



**REPRESENTATIONS IN RELATION TO SOUTH
LAKELAND LAND ALLOCATIONS DEVELOPMENT PLAN
DOCUMENT ON BEHALF OF THE CUMBRIA HOUSE
BUILDER GROUP**

Our Ref: CNG/226/CSL

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1. INTRODUCTION

- 1.1 These representations are submitted on behalf of the Cumbria House Builders Group including the following companies:- Applethwaite, Briery Homes, Cumbrian Homes, Holbeck Homes, Russell Armer and Story Homes.
- 1.2 Analysis is undertaken comparing Core Strategy housing requirements compared to proposed provision at district wide level and then in each of the settlement hierarchies referred to in CS1.2 namely, Kendal and Ulverston separately as Principal Service Centres, Key Service Centres collectively, Local Service Centres collectively and Small Villages and Hamlets collectively.
- 1.3 Phasing of provision is analysed at district wide level only.
- 1.4 In the analysis of the settlements or settlement hierarchy categories, the 'approximate' percentage of gross requirements referred to in Core Strategy policy is applied.
- 1.5 No comment is made upon the appropriateness of any of the housing allocations, the proposed phasing or capacity of individual sites. This report simply analyses the implications of the Land Allocations document for housing land provision in the District as currently proposed.

2. DISTRICTWIDE HOUSING REQUIREMENTS

2.1 THE PLANNING AUTHORITY'S POSITION

- 2.1.1 The Land Allocations document sets out dwellings required in a table on page 16 of that document. One can see from the TOTAL row at the bottom of the table that the planning authority assume the following:-
 - Completions to date 1690 dwellings;
 - Planning permissions 1042 dwellings;
 - Small identified sites 289 dwellings; and
 - A total net requirement by 2025 of 5778 dwellings.
- 2.1.2 Table 1A: Overall Housing Requirement and Balance between Settlements on page 17 of the Land Allocations document indicates how the authority intends to meet the requirement.
- 2.1.3 Elements of the two tables are brought together in Appendix A which compares cumulative requirements with cumulative provision in each of the phases. It is clear that the Land Allocation's strategy to meet housing requirements is to under provide for housing in the period up to 2017 and 2022 and only seek to make up the shortfall in the third phase. As a result the planning authority is in danger of not being able to identify a five year land supply soon after the Land Allocations document is adopted.

- 2.1.4 More detailed analysis of intended housing provision is set out in Appendix **B** which brings together all the housing allocations and mixed use sites referred to in policy and text within each of the relevant settlements and hierarchies. There is an element of interpretation of what is understood to be the planning authority's position in Appendix B and in the tables below.
- 2.1.5 It is apparent that housing provision is dependent upon several large sites delivering significant housing completions in Phase 3, (a three year period) including two sites which are identified as Broad Locations for New Housing in the context of draft Policy LA1.4. The Milnthorpe Broad Location does not appear to be taken into account in the authority's assessment of provision.

2.2 THE HOUSE BUILDERS' ASSESSMENT

- 2.2.1 The House Builders do not agree with the authority's assessment of net dwelling requirements or the likely level of housing completions from both identified and unidentified sites. Detailed reasoning is provided in Appendix **D**.
- 2.2.2 In brief:-
- for planning permissions only net increases should be counted not gross figures;
 - small site contributions should not be included, but a contribution from windfalls in the first 5 years would be appropriate but this element is included in the planning permissions in any case;
 - development rates for any one site or sites should only be at a maximum of 30 dwellings per annum, as a result, if phased release remains as suggested a significant number of completions would be beyond the plan period;
 - if the Broad Locations are only to come forward post 2022, then the maximum each site could contribute in the three year period to 2025 is 90 dwellings each (i.e. 30 dwellings per annum multiplied by 3 years), with the remainder beyond the plan period;
 - the Land Allocations document assumes a contribution from small villages and hamlets, but there is a concern that housing completions from this source will be limited; and
 - there is a need to provide for an element of slippage in relation to all sites to ensure the housing requirement is met.
- 2.2.3 Appended at **C** is the House Builder's assessment of the housing and mixed use allocations. Large sites are phased at a maximum of 30 dwellings per annum based upon the Land Allocations reference to this annual yield in a footnote to Table 1A. Applying this annual rate results in some sites contributing in either a later phase or beyond the end of the plan period. In preparing this assessment it is not suggested that completions on large sites be held back by phasing, but that completions will naturally 'spill over' into later phases.
- 2.2.4 As can be seen, the House Builders consider there is a higher net requirement and assume housing completions from specifically allocated sites and broad locations to be 4727 dwellings in the plan period compared to the planning authority's assumption of 5563 dwellings.

