



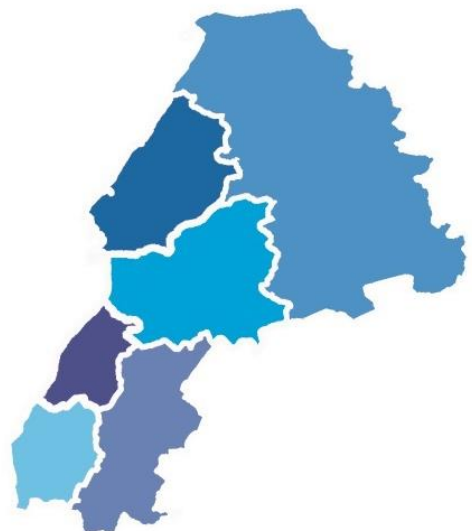
# Allerdale Borough Council



## Allerdale Local Plan (Part 2) Site Allocations

Annual Monitoring Report

2016-2017



## **1.0 Introduction**

- 1.1 This Annual Monitoring Report (AMR) has been produced by Allerdale Borough Council to cover the period from 1 April 2016 to 31 March 2017. 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 March 2017 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 assessed all of the comments received to the consultation and carried out detailed site assessments to identify which sites to take forward. Once the Council carried out its assessment and identified what it believed to be the best sites, the Preferred Options consultation was released on 27<sup>th</sup> January 2017 and ran until 24<sup>th</sup> March 2017.

### *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: Design; Green Infrastructure; and Developer Contributions.
- 2.10 A draft Developer Contributions SPD was released for public consultation in January 2016. Following an assessment of the responses received during the consultation period, changes were made to the document and the final Developer Contributions SPD was adopted on 26<sup>th</sup> July 2017.

### 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 2017. 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	250	-256	
2017/2018	304	2,128			426
2018/2019	304	2,432			426
2019/2020	304	2,736			426
2020/2021	304	3,040			426
2021/2022	304	3,344			426
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 2017 (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 5.3 year housing supply. However, for the next five years, the annual target increases to 426 to reflect the 20% buffer, as required by the National Planning Policy Framework, and the cumulative shortfall of 256.

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.

		<b>Policy S3 target</b>	<b>2016-2017 completions</b>
Principal Centre	Workington (including Harrington, Seaton, Siddick, Stainburn)	35%	29.2%
Key Service Centres	Maryport	12%	1.6%
	Cockermouth	10%	38%
	Wigton	10%	0.8%
	Silloth	3%	8.8%
	Aspatria	4%	0.8%
Local Service Centres		20%	19.6%
Limited Growth and Infill/Rounding Off Villages		6%	1.2%
N/A		-	0%

*Table 2: Location of completed housing development in 2016-2017*

Net decrease in the number of Long Term Empty Properties

3.6 In 2016, there were 1,939 vacant properties in Allerdale, of which 802 are registered as long-term empty properties (vacant for six months or more). Whilst this is an increase from the 2015 figure of 785, it represents a considerable reduction when compared to the 2012 figure of 926.

	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
All vacant	1,856	1,821	1,830	1,842	1,908	1,939
All long term vacant*	923	926	707	784	785	802
Housing association vacant**	112	113	121	142	178	149
Housing association LTV***	93	28	21	52	59	48

Table 3: 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, 188 open market and 62 affordable houses were completed in the period 2016/2017.

	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%
2016/2017	188	75%	62	25%

Table 4: Level of open market and affordable houses completed

3.8 In 2016/2017, the affordable housing comprised of 7 (11%) units for low cost housing, 8 (13%) houses for discounted sale and 47 (76%) 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 5 details the actual net delivery in 2016/2017.

Housing Area	2016/2017 delivery	
	Number	Percentage
Cockermouth	48	78%
Wigton	2	3%
Workington and Maryport	12	19%

Table 5: 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 6 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 44 affordable units were secured as part of housing development approvals. 25 units will be for social rent and 19 for discounted sale. Four planning applications were approved as outline applications; these applications will be expected to deliver a maximum of 38 affordable dwellings, comprising of 11 discounted sale units and 27 social rented units.

3.14 In addition, the Council will receive £18,292 to upgrade existing play areas in Thursby and Prospect/Oughterside. The development at Ewanrigg Hall, Maryport will be expected to provide, and subsequently maintain, a play area as part of the scheme.

3.15 Working with the County Council, £423,413 was secured for improvements to primary schools, £71,250 for secondary school transport and £48,400 was secured for highways and transport improvements.

3.16 s106 Agreements were also used to secure a number of non-financial obligations. One agreement secured details of the maintenance of surface water drainage infrastructure, with three agreements securing the maintenance of public open space. Two agreements were used to secure changes to previously agreed site layouts with four agreements being used to place restrictions on the associated planning permissions.

