	No	15	15
2/2015/0047	Former Senhouse Terrace, Station street	Workington	Workington	FA	Brown	No	14	14
2/2013/0817	Land between 14 and 16 Ennerdale Road	Maryport	Maryport	FA	Brown	No	13	13
2/2013/0729	Land adjacent Ivydene	Kirkbride	Wigton	FA	Green	No	12	12
2/2013/0392	Former Snooker Hall, Duke Street	Workington	Workington	FA	Brown	Yes	12	12
2/2015/0191	Land adjacent Hazeldene	Gilcrux	Aspatria	OA	Green	No	12	12
2/2014/0408	Land Adj The Chesnuts	Tallentire	Cockermouth	FA	Green	No	11	11
2/2013/0478	Croft House Farm	Allonby	Aspatria	OA	Brown	No	11	11

Planning Ref	Site Address	Settlement	Locality	Type	Type	Start	Net	5 Yr Yield
2/2013/0468	Land to the east of the Crofts	Crosby	Maryport	FA	Green	No	11	11
2/2014/0417	Brookside Works, Wigton	Wigton	Wigton	FA	Brown	No	10	10
2/2013/0811	Field No 3800, Blencogo	Blencogo	Aspatria	FA	Green	No	10	10
2/2013/0488	Grange Bank, Cross Lane	Wigton	Wigton	FA	Brown	Yes	10	10
2/2015/470	Land at West Farm	Newton Arlosh	Wigton	OA	Green	No	10	10
2/2013/0715	Land off Wilsons Terrace	Maryport	Maryport	OA	Green	No	9	9
2/2012/0525	Land adj Prospect House	Crosby	Maryport	FA	Brown	No	9	9
2/2014/0916	51a Stainburn Road	Workington	Workington	FA	Green	Yes	8	8
2/2013/0272	Land adj Marona, West Lane	Flimby	Maryport	FA	Green	No	8	8
2/2012/0809	Land at Moor Park	Crosby	Maryport	FA	Green	No	8	8
2/2014/0913	Land West of the Went	Dearham	Maryport	OA	Green	Yes	7	7
2/2015/0613	Harrington Infant School, Church Road	Workington	Workington	FA	Brown	No	6	6
2/2013/0640	Car Showroom Garage, Church Road	Flimby	Maryport	OA	Brown	No	6	6
2/2014/0838	Land at Sillloth Social Club, Waver Street	Sillloth	Sillloth	FA	Brown	No	5	5
2/2014/0406	The Garage, Reeds Lane	Wigton	Wigton	FA	Brown	No	5	5
2/2014/0172	Viaduct Hotel	Workington	Workington	FA	Brown	No	5	5
2/2013/0897	67 Wood Street	Maryport	Maryport	FA	Brown	No	5	5
2/2013/0554	Land at Scots Croft	Little Clifton	Workington	OA	Green	No	5	5
2/2015/0480	Land at Valley View	Little Clifton	Workington	FA	Green	No	4	4
2/2014/0863	Plot 1, Laws Garden Centre, Central Road	Dearham	Maryport	FA	Green	No	4	4
2/2014/0612	Land East of Cragside	Eaglesfield	Cockermouth	FA	Green	No	4	4
2/2013/0896	Land adjacent to Overcroft Farm	Greysouthen	Cockermouth	OA	Green	No	4	4
2/2013/0699	8 Fisher Street	Workington	Workington	FA	Brown	No	4	4
2/2013/0646	Outgang Garden Centre	Aspatria	Aspatria	FA	Brown	No	4	4
2/2013/0637	Land at The Beeches	Waverton	Wigton	FA	Brown	No	4	4
2/2013/0625	West End Garage, West Street	Aspatria	Aspatria	FA	Brown	No	4	4
2/2013/0536	Land at Wilson Farm, Main Street	Dearham	Maryport	OA	Green	No	4	4
2/2013/0345	Land at Scholars Green	Wigton	Wigton	FA	Green	No	4	4
2/2015/0233	Land adj. Holmewood Residential Home	Cockermouth	Cockermouth	FA	Green	Yes	3	3
2/2015/0035	Oughterside House	Oughterside	Aspatria	FA	Green	No	3	3
2/2014/0854	Standing Stones Garage, Seaton Road	Broughton Moor	Maryport	FA	Green	No	3	3
2/2014/0839	Land at Milestone House	Waverton	Wigton	FA	Green	No	3	3
2/2014/0817	Town Quay, Stanley Street	Workington	Workington	FA	Green	No	3	3
2/2014/0650	Ploughman Inn, Maryport Road	Dearham	Maryport	FA	Brown	No	3	3
2/2014/0197	38 Curzon Street	Maryport	Maryport	FA	Brown	No	3	3