2.2.5 Taking all assumptions made by both the planning authority (as adjusted in Appendix B), the respective positions are set out in the table below.

2.2.6 **Table 1: District wide Housing Requirements/Supply**

	SLDC	House Builders
Gross Requirement 2003-2025	8800	8800
Completed	1690	1690
PP U/C	1042	420
PP not started		411
Small sites	289	0
Net requirement	5779	6279
Allocations/ Mixed use sites/ Broad Locations to meet net	5563	4727
Smaller villages and hamlets (excluding 2 allocations taken into account in 4727)	537	231
Total Provision	6100	4958
Over/Under provision	321	-1321
Slippage at 10%		6849
Over/ Under provision		-1891

2.2.7 An explanation for the principle of slippage can be found in Section 7 of Appendix D. For the table above the slippage at 10% is calculated by adding the slippage at 10% from each of the tables 2-5 plus the net requirement of the small villages and hamlets (574 dwellings). The revised figure of 6849 dwellings is then assessed against the total provision which suggests under provision of 1891 dwellings.

2.2.8 As can be seen from Table 1 whilst the planning authority consider sufficient housing provision has been identified to meet Core Strategy requirements, the House Builders consider there to be a significant shortfall at district wide level.

3. KENDAL

- 3.1 Based upon the approach adopted above, the comparative positions in relation to Kendal can be summarised in Table 2.

3.2 **Table 2: Kendal Housing Requirements/Supply**

	SLDC	HOUSE BUILDERS
Gross Requirement 2003-2025	3080	3080
Completed	565	565
PP U/C	512	179
PP not started		202
Small sites	42	0
Net requirement	1961	2134
Allocations/mixed use and broad locations to meet net	2188	1491
Over/Under provision	227	-643
Slippage at 10%		2347
Over/Under provision		-856

- 3.3 The slippage at 10% is calculated by net requirement multiplied by 110% (i.e. $2134 \times 110\% = 2347$) and then deducting 2347 from the allocations figure of 1491 dwellings to produce an overall shortfall of 856 dwellings.
- 3.4 The House Builders consider there is a significant shortfall of housing provision in Kendal to meet Core Strategy requirements.

4. ULVERSTON

- 4.1 The comparative positions in relation to Ulverston are summarised in Table 3.

4.2 **Table 3: Ulverston Housing Requirements/Supply**

	SLDC	HOUSE BUILDERS
Gross Requirement 2003-2025	1760	1760
Completed	323	323
PP U/C	157	66
PP not started		60
Small sites	87	0
Net requirement	1193	1311
Allocations to meet net	1247	1118
Over/ Under provision	54	-193
Slippage at 10%		1442
Over/Under provision		-324

- 4.3 The House Builders consider there is a shortfall of housing provision in Ulverston to meet Core Strategy requirements.

5. KEY SERVICE CENTRES

5.1 The comparative positions in relation to the Key Service Centres are summarised in Table 4.

5.2 **Table 4: Key Service Centres Housing Requirements/Supply**

	SLDC	HOUSE BUILDERS
Gross Requirement 2003-2025	1144	1144
Completed	181	181
PP U/C	108	40
PP not started		46
Small sites	87	0
Net requirement	768	877
Allocations to meet net	800	790
Over/ Under provision	32	-87
Slippage at 10%		965
Over/Under provision		-175

5.3 The House Builders consider there is a shortfall of housing provision in the Key Service Centres to meet Core Strategy requirements.

6. LOCAL SERVICE CENTRES

6.1 The comparative positions in relation to Local Service Centres are summarised in Table 5.

6.2 **Table 5: Local Service Centres Housing Requirements/Supply**

	SLDC	HOUSE BUILDERS
Gross Requirement 2003-2025	1848	1848
Completed	363	363
PP U/C	110	60
PP not started		42
Small sites	92	0
Net requirement	1283	1383
Allocations to meet net	1299	1299
Over/Under provision	16	-84
Slippage at 10%		1521
Over/Under provision		-222

6.3 The Objector considers there is a shortfall of housing provision in the Local Service Centres to meet Core Strategy requirements.