<b>Planning Application</b>	<b>Address</b>	<b>s106 details</b>	
2/2016/0025	Land off Curwen Road, Workington	Variation	Deed of variation to s106 attached to permission 2/2010/1054 due to alterations in site layout
2/2015/0191	Land adjacent Hazeldene, Gilcruix	Affordable housing	3 units (1 x discounted sale, 2 x social rent)
2/2015/0218	Land at	Affordable	24 units (10 x affordable rent,



	Ewanrigg Hall, Maryport	housing	14 x affordable sale)
		Public open space	Provision of public open space and subsequent maintenance
		Children's play area	Provision of children's play area and subsequent maintenance
		Travel Plan monitoring fee	£6,600
2/2014/0868	Land to the east of Heatherfields	Affordable housing	25% of dwellings to be affordable. (25% - intermediate affordable housing units or discount sale units. 75% - social rented)
2/2015/0467	Land at Syke Road	Affordable housing	20% of dwellings to be affordable. (25% - intermediate affordable housing units or discount sale units. 75% - social rented)
		Drainage	Maintenance of surface water drainage attenuation pond and associated drainage infrastructure
2/2016/0070	Land at Matty Lonning	Affordable housing	17 units . 13 x rented units and 4 x low cost units
		Offsite play contribution	£13,427 . towards the upgrading of Jubilee play area
		Primary education	£223,791 . new classroom at Thursby Primary School
		Secondary education	£71,250 . provision of secondary school transport
		Open space	Plan for management and maintenance of any public space to be provided on the site
2/2015/0705	Land at Station Road, Cockermouth	Travel Plan monitoring fee	£6,600
		Highways	Cost of a zebra crossing - £41,500
2/2016/0023	Land at Westnewton Hall, Westnewton	Restriction	Buildings not to be used for livestock or storage of slurry
2/2014/0690	Land at Meadowbank, Oughterside	Affordable Housing	25% of dwellings to be affordable. (25% - intermediate affordable housing units or discount sale units. 75% - social rented)

		Open space	£4,865 . additional play equipment to existing play facilities in Prospect or Oughterside
		Highways	£2,400 for Traffic Regulation Order for highway fronting development
2/2015/0308	Land at Lowca Lane, Seaton	Primary education	£199,622
		Open Space	Management plan
		Affordable housing	20% of dwellings to be affordable
2/2015/0318	Land at Scales Farm, Brigham	Restriction	Buildings not to be used for housing of livestock
		Requirement	Slurry tank to be removed
2/2016/0249	Land at Lowmoor Road, Wigton	Affordable housing	20% of dwellings to be affordable. (25% - intermediate affordable housing units or discount sale units. 75% - social rented)
		Open space	Enter into an agreement with management company for maintenance of public open space
		Play area	Financial contribution for the upgrade of nearby existing play facilities
		Highways	£4,500 for a mini roundabout, extension of 30mph zone and introduction of a village gateway feature
2/2016/0570	Moorhouse Hall Farm, Aikton	Requirement	Demolition of existing dwelling
2/2017/0047	Land at Bothel Park, School Lane, Bothel	Amendment	Removal of condition 11 on planning approval 2/2014/0728
2/2016/0717	Land at William Street, Great Clifton	Variation	Alteration of layout to plots 7, 8 and 9

*Table 6: Signed s106 Agreements in this monitoring period*

Loss of key sports and recreational facilities and open spaces

3.17 Records show that no completed planning applications in 2016/2017 resulted in the loss of key sports and recreational facilities and open space. However, the Council only started recording this information in

2016, so it is unlikely that any completions in this monitoring year would show this yet.

#### Delivery/loss of community facilities

- 3.18 Seaton Academy received permission to replace an existing temporary portacabin with a permanent classroom in order to meet the schools future requirements (resubmission of application 2/2015/0680).
- 3.19 A site in Greengill, Aspatria received planning permission for the change of use of a small paddock for educational use (showcasing traditional blacksmith techniques) and the construction of a replica Viking longhouse.
- 3.20 Permission was also granted for the construction of a new detached scout hut at Great Broughton.
- 3.21 Following the relocation to a more sustainable town centre location, permission was granted for a change of use from a specialist medical centre to a residential dwelling (2/2016/0273).
- 3.22 In 2013, permission was granted for the demolition of a former post office (use ceased in 2009) in Silloth to allow for the construction of a single storey detached house. This development was completed in this monitoring year.
- 3.23 In 2013, permission was also granted for the conversion of the former Cockermouth Police Station to create three dwellings; this development also completed in this monitoring year.

#### Other specialist housing delivery

- 3.24 The majority of houses delivered in this monitoring period are for open market use, with some affordable units also completed. However, two units were completed as agricultural workers dwellings.

#### 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 loss of 8.7ha of employment land across the district. The majority of this net loss was due to the completion of the demolition of the former Fisons Factory in Silloth.

	Gain (hectare)	Loss (hectare)	Net (hectare)
<b>B1(a)</b>	0.1558	0	0.1558
<b>B1(b)</b>	0	0	0
<b>B1(c)</b>	0	0	0
<b>B2</b>	0	0	0
<b>B8</b>	0.0808	- 8.9747	- 8.8938
	0.2366	- 8.9747	- 8.7381

*Table 7: Total amount of net completed employment land*

3.27 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 8).