Planning Ref	Site Address	Settlement	Locality	Type	Type	Start	Net	5 Yr Yield
2/2014/0196	Poundsavers, Hunters Drive	Workington	Workington	FA	Brown	No	3	3
2/2014/0124	Land at Suncroft	Ireby	Wigton	FA	Green	No	3	3
2/2014/0006	Circuit Bar, Nook Street	Workington	Workington	FA	Brown	No	3	3
2/2013/0785	Foulsyke Farm	Silloth	Silloth	FA	Green	No	3	3
2/2013/0746	Land to rear of 159 Skinburness Road	Skinburness	Silloth	OA	Brown	No	3	3
2/2013/0686	Aragorn, Craika Road	Dearham	Maryport	OA	Green	No	3	3
2/2013/0570	Land at Scholars Green	Wigton	Wigton	FA	Green	No	3	3
2/2013/0479	Cockermouth Police Station	Cockermouth	Cockermouth	FA	Brown	No	3	3
2/2013/0460	38 Curzon Street	Maryport	Maryport	FA	Brown	No	3	3
2/2013/0295	Midtown Farm, Westnewton, Aspatria	Westnewton	Aspatria	FA	Green	No	3	3
2/2013/0170	The Old Rectory	Cockermouth	Cockermouth	OA	Green	No	3	3
2/2012/0759	Land adjacent to Hillside	Plumbland	Aspatria	OA	Green	No	3	3
2/2015/0499	Land at Bonny Hill	Bridekirk	Cockermouth	OA	Green	No	3	3
2/2015/0317	Land adj Spring Croft Close	Brigham	Cockermouth	OA	Green	No	2	2
2/2015/0074	Book Barn	Dean	Cockermouth	FA	Green	No	2	2
2/2015/0066	Book Barn, Manor House	Dean	Cockermouth	FA	Green	No	2	2
2/2014/0818	78-80 Crosby Street	Maryport	Maryport	FA	Green	No	2	2
2/2014/0649	Land Adj to Belle Mount	Papcastle	Cockermouth	FA	Green	No	2	2
2/2014/0644	Field 7800, Newton Arlosh	Newton Arlosh	Wigton	FA	Green	No	2	2
2/2014/0635	17 Fisher Street	Workington	Workington	FA	Green	No	2	2
2/2014/0631	Park Hill Cottage, Camp Road	Maryport	Maryport	FA	Green	No	2	2
2/2014/0528	Greysouthen Cottage,	Greysouthen	Cockermouth	OA	Green	No	2	2
2/2014/0523	The Borrans	Pardshaw	Cockermouth	FA	Green	No	2	2
2/2014/0514	Land Adj to Beechdale, West Lane	Kirkbride	Wigton	FA	Green	No	2	2
2/2014/0492	Pennybridge Barn	Broughton	Cockermouth	FA	Green	No	2	2
2/2014/0338	Punch Bowl Inn, Main Street	Broughton	Cockermouth	FA	Green	No	2	2
2/2014/0319	79 Harrington Road	Workington	Workington	FA	Green	No	2	2
2/2014/0301	Land Adj, Blencogo Village Hall	Blencogo	Wigton	FA	Green	No	2	2
2/2014/0212	Field 7800 Opposite Orchard Croft	Newton Arlosh	Wigton	FA	Green	No	2	2
2/2014/0198	Cragg Farm	Eaglesfield	Cockermouth	FA	Green	No	2	2
2/2014/0189	Old Kings Arms Lane	Cockermouth	Cockermouth	FA	Brown	No	2	2
2/2014/0105	Manor House	Dean	Cockermouth	FA	Green	No	2	2
2/2014/0064	Land adj to Buildings Farm, Lowca Lane	Seaton	Workington	OA	Green	No	2	2
2/2014/0045	Black Cock Inn	Eaglesfield	Cockermouth	FA	Brown	No	2	2
2/2013/0881	Stoneyheugh Farmhouse, Ellerbeck Lane	Workington	Workington	OA	Green	No	2	2