7. SMALL VILLAGES AND HAMLETS

7.1 The comparative positions in relation to Local Service Centres are summarised in Table 6.

7.2 **Table 6: Small Villages and Hamlets Housing Requirements/Supply**

	SLDC	HOUSE BUILDERS
Gross Requirement 2003-2025	968	968
Completed	258	258
PP U/C	157	69
PP not started		67
Small sites	17	0
Net Requirement	536	574
Allocations	29	29
Anticipated contribution	537	231
Total Provision	566	260
Over/Under provision	30	-314

7.3 The authority count small site contributions to determine the net requirement and then assume an anticipated rate to meet the net requirement. There is a small element of double counting here.

7.4 Table 6 includes all completions from the small villages and hamlets and the open countryside unrelated to any small settlement. However, it is apparent there is a clear policy contradiction between CS1.2 that requires approximately 11% of the 8800 new dwelling requirement to be provided for in the network of smaller villages and hamlets and CS6.1 which refers to a Housing Split 2003-2025 table that counts all completions in the small villages and hamlets and open countryside in a category entitled "All Other Areas". Completions in the small villages and hamlets is in fact only 83 dwellings and therefore the level of under provision against the 11% requirement would be significantly higher than is indicated in the above table, if assessed on the basis of only 83 dwelling completions.

7.6 The reasoning behind a total anticipated contribution of 260 dwellings is set out in Appendix D. The House Builders consider there is likely to be a shortfall of housing provision in the Small Villages and Hamlets to meet Core Strategy requirements.

8. CONCLUSIONS

- 8.1 The Land Allocations document's strategy is to under provide for housing in the period up to 2017 and 2022, but seek to make up the shortfalls in the last three years of the plan period. In so doing the authority rely on Broad Locations to be brought forward in the context of a plan review and for those sites, and others, to contribute housing completions at unrealistic development rates.
- 8.2 The Allocations document does not identify sufficient housing provision to meet Core Strategy housing requirements in the period 2003-2025 at district wide level or within individual settlement categories.
- 8.3 To be made sound the Land Allocations document needs to provide for significantly more housing.
- 8.4 To make the document easier to read all mixed use allocations with a housing element should be referred to in Policy LA1.3.
- 8.5 The Cumbria House Builders are keen to work with the planning authority to make the document sound. Individual house builders will make separate representations to demonstrate specific ways in which the document can be made sound.

APPENDIX A: PHASING OF HOUSING TO MEET REQUIREMENT

Based on Land Allocations Tables on Pages 16 and 17

	Required by	Provided by	Over/under provision
	2017	2017	
Kendal	754	360	-394
Ulverston	340	267	-73
Key Service Centres	309	190	-119
Local Service Centres	493	476	-17
Small Settlements	206	180	-26
Total	2102	1473	-629

	Required by	Provided by	Over/under provision
	2022	2022	Over/under provision
Kendal	1509	1038	-471
Ulverston	978	729	-249
Key Service Centres	619	604	-15
Local Service Centres	987	985	-2
Small Settlements	413	359	-54
Total	4506	3715	-791

	Required by	Provided by	Over/under provision
	2025	2025	Over/under provision
Kendal	1961	2185	224
Ulverston	1193	1243	50
Key Service Centres	804	822	18
Local Service Centres	1283	1294	11
Small Settlements	536	537	1
Total	5777	6081	304

APPENDIX B

HOUSING LAND ALLOCATIONS: SLDC's POSITION

KENDAL	Settlement	Area	Phase			Total
			1	2	3	
West of High Sparrowmire		8.55			150	150
West of High Garth		0.74	23			23
North of High Sparrowmire		0.77		24		24
Acre Moss Lane Garages		0.35	12			12
North of Laurel Gardens		7.85			197	197
Eskdale House		0.31	12			12
East of Castle Green Road		4.11		60		60
West of Valley Drive		1.9		60		60
Kendal Parks		10.1	60	140		200
West of Oxenholme Road		5.97	60	40		100
South of Natland Beck Farm		3.97	60	13		73
South of Lumley Road		4.64	60	62		122
Stainbank Green		10.8	60	129		189
Vicarage Drive		0.43	13			13
South of Underbarrow Road		6.78		153		153
Canal Head					200	200
Appleby Road Broad Location					300	300
Burton Road Broad Location					300	300
Sub-Total			360	681	1147	2188

ULVERSTON					
North of Urswick Road	2.15			48	48
Stone Cross Mansion	7.64	50			50
Croftlands East	14.13			219	219
Gascow Farm	12.54	60	93	66	219
Croftlands West- Nook Farm	17.7	60	150	99	309
West End Farm	4.31	30	67		97
West End Nursery	4.11	30	62		92
North of Watery Land	0.68	18			18
South Lund Farm	4		90		90
Morecambe Road Scrapyard	0.39	12			12
South of Stockbridge Lane	0.72	7			7
Canal Head (mixed)				86	86
Sub-total	68.37	267	462	518	1247