	2011/ 2012 (ha)	2012/ 2013 (ha)	2013/ 2014 (ha)	2014/ 2015 (ha)	2015/ 2016 (ha)	2016/ 2017 (ha)	Net completed employment land between April 2011-March 2017 (hectares)
<b>B1(a)</b>	0.02	0	0.96	0	0.266	0.156	1.402
<b>B1(b)</b>	0	0	0	-0.05	0.032	0	-0.018
<b>B1(c)</b>	0.03	0.10	1.24	0.04	0.13	0	1.54
<b>B2</b>	0	0	0.95	0.25	0.43	0	1.63
<b>B8</b>	0.10	0	0.02	0.13	-0.09	- 8.89	- 8.73
<b>Mixed B</b>	0.19	0	0.01	0	0	0	0.20
<b>Total</b>	0.34	0.10	3.18	0.37	0.768	-8.734	-3.976

*Table 8: Total net completed employment land between April 2011 and March 2017*

#### Employment land available . by type

3.28 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 increases this supply by a total of 2.1133 hectares. This means that, overall, Allerdale has a total of 92.4499 hectares of available employment land.

3.29 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 92.4499 hectares, this would equate to a 30.8 year supply.

	Extant Permission (hectares)	Under Construction (hectares)	Allocated in Local Plan (hectares)	Total available (hectares)
<b>B1(a)</b>	-0.0715	0.1042	0	0.0327
<b>B1(b)</b>	0	1.284	0	1.284
<b>B1(c)</b>	0.1879	0.061	0	0.2489
<b>B2</b>	0.2281	0.2529	0	0.4810

<b>B8</b>	-0.0059	0.0809	0	0.075
<b>Mixed B</b>	-0.0083	0	90.32	90.3283
			90.32	

*Table 9: Total amount of net available employment land*

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

3.30 Table 10 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.

3.31 The table shows that there were no completed employment developments in the Principal Service Centre in this monitoring year which added to the employment land supply. There was development in Workington of employment land, but this led to a loss of B8 land.

3.32 Development in the Key Service Centres surpassed the Principal Service Centre due to an extension at Innovia in Wigton.

	<b>Net gain employment development distribution (2016/2017)</b>
Principal Service Centre	0%
Key Service Centre	51%
Local Service Centre	49%
Infill/Rounding Off	0%

*Table 10: Total net completed employment land distribution compared to the spatial strategy target*

Number of rural enterprises

3.33 There were no rural enterprises completed in 2016/17.

Tourism, Cultural and Leisure development

3.34 In 2016, Allerdale received 7.469 million tourists which generated £333.14 million of expenditure. This supported 5,039 direct jobs, and a further 1,248 jobs indirectly (see Table 11).

	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>Difference between 2015 and 2016</b>
Number of tourists	6.934 million	7.205 million	7.469 million	+ 264,000
Visitor expenditure	£310.29 million	£322.85 million	£333.14 million	+ £10.29 million
Number of direct jobs	4,895	4,972	5,039	+ 67
Number of	1,218	1,236	1,248	+ 12

indirect jobs				
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Table 11: Comparison of Allerdale tourism data in 2015 and 2016

- 3.35 A number of applications have been approved in this monitoring year relating to tourism and leisure development.
- 3.36 In terms of accommodation, a scheme was approved to allow a change of use of land to provide 15 lodges and associate development at Cumberland Lodge, Winscales. Up to five timber, fully insulated camping pods were approved at Welton, with the stationing of ten holiday pods approved at Wellington Farm, Cockermouth. New tourist accommodation was approved at the Melbreak Hotel in Little Clifton consisting of a touring caravan park and static camping pod area.
- 3.37 Wellington Farm in Cockermouth received permission for the change of use of the site for an equestrian centre with the provision of 16 stables and an arena.

#### Retail development

- 3.38 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 12 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 since Retail Study (m<sup>2</sup>) (not including this monitoring year)</b>	-408	0
<b>Net gain/loss in 2016/2017 (m<sup>2</sup>)</b>	0	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 since Retail Study (m<sup>2</sup>) (not including this monitoring year)</b>	0	0
<b>Net gain/loss in 2016/2017 (m<sup>2</sup>)</b>	0	-771
<b>Total remaining capacity (m<sup>2</sup>)</b>	1,690	1,641

<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 since Retail Study (m<sup>2</sup>) (not including this monitoring year)</b>	0	0
<b>Net gain/loss in 2016/2017 (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 since Retail Study (m<sup>2</sup>) (not including this monitoring year)</b>	56	0
<b>Net gain/loss in 2016/2017 (m<sup>2</sup>)</b>	0	0
<b>Total remaining capacity (m<sup>2</sup>)</b>	504	270

Table 12: Remaining retail capacities as of 31<sup>st</sup> March 2017

## Environmental Indicators

### Number of designated heritage assets at risk

3.39 Allerdale has 15 entries on Historic England's 2016 Heritage at Risk Register (see Table 13).

<b>Type</b>	<b>Description</b>	<b>Heritage at Risk Register 2015</b>	<b>Heritage at Risk Register 2016</b>
Building and Structure	Hadrian's Wall between Port Carlisle and Bowness on Solway	Poor condition	Poor condition
Building and Structure	Cockermouth Castle bell tower and kitchen tower, Cockermouth	Very bad condition	Very bad condition
Building and Structure	Workington Hall tower house and later medieval fortified house, Workington	Poor condition	Poor condition
Places of Worship	Church of All Hallows, Fletchertown, Aspatria (Grade II)	Poor condition	Poor condition