Planning Ref	Site Address	Settlement	Locality	Type	Type	Start	Net	5 Yr Yield
2/2013/0812	Fieldside Farm	Dovenby	Cockermouth	FA	Green	No	2	2
2/2013/0789	Land adjacent to Oak Lodge	Workington	Wigton	FA	Green	No	2	2
2/2013/0603	Land off Towers Lane	Cockermouth	Cockermouth	FA	Green	No	2	2
2/2013/0426	Land at Coldgill Avenue	Great Broughton	Cockermouth	FA	Green	No	2	2
2/2013/0403	Cemetary Chapels, Lorton Road	Cockermouth	Cockermouth	FA	Brown	No	2	2
2/2015/0473	Land at Graysondale	Deanscales	Cockermouth	FA	Green	No	2	2
2/2015/0635	Methodist Church, Moor Road	Broughton	Cockermouth	FA	Brown	No	1	1
2/2015/0234	Land at Glenfield	Broughton	Cockermouth	FA	Green	No	1	1
2/2015/0090	Land to the Rear of Thorndene, Moor Road	Broughton	Cockermouth	OA	Green	No	1	1
2/2014/0829	The Hards	Aldoth	Silloth	FA	Green	No	1	1
2/2014/0821	Grey Abbey	Cockermouth	Cockermouth	FA	Green	No	1	1
2/2014/0820	Land to Rear of Greenside Farm	Kirkbride	Wigton	FA	Green	No	1	1
2/2014/0803	Land adj. Millrigg Street	Workington	Workington	FA	Green	No	1	1
2/2014/0800	The Grange, High Scales	High Scales	Wigton	FA	Brown	No	1	1
2/2014/0770	Former Lanrigg Mission	Langrigg	Aspatria	FA	Brown	No	1	1
2/2014/0756	Land to West of Tenters Lane	Wigton	Wigton	FA	Green	No	1	1
2/2014/0728	Land Adjacent to Bothel Park, School Lane	Bothel	Wigton	FA	Green	No	1	1
2/2014/0725	Land Adj Stoneyheugh Farm	Workington	Workington	FA	Green	No	1	1
2/2014/0662	25 High Brigham	Brigham	Cockermouth	FA	Green	No	1	1
2/2014/0658	Land adjacent to 57 Henry Street	Cockermouth	Cockermouth	FA	Green	No	1	1
2/2014/0641	Part Field 7800	Newton Arlosh	Wigton	FA	Green	No	1	1
2/2014/0639	Land between 12 and 14 Ennerdale Road	Maryport	Maryport	FA	Green	No	1	1
2/2014/0513	Jane Croft, Winscales	Workington	Workington	FA	Green	No	1	1
2/2014/0500	Kerensa, Mid Town	Dearham	Maryport	FA	Green	No	1	1
2/2014/0494	Lazonby Row	Glasson	Wigton	FA	Green	No	1	1
2/2014/0493	Pennybridge Barn	Broughton	Cockermouth	FA	Green	No	1	1
2/2014/0488	Land at Iaramara	Dovenby	Cockermouth	FA	Green	No	1	1
2/2014/0480	Former Scout Hut, Tweed Mill Lane	Cockermouth	Cockermouth	FA	Green	No	1	1
2/2014/0425	Land adj. Moordyke	Aikton	Wigton	FA	Green	No	1	1
2/2014/0414	Land at Blooming Heather	Dearham	Maryport	FA	Green	No	1	1
2/2014/0399	Plot A, The Brow	Flimby	Maryport	FA	Green	No	1	1
2/2014/0351	Linstene, The Green, Little Broughton	Cockermouth	Cockermouth	FA	Green	No	1	1
2/2014/0348	The Old Cobblers Shop	Blennerhasset	Wigton	FA	Green	No	1	1
2/2014/0317	The Chapel, Outgang Road	Aspatria	Aspatria	FA	Brown	No	1	1
2/2014/0304	Land adj. Lambfield, Ellerbeck Brow	Brigham	Cockermouth	FA	Green	No	1	1