KEY SERVICE CENTRES						
Tram Lane	Kirkby Lonsdale	0.41	20			20
Binfold Court	Kirkby Lonsdale	0.31	9			9
Cedar House School	Kirkby Lonsdale	0.78	20			20
North of Kendal Road (mixed)	Kirkby Lonsdale		20	40	20	80
Kirkby Lonsdale Sub-total			69	40	20	129
South of Milnthorpe	Milnthorpe	3.41	20	30	20	70
North West of Milnthorpe	Milnthorpe	3.49	20	40	25	85
St Anthony's Close	Milnthorpe	0.48	9			9
Sub-total			49	70	45	164
Opp. Little Fell Gate Farm	Grange over Sands	2.04		46		46
West of Cardrona Road	Grange over Sands	1.02		28		28
North of Carter Road	Grange over Sands	1.68	20	25		45
South of Thornfield Road	Grange over Sands	1.83	30	36		66
Berners Pool (mixed)	Grange over Sands			50	53	103
Kents Bank (mixed)	Grange over Sands			102	100	202
Guides Lot (mixed)	Grange over Sands			17		17
Grange over Sands Sub-total			50	304	153	507
KSC Sub-total		15.92	168	414	218	800

LOCAL SERVICE CENTRES						
South of Green Lane	Allithwaite	0.8	22			22
Rear of Bankfield	Allithwaite	0.35	9			9
Rear of Barn Hey	Allithwaite	1.1	30			30
North of Jack Hill	Allithwaite	0.54	21			21
West of Bracken Edge	Allithwaite	0.34		10		10
Lane Ends	Allithwaite	0.38	11			11
Station Road	Arnside	0.77	17			17
Hollins Lane	Arnside	1.08		34		34
Redhills Road	Arnside	1.47	10	20		30
Foxfield Road	Broughton in Furness	0.84	16			16
Land adj Hall Park	Burneside	3.68			70	70
Opposite Holme Houses	Burneside	0.85			23	23
East of Boon Town	Burton in Kendal	0.94	23			23
East of Hutton Close	Burton in Kendal	1.09	16	15		31
Green Dragon Farm (mixed)	Burton in Kendal		22	50	20	92
Haggs Lane	Cartmel	1.43	19	20		39
Stables at racecourse	Cartmel	0.48	15			15
North of Sycamore Drive	Endmoor	4.65		100		100
South of Bowling Green	Endmoor	1.03			25	25
North of Allithwaite Rd	Flookburgh	0.55	24			24
East of Manorside	Flookburgh	1.11		30		30
East of Winder Lane	Flookburgh	0.56	17			17
Old Vicarage	Greenodd	0.77	21			21
West of Burton Road	Holme	2.63		30	29	59
East of Milnthorpe Rd	Holme	1.8	23	30	20	73
Four Lane Ends	Kirkby in Furness	0.38	11			11
Adj Burlington C of E School	Kirkby in Furness	1.52	41			41
East of Greengage Crescent	Levens	2.24	20	20	10	50

Poultry Sheds, Brigsteer Rd	Levens	0.84	23			23
Mid Town Farm	Little Urswick	1.65	10	17		27
West of Sedgwick Road	Natland	1.05	28			28
East of Burton Road	Oxenholme	0.88		24		24
South of Fell Close	Oxenholme	2.71	61			61
South of Quarry Lane	Storth	1.58		31		31
Kingsley Avenue	Swarthmoor	1.31	35			35
Cross a Moor	Swarthmoor	8.02		36	90	126
Sub-total		51.42	545	467	287	1299
Small Villages and Hamlets						
Land opposite Wheatsheaf	Brigsteer	0.48	7			7
Owlet Ash Fields	Milnthorpe	0.47	22			22
Sub-total		0.95	29	0	0	29
TOTALS			1369	2024	2170	5563