Places of Worship	Church of St. Mungo, Church Street, Dearham (Grade I)	Poor condition	Poor condition
Places of Worship	Church of St. Mary, Churchtown, Sebergham (Grade II*)	Poor condition	Poor condition
Places of Worship	Church of St. Hilda, Church Hill, Westward (Grade II)	Poor condition	Poor condition
Places of Worship	Church of St. John and adjoining parish room, Washington Street, Workington (Grade II*)	Poor condition	Poor condition
Archaeology	Brownbrigg North Tower 21b, Crosscanonby	Unsatisfactory condition with major localised problems	Generally unsatisfactory condition with major localised problems
Archaeology	Beckfoot Roman Fort, Holme St. Cuthbert	Unsatisfactory condition with major localised problems	Generally unsatisfactory condition with major localised problems
Archaeology	Roman fortlet, Castle Fields, Holme St. Cuthbert	Extensive significant problems	Extensive significant problems
Archaeology	Wolsty South Tower 13b, Holme St. Cuthbert	Significant localised problems	Generally unsatisfactory condition with major localised problems
Conservation Area	Maryport	Poor condition, high vulnerability	Poor condition, high vulnerability
Conservation Area	St. Michael's, Workington	Very bad condition, medium vulnerability	Very bad condition, medium vulnerability
Conservation Area	Wigton	Poor condition, high vulnerability	Poor condition, high vulnerability

*Table 13: Entries on the Heritage at Risk Register*

3.40 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.



- 3.41 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

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

Number of developments given consent against Environment Agency advice

- 3.43 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

- 3.44 There was one application approved that was located within Flood Zone 2 and one application approved which was located in Flood Zone 2/3.
- 3.45 The site located in Flood Zone 2 was an application for reserved matters for a number of plots on a larger housing scheme. The site levels were raised to take the site out of Flood Zone 2; this remodelling of ground levels to improve flood resilience was not considered to cause flooding downstream.
- 3.46 The application located within Flood Zone 2/3 was for the conversion of an existing residential unit to retain the dwelling, with the addition of two self-contained flats. The vulnerability of the conversion to flats was not considered significant to have refused the application on the grounds of flood risk, with no objection received to the application from the Environment Agency.

Development on previously development land/brownfield sites

- 3.47 For 2016/2017, approximately 18% of completed housing development was delivered on previously developed/brownfield land.

	<b>Number</b>	<b>Percentage</b>
Brownfield	45	18%
Greenfield	205	82%
Garden	0	0%
N/A	0	0%
<b>Total</b>	<b>250</b>	<b>100%</b>

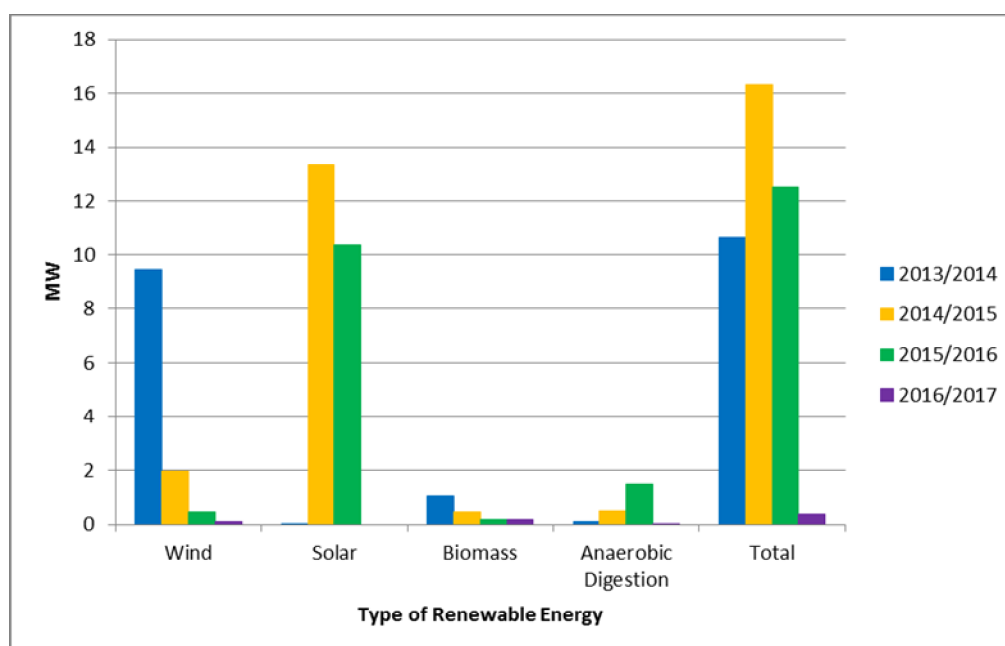
*Table 14: Levels of development on land types in 2016/2017*

## Renewable energy generation

3.48 Over the reporting year, there were 3 approvals for renewable energy development totalling 0.369MW. Table 15 summarises the number and scale of renewable energy applications by technology. Compared to three years ago, there has been a significant fall in the levels of renewable energy approvals. In 2013/2014, 9.427MW was approved; this has fallen to just 0.369MW in this monitoring year. Figure x shows the changes in renewable energy approvals since 2013/2014.