Planning Ref	Site Address	Settlement	Locality	Type	Type	Start	Net	5 Yr Yield
2/2014/0266	Land adj to The Forelands	Gilcrux	Aspatria	OA	Green	No	1	1
2/2014/0262	Land adj Bethel, Keys Brow	Workington	Workington	FA	Green	No	1	1
2/2014/0216	4 King Street	Aspatria	Aspatria	FA	Brown	No	1	1
2/2014/0140	Netherton Methodist Chapel	Maryport	Maryport	FA	Green	No	1	1
2/2014/0089	Land at Longcroft House, Grayson Green	High Harrington	Workington	FA	Green	No	1	1
2/2014/0087	Land at Ellerbeck Farm	Brigham	Cockermouth	FA	Green	No	1	1
2/2014/0047	Land adj to Brough Hill House	Bolton Low Houses	Wigton	OA	Green	No	1	1
2/2014/0023	290 Skinburness Road	Skinburness	Silloth	OA	Green	No	1	1
2/2013/0862	Well Head, Red Dial	Wigton	Wigton	FA	Green	No	1	1
2/2013/0847	Coach and Horses, Langrigg	Langrigg	Aspatria	FA	Green	No	1	1
2/2013/0819	Meadow Lodge, Gilcrux Farm	Gilcrux	Aspatria	FA	Green	No	1	1
2/2013/0814	Scales Terrace, High Scales, Aspatria	High Scales	Aspatria	FA	Green	No	1	1
2/2013/0709	Bryleen, Moor Road	Great Broughton	Cockermouth	FA	Green	No	1	1
2/2013/0682	1 Blooming Heather	Dearham	Maryport	FA	Green	No	1	1
2/2013/0678	Methodist Chapel	Fletchertown	Wigton	FA	Brown	No	1	1
2/2013/0676	Rear of Oakwood House	Abbeytown	Silloth	FA	Green	No	1	1
2/2013/0562	Ullock Mains Farm, Ullock	Ullock	Cockermouth	FA	Green	No	1	1
2/2013/0561	17 Fisher Street	Workington	Workington	FA	Brown	No	1	1
2/2013/0533	Site adjacent to 18 Stainburn Road	Workington	Workington	FA	Brown	No	1	1
2/2013/0515	Aldoth Farm Cottage, Aldoth, Silloth	Aldoth	Silloth	FA	Brown	No	1	1
2/2013/0509	George IV Inn, 29 Stanley Street	Workington	Workington	FA	Brown	No	1	1
2/2013/0464	Longhwaite Nook, Cuddy Lonning	Wigton	Wigton	FA	Brown	No	1	1
2/2013/0440	Old Post Office	Wigton	Wigton	OA	Brown	No	1	1
2/2013/0417	Acre Cottage	Watch Hill	Aspatria	FA	Green	No	1	1
2/2013/0396	Willow Farm, Sunnyside	Workington	Workington	FA	Brown	No	1	1
2/2013/0390	Cumberland Lodge, Winscales	Workington	Workington	FA	Brown	No	1	1
2/2013/0364	11 Roper Street	Workington	Workington	FA	Brown	No	1	1
2/2013/0354	Holme Dale, Low Scales	Low Scales	Aspatria	FA	Brown	No	1	1
2/2013/0347	4 Esk Street	Silloth	Silloth	FA	Brown	No	1	1
2/2013/0343	Welton School	Welton	Wigton	FA	Brown	No	1	1
2/2013/0313	Old Joiners shop, Wigton Road	Silloth	Silloth	FA	Brown	No	1	1
2/2013/0257	Land between St James' and Blackburn House	Hayton	Aspatria	FA	Brown	no	1	1
2/2013/0255	Swan House	Westnewton	Aspatria	FA	Brown	No	1	1
2/2013/0252	land at Cross Lane	Wigton	Wigton	FA	Brown	No	1	1
2/2013/0197	West Wind Cottage	Papcastle	Cockermouth	OA	Green	No	1	1