APPENDIX C

HOUSING LAND ALLOCATIONS: HOUSE BUILDER'S ASSESSMENT

KENDAL	Settlement	Area	Phase			Post plan period	Total
			1	2	3		
West of High Sparrowmire		8.55			90	60	150
West of High Garth		0.74	23				23
North of High Sparrowmire		0.77		24			24
Acre Moss Lane Garages		0.35	12				12
North of Laurel Gardens		7.85			90	107	197
Eskdale House		0.31	12				12
East of Castle Green Road		4.11		60			60
West of Valley Drive		1.9		60			60
Kendal Parks		10.1	60	140			200
West of Oxenholme Road		5.97	60	40			100
South of Natland Beck Farm		3.97	60	13			73
South of Lumley Road		4.64	60	62			122
Stainbank Green		10.8	60	129			189
Vicarage Drive		0.43	13				13
South of Underbarrow Road		6.78		150	3		153
Canal Head					90	110	200
Appleby Road Broad Location					90	210	300
Burton Road Broad Location					90	210	300
Sub-Total		67.27	360	678	453	697	2188
Within plan period					1491		

ULVERSTON						
North of Urswick Road	2.15			48		48
Stone Cross Mansion	7.64	50				50
Croftlands East	14.13			90	129	219
Gascow Farm	12.54	60	93	66		219
Croftlands West- Nook Farm	17.7	60	150	99		309
West End Farm	4.31	30	67			97
West End Nursery	4.11	30	62			92
North of Watery Land	0.68	18				18
South Lund Farm	4		90			90
Morecambe Road Scrapyard	0.39	12				12
South of Stockbridge Lane	0.72	7				7
Canal Head (mixed)				86		86
Sub-total	68.37	267	462	389	129	1247
Within plan period				1118		

KEY SERVICE CENTRES							
Tram Lane	Kirkby Lonsdale	0.41	20				20
Binfold Court	Kirkby Lonsdale	0.31	9				9
Cedar House School	Kirkby Lonsdale	0.78	20				20
North of Kendal Road (mixed)	Kirkby Lonsdale		20	40	20		80
Kirkby Lonsdale Sub-total			69	40	20		129
South of Milnthorpe	Milnthorpe	3.41	20	30	20		70
North West of Milnthorpe	Milnthorpe	3.49	20	40	25		85
St Anthony's Close	Milnthorpe	0.48	9				9
Sub-total			49	70	45		164
Opp. Little Fell Gate Farm	Grange over Sands	2.04		46			46
West of Cardrona Road	Grange over Sands	1.02		28			28
North of Carter Road	Grange over Sands	1.68	20	25			45
South of Thornfield Road	Grange over Sands	1.83	30	36			66
Berners Pool (mixed)	Grange over Sands			50	53		103
Kents Bank (mixed)	Grange over Sands			102	90	10	202
Guides Lot (mixed)	Grange over Sands			17			17
Grange over Sands Sub-total			50	304	143	10	507
KSC Sub-total		15.92	168	414	208	10	800
Within plan period					790		

LOCAL SERVICE CENTRES						
South of Green Lane	Allithwaite	0.8	22			22
Rear of Bankfield	Allithwaite	0.35	9			9
Rear of Barn Hey	Allithwaite	1.1	30			30
North of Jack Hill	Allithwaite	0.54	21			21
West of Bracken Edge	Allithwaite	0.34		10		10
Lane Ends	Allithwaite	0.38	11			11
Station Road	Arnside	0.77	17			17
Hollins Lane	Arnside	1.08		34		34
Redhills Road	Arnside	1.47	10	20		30
Foxfield Road	Broughton in Furness	0.84	16			16
Land adj Hall Park	Burneside	3.68		70		70
Opposite Holme Houses	Burneside	0.85		23		23
East of Boon Town	Burton in Kendal	0.94	23			23
East of Hutton Close	Burton in Kendal	1.09	16	15		31
Green Dragon Farm (mixed)	Burton in Kendal		22	50	20	92
Haggs Lane	Cartmel	1.43	19	20		39
Stables at racecourse	Cartmel	0.48	15			15
North of Sycamore Drive	Endmoor	4.65		100		100
South of Bowling Green	Endmoor	1.03		25		25
North of Allithwaite Rd	Flookburgh	0.55	24			24
East of Manorside	Flookburgh	1.11		30		30
East of Winder Lane	Flookburgh	0.56	17			17
Old Vicarage	Greenodd	0.77	21			21
West of Burton Road	Holme	2.63		30	29	59
East of Milnthorpe Rd	Holme	1.8	23	30	20	73
Four Lane Ends	Kirkby in Furness	0.38	11			11
Adj Burlington C of E School	Kirkby in Furness	1.52	41			41
East of Greengage Crescent	Levens	2.24	20	20	10	50