Technology	Number of approvals	Maximum output
Wind	1	0.12 MW
Solar	0	0 MW
Biomass	1	0.205 MW
Anaerobic digestion	1	0.044 MW
<b>Total</b>	<b>3</b>	<b>0.369 MW</b>

*Table 15: Renewable energy approvals in 2016/2017*



*Figure 1: Renewable energy approvals between 2013/2014 and 2016/2017*

3.49 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 46.64425MW approved (Table 17); this suggests the current level of consented and deployed renewable energy output is approximately 253MW across Allerdale Local Plan Area.

Monitoring period	Approvals (MW)	Cumulative deployment (MW)
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
2016/2017	0.369	253.64425

*Table 16: Cumulative renewable energy approvals between 2011 and 2017*

#### Housing quality . Building for Life Assessments

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

#### Development in Coastal Change Management Areas

3.51 No developments were approved within the identified Coastal Change Management Area in the monitoring year of 2016/2017.

#### Change in areas of biodiversity importance

3.52 There has been no change in areas of biodiversity in 2016/17

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

3.53 Eight planning applications were approved with specific measures for the protection of biodiversity. Seven related to bat, barn owl and roosting birds and one related to the green crested newt.

### **Performance**

#### Government Performance Statistics

3.54 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).

3.55 The two year collective data at the end of December 2016 showed that out of 337 local planning authorities Allerdale Borough Council was 119<sup>th</sup> for making decisions within eight weeks for minor applications and 35<sup>th</sup> for making decisions within 13 weeks for major applications (see Tables 17 and 18). 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	119 (228)
Total minor and other development decisions	1,096 (1217)
Total minor and other development decisions in 8 weeks	831 (875)
PPA, Extensions of Time or EIA decisions	150 (74)
PPA, Extensions of Time or EIA decisions within agreed time	126 (57)

Number of reporting quarters with missing data	0 (0)
% of decisions made within 8 weeks or agreed time	87.3% (76.6%)

*Table 17: Average speed of decisions for minor applications for two years until December 2016*

[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	35 (246)
All major development decisions	54 (66)
Major development decisions made within 13 weeks	18 (27)
PPA, Extensions of Time or EIA decisions	35 (27)
PPA, Extensions of Time or EIA decisions made within agreed time	34 (21)
Number of reporting quarters with missing data	0 (0)
% of decisions made within 13 weeks or agreed time	96.3% (72.7%)

*Table 18: Average speed of decisions for major applications for two years until December 2016*

[Source: Table 151a, DCLG Live Statistics]

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

### New Homes Bonus

3.56 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 2016/17 there were 388 net additions to housing stock within Allerdale. In total, 117 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
2016/2017	£1,525,500	£3,891,563

*Table 19: New Homes Bonus received by Allerdale Borough Council between 2011/2012 and 2016/2017*

### Links with the Council Plan

3.57 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.

3.58 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

3.59 Table 20 shows the number of planning compliance complaints received and the number of cases closed. The figures from the 2015/2016 monitoring year have been included in brackets for comparison purposes.

Number of complaints received	323 (304)
Number of cases closed	355 (251)
<b>Number of notices served</b>	
Planning Contravention Notices	7 (5)
Stop Notices	0 (0)
Breach of Condition Notices	2 (12)
Enforcement Notices	2 (19)
Injunctions	0 (0)
Prosecutions	0 (0)

*Table 20: Planning Compliance Statistics for 2016/2017*

## Appendix 1 – Five Year Land Supply Report (June 2017)

### 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

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.

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**

- 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**

- 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**

1.9 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	Type	Type	Start	Net	5 Yr Yield
2/2014/0415	Land Adj. Fitz Park, Low Road	Cockermouth	RM	Green	Yes	217	112
2/2014/0381	Land off Strawberry How	Cockermouth	HYB	Green	Yes	320	150
2/2014/0530	Former Corus Steel Works	Workington	RM	Brown	No	226	120
2/2016/0025	Land off Curwen Road	Workington	OA	Brown	No	94	94
2/2014/0857	Land off Ashfield Road	Workington	OA	Green	No	290	90
2/2011/0382	Land at Netherhall Road	Maryport	FA	Green	Yes	152	90
2/2015/0218	Land at Ewanrigg Hall	Maryport	OA	Green	No	124	90
2/2017/0126	Land Adj. Station Hill	Wigton	FA	Green	No	79	79
2/2012/0483	Land at Main Road, High Harrington	Workington	OA	Green	Yes	80	76
2/2010/0037	Former Fissons Factory	Silloth	RM	Brown	Yes	267	75
2/2016/0016	Land Adjoining King Street	Wigton	RM	Green	No	74	74
2/2014/0868	Land east of Heatherfields	Broughton Moor	FA	Green	No	64	64
2/2015/0467	Land at Syke Road	Wigton	OA	Green	No	50	50
2/2016/0285	Kirk Cross Quarry, Low Road	Brigham	OA	Brown	No	50	50
2/2015/0308	Land off Lowca Lane, Seaton	Workington	FA	Green	No	49	49
2/2013/0142	Land Adj. Newlands Park	Dearham	FA	Green	Yes	114	35
2/2016/0433	Land at Old Chapel Close	Bothel	OA	Green	No	35	35
2/2016/0081	Land at Station Road	Aspatria	RM	Green	No	33	33
2/2012/0311	Land off Moor Road, Stainburn	Workington	FA	Green	Yes	150	26
2/2017/0016	Land off Moor Road, Stainburn	Workington	FA	Green	No	25	25
2/2014/0690	Land at Meadow Bank	Prospect	OA	Green	No	25	25
2/2014/0858	Land at former RNAD	Broughton Moor	FA	Brown	No	24	24
2/2013/0260	Land Adj. Lawson Garth	Brigham	FA	Green	Yes	20	20
2/2016/0133	10 Bounty Avenue	Maryport	FA	Brown	No	20	20
2/2014/0232	Land off Ellenborough Place	Maryport	OA	Brown	No	27	27
2/2012/0433	Land off William Street	Great Clifton	FA	Green	Yes	18	18
2/2010/0408	Land Adj. Rodway	Kirkbride	FA	Brown	Yes	18	18