Planning Ref	Site Address	Settlement	Locality	Type	Type	Start	Net	5 Yr Yield
2/2013/0160	Stoneyheugh Farmhouse, Ellerbeck Lane	Workington	Workington	FA	Brown	No	1	1
2/2013/0137	Midtown Farm Seaton Road	Broughton Moor	Maryport	FA	Brown	No	1	1
2/2013/0133	Meadow View	Boltongate	Wigton	FA	Brown	No	1	1
2/2013/0128	Jane Croft, Hunday, Winscales	Workington	Workington	FA	Brown	No	1	1

## Appendix B

Planning Ref	Site Address	Net Dwellings Approved	5 Year Supply Contribution	Reason
2/2014/0857	Land at Ashfield Road	290	120	Construction to commence within 12 months. Delivery estimated at 30 dwellings per annum over next 4 years.
2/2011/0382	Land at Netherhall Road	152	90	Construction to commence within 2 years. Delivery estimated at 30 dwellings per annum over next 3 years.
2/2014/0530	Corus Rail Steel Works	226	120	Construction to commence within 12 months. Delivery estimated at 30 dwellings per annum over next 4 years.

## Appendix C

Planning Ref	Site Address	Net Dwellings Approved	5 Year Supply Contribution	Reason
2/2014/0381	Land at Strawberry How	320	150	Construction underway. 4 completions currently recorded. Delivery estimated at 30 dwellings per annum
2/2012/0311	Land off Moor Road	150	26	Construction underway. 124 completions currently recorded. Site expected to be completed within next 5 Years.
2/2013/0142	Land adj Newlands Park	114	35	Construction underway. 79 completions currently recorded. Site expected to be completed within next 5 Years.
2/2014/0415	Land at the Fitz	217	112	Construction underway. 105 completions currently recorded. Site expected to be completed within next 5 Years.
2/2010/0037	Former Fissons Factory	267	75	Construction underway. 22 completions currently recorded. Delivery estimated at 15 dwellings per annum over next 5 years.
2/2011/0382	Land at Netherhall Road	152	90	Development commenced. No completions currently recorded. Delivery estimated at 30 dwellings per annum over next 3 years.
2/2012/0483	Land at Main Road, High Harrington	80	76	Construction underway. 4 completions currently recorded. Delivery estimated at 15 dwellings per annum over next 5 years.

## Appendix D

<b>Planning Ref</b>	<b>Site Address</b>	<b>Settlement</b>	<b>Capacity</b>
SHS1	Land at Wigton Road	Silloth	30
SHS2	Land at Fell View	Silloth	20
WHS1	Land at Howrigg Bank	Wigton	20
WKHS4	Land at Crofffield Road	Workington	90