Poultry Sheds, Brigsteer Rd	Levens	0.84	23				23
Mid Town Farm	Little Urswick	1.65	10	17			27
West of Sedgwick Road	Natland	1.05	28				28
East of Burton Road	Oxenholme	0.88		24			24
South of Fell Close	Oxenholme	2.71	61				61
South of Quarry Lane	Storth	1.58		31			31
Kingsley Avenue	Swarthmoor	1.31	35				35
Cross a Moor	Swarthmoor	8.02		36	90		126
Sub-total		51.42	545	467	287	0	1299
Within plan period					1299		1299
Small Villages and Hamlets							0
Land opposite Wheatsheaf	Brigsteer	0.48	7				7
Owlet Ash Fields	Milnthorpe	0.47	22				22
Sub-total		0.95	29	0	0	0	29
Within plan period					29		
TOTALS			1369	2021	1337	836	5563
Within plan period					4727		

APPENDIX D: HOUSING SUPPLY ASSESSMENT METHODOLOGY AND ASSUMPTIONS

1. Introduction

- 1.1 In the main report analysis is undertaken of the elements of housing land supply to meet Core Strategy requirements in each of the settlement hierarchy categories referred to in CS1.2. The methodology and assumptions applied in the analysis are set out in this appendix to assist in understanding the manner in which the housing position has been assessed.

2. Gross Requirements

- 2.1 The gross requirements highlighted in orange towards the bottom of Table 1A are agreed as these are based upon Core Strategy Policy CS1.2. There is no functional area spatial distribution in the Core Strategy and the planning authority specifically resisted such an approach so sub district and individual settlement targets are not analysed.

3. Completions

- 3.1 The completions counted appear to be net (i.e. after taking into account demolitions) rather than gross completions and therefore the planning authority's completions assessment is agreed. There are minor variations between Table 1A of the Land Allocations and the 2011 Housing Land Position Report but not so significant as to be material and therefore Table 1A is used as an agreed basis.

4. Planning Permissions

- 4.1 The Land Allocations document refers to planning permissions at a base date of 31/02/10 (this may be a typographical error). The source of the completions relied upon by the planning authority is not clear but is thought to relate to the 2011 Housing Land Position Report.
- 4.2 The Objector provides information based on the authority's Housing Land Position Report 31st March 2011. The 2011 figures are adjusted to ensure that only net increases are taken into account, rather than SLDC's counting of gross figures. In addition any sites where planning permission has expired at the base date have been deleted.
- 4.3 Amendments to SLDC's Housing Land Monitoring Report 31st March 2011 made by Garner Planning Associates are in red type in Table 1 of this appendix with sub-totals provided.
- 4.4 The authority considers it appropriate to apply a 20% slippage rate to all planning permissions not yet started. The 20% slippage principle is agreed and like the planning authority applies this slippage rate to just the dwellings not started only.

5. Small Site Contributions

- 5.1 The planning authority assume a small site contribution of 289 dwellings based upon the findings of the Strategic Housing Land Availability Assessment which makes an assumption regarding small site completions for the periods beyond the first five year period.
- 5.2 The National Planning Policy Framework makes clear in paragraphs 47 and 48 that windfalls can be counted towards a five year supply where there is compelling evidence that such sites have consistently become available and specific, developable sites or broad locations are identified for the 6-10 and 11-15 year periods.
- 5.3 Windfalls have consistently contributed to housing completions over the period 2003/04 to 2010/11. In the absence of an up to date development plan one would expect almost all housing completions to be on windfall sites.
- 5.4 Analysis of windfall contributions (not provided as part of this submission) indicates that the annual rate of contribution multiplied by 5 years is close to the windfall planning permissions suggested in the last column of Table 1 of the main report. It is right therefore to delete reference to small site contributions and assume windfall planning permissions will deliver the past windfall rate in the first five years phase.

6. Allocations to meet net requirement

6.1 Development Rates

- 6.1.1 In Appendix C a schedule of all the Land Allocation housing allocations and mixed use developments has been created. Adjustments to the contribution from sites have been made to take into account reasonable completion rates.
- 6.1.2 The phasing of completions on each site has been assumed at a maximum of 30 dwellings per annum based on the Land Allocation's reference to this annual yield which is supported by evidence elsewhere. Analysis of the rate of completions does indicate that there are four sites in South Lakeland over the period 2003/04 to 2010/11 that produced completions at a rate of more than 30 dwellings per annum in the towns of Kendal and Ulverston, but for just one year.
- 6.1.3 As a result of applying a 30 dwelling completion rate per annum, for a number of sites completions will occur beyond the plan period.
- 6.1.4 It should be noted that the third phase is only three years long and therefore the maximum that is likely to be achievable in that period is 90 dwellings on any one site.