<b>Planning Ref</b>	<b>Site Address</b>	<b>Settlement</b>	<b>Type</b>	<b>Type</b>	<b>Start</b>	<b>Net</b>	<b>5 Yr Yield</b>
2/2014/0880	Land Adj. The Fitz	Cockermouth	OA	Green	No	16	16
2/2014/0053	Land at Abbey Road	Abbeytown	OA	Green	No	15	15
2/2017/0122	Croft House Farm	Allonby	OA	Brown	No	15	15
2/2015/0047	Former Senhouse Terrace, Station street	Workington		Brown	No	14	14
2/2013/0392	Former Snooker Hall, Duke Street	Workington	FA	Brown	Yes	12	12
2/2013/0729	Land Adj. Ivydene	Kirkbride	FA	Green	No	12	12
2/2014/0408	Land Adj. The Chestnuts	Tallentire	FA	Green	No	11	11
2/2013/0468	Land to the east of the Crofts	Crosby	FA	Green	No	11	11
2/2015/0470	Land at West Farm	Newton Arlosh	OA	Green	No	10	10
2/2013/0811	Field No 3800	Blencogo	FA	Green	No	10	10
2/2014/0417	Brookside Works	Wigton	FA	Brown	No	10	10
2/2017/0099	Land off Wilsons Terrace	Broughton Moor	RM	Green	No	9	9
2/2014/0885	Land at the Netherdales	Maryport	FA	Green	No	9	9
2/2015/0446	Land Adj. Prospect House	Crosby	RM	Brown	No	9	9
2/2012/0809	Land at Moor Park	Crosby	FA	Green	Yes	8	8
2/2013/0272	Land Adj. Marona, West Lane	Flimby	FA	Green	No	8	8
2/2014/0913	Land West of the Went	Dearham	OA	Green	No	7	7
2/2017/0010	Eskrigg Farm	Oulton	FA	Green	No	6	6
2/2015/0613	Harrington Infant School, Church Road	Workington	FA	Brown	No	6	6
2/2016/0709	Land at Wigton Road	Allonby	OA	Green	No	5	5
2/2017/0035	Land at Milestone House	Waverton	OA	Green	No	5	5
2/2016/0177	Land at St Johns Court, Peter Street	Workington	FA	Green	No	5	5
2/2014/0546	Land Adj. Cockermouth RUFC, Lorton Road	Cockermouth	OA	Green	No	5	5
2/2014/0762	Land at Scots Croft	Little Clifton	OA	Green	No	5	5
2/2015/0745	Wilson Farm, Main Street	Dearham	FA	Green	No	5	5
2/2014/0172	Viaduct Hotel	Workington	FA	Brown	No	5	5
2/2016/0580	Land Adj. Overcroft Farm	Greysouthen	RM	Green	No	4	4
2/2016/0469	Land Adj. Briery Meadows	Broughton	FA	Green	No	4	4
2/2016/0410	Land opposite Midtown Farm	Plumbland	OA	Green	No	4	4
2/2015/0480	Land at Valley View	Little Clifton	FA	Green	No	4	4