7. Smaller Villages and Hamlets

- 7.1 The likely contribution from small villages and hamlets is extremely unlikely to meet Core Strategy expectations of 968 dwellings in the plan period, i.e. 44 dwellings per annum, for the reasons set out below.

7.1 Policy shift introduced by Core Strategy

- 7.1.1 Before discussing the likely level of completions from small villages and hamlets it is worth understanding the policy shift introduced by the Core Strategy.
- 7.1.2 The South Lakeland Local Plan allowed for the development of small sites within the development boundaries of 48 settlements (Policy H5) and the conversion of buildings outside settlement boundaries (Policy H12).
- 7.1.3 The above approach has been altered by the Core Strategy (CS1.2) by elevating about half the settlements to Key and Local Service Centres, to accommodate approximately 34% of the gross housing requirement. The remaining 25 settlements are identified as among the small villages and hamlets to accommodate 11% of the housing requirement by infill and rounding off. For areas in the open countryside, the only new housing development is to be affordable housing under Policy CS6.4.
- 7.1.4 It is important to note that Core Strategy policies CS3.1, CS4 and C5 which lists the small villages and hamlets predicates the list by saying “including” these settlements, which means that any settlement that could reasonably be considered a small village and hamlet is capable of accommodating some new housing development as no definition of such a settlement is provided.
- 7.1.5 Clearly the intention of the new policy is to deliberately shift future housing growth from the open countryside to sites in and on the edge of large and small settlements, as clearly any conversions are not viable with a 100% affordable housing requirement. This would appear to be part of a sustainable strategy.
- 7.1.6 Going forward, on the one hand it is anticipated future housing completions in the open countryside will be negligible for the rest of the plan period and on the other hand, one might anticipate increased completions in and on the edge of small villages and hamlets.

7.2 Historic rates completion rates in the smaller settlements and open countryside have been low

- 7.2.1 Paragraph 2.33 of the Land Allocations document states:-
“As can be seen from Table 1 above, delivery in small settlements has been strong.”
Table 1 refers to 258 dwellings have been completed in the “Small settlements” in the period 2003/04 to 2010/11. i.e. 32 dwellings per annum. However, it is evident from the table entitled Summary of Housing Completions in Appendix 2 of the Housing Land Position Report dated 31 March 2011, refers to 255 dwellings in the Rural area, that this level of completions includes small villages, hamlets and the open countryside.

- 7.2.2 Close inspection of the source of completions in this wider rural area indicates that most completions in the rural area have in fact been in the open countryside, unrelated to any settlement. Indeed in the last 5 years only 16 completions are related to small villages and hamlets, a rate of just 3 dwellings per annum, the remainder being in open countryside. Over the whole plan period it would appear completions have been only 83 dwellings in small villages and hamlets themselves. 42 dwellings of this total is on one site at Birkrigg Park, High Carley.
- 7.2.3 A copy of the analysis of the above findings is not included as part of this submission but can be provided at the Planning Hearing.
- 7.2.4 With the above in mind the authority are incorrect to claim that housing delivery in small settlements *"has been strong"*. Quite the opposite, housing delivery in the smaller settlements has been low. Housing delivery in the open countryside from barn conversions and new build has been strong, but this source of future housing completions will be negligible because of the 100% affordable housing requirement which makes such proposals financially unviable. It is assumed that the purpose of Policy CS6.4 was to ensure that completions in the open countryside was limited going forward, balanced by a policy encouragement for infill and rounding off of small villages and hamlets in CS1.2. Even if the planning authority now adopt the more flexible approach suggested by NPPF (paragraph 55) of allowing a degree of cross subsidisation, completions will still be limited.

7.3 Change of policy allowing rounding off has not resulted in increased permissions

- 7.3.1 One might anticipate increased completion rates from the small villages and hamlets given the change to planning policy in the adopted Core Strategy. However, there has been no apparent increase in planning permissions in such settlements since the adoption of the Core Strategy. Indeed of the ten planning permissions granted in the Rural area since the adoption of the Core Strategy on 20th October 2010 and 31st March 2011, the base date used in the Land Allocations document, nine are in open countryside, which as an aside have been granted contrary to policy (i.e. without an affordable housing requirement) and just one permission is on the edge of a small village, but even that is a replacement dwelling and therefore producing no net increases in supply.
- 7.3.2 The above analysis is based on a limited time period and therefore analysis of the position to 31st March 2012, when the figures become available, will be informative as to whether or not there has been any significant change in the rate of contributions from small villages and hamlets since the change in policy approach.