<b>Planning Ref</b>	<b>Site Address</b>	<b>Settlement</b>	<b>Type</b>	<b>Type</b>	<b>Start</b>	<b>Net</b>	<b>5 Yr Yield</b>
2/2014/0612	Land East of Cragside	Eaglesfield	OA	Green	No	4	4
2/2014/0863	Former Laws Garden Centre, Central Road	Dearham	FA	Green	No	4	4
2/2015/0089	Land at The Beeches	Waverton	FA	Brown	No	4	4
2/2015/0318	Scales Farm	Brigham	FA	Green	No	3	3
2/2016/0159	Wiggonby House	Wiggonby	FA	Green	No	3	3
2/2016/0095	The Rectory, Lorton Road	Cockermouth	FA	Green	No	3	1
2/2015/0728	Land to Rear of 53 Stainburn Road	Stainburn	FA	Green	No	3	2
2/2015/0499	Land at Bonny Hill	Bridekirk	OA	Green	No	3	3
2/2015/0035	Land at Oughterside House	Oughterside	FA	Green	No	3	3
2/2014/0854	Standing Stones Garage, Seaton Road	Broughton Moor	FA	Brown	No	3	3
2/2014/0817	Town Quay, Stanley Street	Workington	FA	Brown	No	3	3
2/2013/0686	Aragorn, Craika Road	Dearham	OA	Green	No	3	3
2/2016/0697	32 Eaglesfield Street	Maryport	FA	Brown	No	3	3
2/2014/0650	Ploughman Inn, Maryport Road	Dearham	FA	Brown	No	3	3
2/2016/0071	Land Adj. Derwent, Cross Lane	Wigton	FA	Green	No	2	2
2/2015/0473	Land at Graysondale	Deanscales	FA	Green	No	2	2
2/2015/0317	Land Adj. Spring Croft Close	Brigham	OA	Green	No	2	2
2/2014/0492	Pennybridge Barn	Broughton	FA	Green	No	1	1
2/2014/0818	78-80 Crosby Street	Maryport	FA	Green	No	2	2
2/2014/0514	Land Adj. Beechdale, West Lane	Kirkbride	FA	Green	No	2	1
2/2014/0631	Park Hill Cottage, Camp Road	Maryport	FA	Green	No	2	2
2/2014/0635	17 Fisher Street	Workington	FA	Brown	No	2	2
2/2014/0528	Greysouthen Cottage	Greysouthen	FA	Green	No	2	2
2/2014/0649	Land Adj. Belle Mount	Papcastle	FA	Green	No	2	2
2/2014/0523	Land Adj. The Borrans	Pardshaw	FA	Green	No	2	2
2/2015/0314	West Lane	Kirkbride	FA	Green	No	2	2
2/2016/0346	Cemetery Chapels, Lorton Road	Cockermouth	FA	Brown	No	2	2
2/2015/0635	Methodist Church, Moor Road	Broughton	COU	Brown	No	2	2
2/2017/0113	The Garage, Sunnyside, Seaton	Seaton	FA	Brown	No	1	1
2/2017/0107	55 Kirkgate	Cockermouth	FA	Brown	No	1	1

<b>Planning Ref</b>	<b>Site Address</b>	<b>Settlement</b>	<b>Type</b>	<b>Type</b>	<b>Start</b>	<b>Net</b>	<b>5 Yr Yield</b>
2/2016/0762	Lower Garden Paddock, Sunny Gardens	Camerton	OA	Green	No	1	1
2/2017/0051	Land to the Rear of Thorndene, Moor Road	Broughton	FA	Green	No	1	1
2/2016/0664	55 Main Road, Seaton	Workington	OA	Green	No	1	1
2/2016/0746	Part Field 7800	Newton Arlosh	FA	Green	No	1	1
2/2016/0666	Midtown Farm, Main Street	Dearham	FA	Green	No	1	1
2/2016/0618	Barn at Stoneyheugh Farm, Ellerbeck Lane	Workington	FA	Green	No	1	1
2/2016/0581	Rear of Skinburness Road	Silloth	FA	Green	No	1	1
2/2016/0646	31 Coronation Drive, Salterbeck	Workington	Class M	Brown	No	1	1
2/2016/0645	25 Coronation Drive, Salterbeck	Workington	Class M	Brown	No	1	1
2/2016/0644	9 Coronation Drive, Salterbeck	Workington	Class M	Brown	No	1	1
2/2016/0643	15 Coronation Drive, Salterbeck	Workington	Class M	Brown	No	1	1
2/2016/0642	17 Coronation Drive, Salterbeck	Workington	Class M	Brown	No	1	1
2/2016/0624	Grainger House	Wigton	FA	Green	No	1	1
2/2016/0590	Park View Farm	Bothel	Yes	Green	No	1	1
2/2016/0502	Land Adj. Hillside	Plumbland	OA	Green	No	1	1
2/2016/0532	Land Adj. Linstene, The Green	Broughton	FA	Green	No	1	1
2/2016/0023	Land Adj. Westnewton Hall	Westnewton	FA	Green	No	1	1
2/2016/0360	16 Ramsay Brow	Workington	FA	Brown	No	1	1
2/2016/0353	Hovel House, Grainger House Farm, Red Dial	Wigton	NPD	Green	No	1	1
2/2015/0751	Land at Blooming Heather	Dearham	FA	Green	No	1	1
2/2016/0314	Fidra, Dearham Road, Ellenborough	Maryport	OA	Green	No	1	1
2/2016/0272	Gordon House, Mossend	Kirkbride	FA	Green	No	1	1
2/2016/0185	91 Main Street	Broughton	OA	Brown	No	1	1
2/2016/0165	Barn at Beech House Farm	Blencogo	FA	Green	No	1	1
2/2016/0218	Land Adj. Roseville, West Lane	Flimby	FA	Green	No	1	1
2/2016/0211	Land Adj. 8 Brough Street	Aspatria	FA	Green	No	1	1
2/2016/0130	Sutherland House	Kirkbride	FA	Green	No	1	1
2/2016/0147	Land Adj. Firth View	Plumbland	FA	Green	No	1	1
2/2016/0161	Stoneyheugh Farm, Ellerbeck Lane	Workington	FA	Green	No	1	1
2/2015/0191	Land Adj. Hazeldene	Gilcruix	OA	Green	No	1	1

<b>Planning Ref</b>	<b>Site Address</b>	<b>Settlement</b>	<b>Type</b>	<b>Type</b>	<b>Start</b>	<b>Net</b>	<b>5 Yr Yield</b>
2/2016/0058	High Brackenthwaite Farm	Brackenthwaite	NPD	Green	No	1	1
2/2016/0034	Land at Meadow Bank Close	Cockermouth	FA	Green	No	1	1
2/2015/0583	Land Adj. to La Maison	Plumbland	OA	Green	No	1	1
2/2016/0029	Land Adj. 231 Newlands Lane South	Workington	FA	Green	No	1	1
2/2016/0022	Bounty Inn, Victory Crescent	Maryport	FA	Green	No	1	1
2/2015/0741	Land Adj. Strawberry How Cattery	Cockermouth	OA	Green	No	1	1
2/2015/0706	Glen Holme	Thursby	FA	Green	No	1	1
2/2014/0871	Mardale, William Street	Wigton	FA	Green	No	1	1
2/2015/0533	20 Laithwaite Close	Cockermouth	OA	Green	No	1	1
2/2015/0497	Part Field 7800	Newton Arlosh	FA	Green	No	1	1
2/2015/0528	Workington Tennis Club, Newlands Lane	Workington	FA	Green	No	1	1
2/2015/0415	East Park Farm, Crofton	Thursby	OA	Green	No	1	1
2/2015/0567	Long and Small Service Station, Main Road	Flimby	Class P	Green	No	1	1
2/2014/0796	Land at Tallentire Hall	Tallentire	FA	Green	No	1	1
2/2016/0719	Land Adj. Foxpit House, Copperas Hill	Workington	OA	Green	No	1	1
2/2015/0448	Land at Harglyn, Stainburn Road	Workington	FA	Green	No	1	1
2/2016/0104	Land Adj. Hillside	Plumbland	FA	Green	No	1	1
2/2015/0365	Town Head Farm	Hayton	FA	Green	No	1	1
2/2015/0354	The Minstrel, Skinburness Road	Silloth	FA	Green	No	1	1
2/2015/0337	Barncroft, 16 High Seaton	Seaton	OA	Green	No	1	1
2/2015/0300	Barn Adj. Fir Tree Bank	Abbeytown	CLQ	Green	No	1	1
2/2015/0284	Land Adj. Rose Cottage, Church Road	Broughton Moor	FA	Green	No	1	1
2/2015/0298	Barn 1 Brackenridge	Brackenthwaite	CLQ	Green	No	1	1
2/2015/0234	Land at Glenfield	Broughton	OA	Green	No	1	1
2/2015/0174	Land to the rear of 158 Skinburness Road	Silloth	FA	Green	No	1	1
2/2015/0149	The Old School	Abbeytown	FA	Green	No	1	1
2/2015/0283	Old Mission Hall	Dundraw	FA	Green	No	1	1
2/2014/0755	Methodist Church, Front Street	Fletcherstown	FA	Green	No	1	1
2/2014/0780	Land at High Road	Blennerhasset	FA	Green	No	1	1
2/2016/0061	16 High Street	Maryport	FA	Green	No	1	1

<b>Planning Ref</b>	<b>Site Address</b>	<b>Settlement</b>	<b>Type</b>	<b>Type</b>	<b>Start</b>	<b>Net</b>	<b>5 Yr Yield</b>
2/2014/0728	Land Adj. Bothel Park, School Lane	Bothel	FA	Green	No	1	1
2/2014/0820	Land to Rear of Greenside Farm	Kirkbride	FA	Green	No	1	1
2/2014/0821	Grey Abbey	Cockermouth	FA	Green	No	1	1
2/2014/0803	Land between Millrigg Street and Honister Drive	Workington	FA	Green	No	1	1
2/2014/0829	The Hards	Aldoth	FA	Green	No	1	1
2/2014/0756	Land to West of Tenters Lane	Wigton	FA	Green	No	1	1
2/2014/0725	Land Adj. Stoneyheugh Farm	Workington	FA	Green	No	1	1
2/2014/0500	Kerensa, Mid Town	Dearham	FA	Green	No	1	1
2/2014/0304	Lambfield, Ellerbeck Brow	Brigham	FA	Green	No	1	1
2/2014/0662	25 High Brigham	Brigham	FA	Green	No	1	1
2/2014/0658	Land Adj. 57 Henry Street	Cockermouth	FA	Green	No	1	1
2/2016/0730	159 Vulcans Lane	Workington	COU	Brown	No	1	1
2/2016/0331	213-215 Moss Bay Road	Workington	COU	Brown	No	1	1
2/2015/0669	New Inn Blencogo	Blencogo	COU	Brown	No	1	1
2/2015/0689	Meadow Bank Nursing Home	Curthwaite	COU	Brown	No	1	1
2/2014/0800	The Grange, High Scales	High Scales	FA	Brown	No	1	1
2/2014/0770	Former Lanrigg Mission	Langrigg	FA	Brown	No	1	1

## Appendix B

<b>Planning Ref</b>	<b>Site Address</b>	<b>Net Dwellings Approved</b>	<b>5 Year Supply Contribution</b>	<b>Reason</b>
2/2014/0857	Land at Ashfield Road	290	90	Construction to commence within 2 years. Delivery estimated at 30 dwellings per annum over next 3 years.
2/2011/0382	Land at Ewanrigg Hall	124	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