7.4 Low affordable housing thresholds will impact on viability and completions

- 7.4.1 One of the reasons why there may not have been a positive response to the new infill and rounding off policy in the Core Strategy is the requirement for affordable housing. Regardless of whether or not the planning authority's Viability Assessment adequately tested the threshold of 3 or more dwellings requiring 35% on-site affordable housing, as set out in CS6.3, the reality is, to date, few sites are coming forward as planning permissions let alone as housing completions.

7.5 Draft Planning Advice Note limits number of settlements to accommodate rounding off

- 7.5.1 Whilst a more flexible policy approach has been adopted in the Core Strategy, it is clear from the recent issue of a draft Planning Advice Note, entitled Housing in the Countryside, that the planning authority now intends to limit the number of small villages and hamlets where housing development could be accommodated.
- 7.5.2 The draft PAN indicates that the planning authority now define a small village and hamlets as the 26 settlements identified in the Figure 6 of the Core Strategy plus those similar in size to those 26 settlements i.e. *“a contiguous cluster of at least 18 dwellings with a community facility such as a shop, post office, village hall or school.”*
- 7.5.3 Figure 6 does not in fact define the small villages and hamlets as these are set out in CS3.1, CS4 and CS5.
- 7.5.4 Given some of the defined settlements do not appear to meet the 18 dwelling plus one community facility definition, it is considered probable that there are no unspecified settlements in the District that will meet this criteria.
- 7.5.6 Whilst this definition is not agreed and the draft Planning Advisory Note has limited weight, clearly limiting the number of settlements to accommodate infill and rounding off in turn limits the opportunity to meet Core Strategy housing requirements in this category of settlement.
- 7.5.7 In the context of submissions made by Garner Planning Associates, on behalf of several house builders, in relation to the Proposed Submission Core Strategy, concern was expressed about the increase from 4% of the gross requirement in the Preferred Options Core Strategy to 11% in the Proposed Submission document. It was suggested that the implication was that each of the defined Core Strategy small villages and hamlets would have to accommodate 37 or 38 new dwellings, but this would not constitute small scale infilling and rounding off for the majority of these settlements.
- 7.5.8 The planning authority at the Examination in Public highlighted the reference to *“including”* in policy and that new dwellings would be distributed over a much larger number of settlements than the 26 defined settlements. It was probably on this basis that the Core Strategy Inspector was able to find the document sound. Now we have gone full circle. The planning authority now intends the number of settlements will indeed be limited to 26 settlements or thereabouts which will have implications for the delivery Core Strategy spatial distribution of new housing.
- 7.5.9 So, given CS1.2 requires 11% of the gross Core Strategy housing requirement to be met in or on the edge of small villages and hamlets i.e. 968 dwellings and there have been only 83 completions in this category of settlement, the net requirement is for 885 dwellings in the remainder of the plan period. Given there are assumed to be only 26 settlements that could accommodate this net requirement, then on average each settlement must accommodate 34 dwellings. For most small villages and hamlets such a level of growth clearly would not fit with the authority’s definition of rounding off.

- 7.5.10 In the main report Table 6 assumes that all completions in the open countryside are counted against the 11% requirement for the small villages and hamlets. This produces a net requirement of 574 dwellings. Again assuming only 26 settlements results in an average growth of 22 dwellings. Again for most small villages and hamlets such a level of growth clearly would not fit with the authority's definition of rounding off.

7.6 Draft Planning Advice Note further limits the definition of rounding off

- 7.6.1 The draft PAN indicates that one of the key questions in terms of rounding off is:-
"whether development would represent outward expansion of the settlement"
- 7.6.2 Any rounding off by definition must result in outward expansion and if this is now a criterion that is to be used in consideration of development on the edge of small villages and hamlets then there will be no development on the edge of those settlements.
- 7.6.3 Taking the above into account and the comments made in section 6.5 above, it would appear the planning authority have, perhaps by default, are heading towards an entirely unworkable policy in relation to the small villages and hamlets.

7.7 Land Allocations Emerging Options could only identify a limited number of sites for rounding off

- 7.7.1 The Emerging Options Land Allocations document identified sites to accommodate just 267 dwellings in and on the edge of small villages and hamlets which is further evidence that the 537 dwellings referred to in Table 1A of the Proposed Submission Edition is not likely to be achievable. The authority's response to its difficulty in finding suitable sites to meet Core Strategy requirements has been to simply abandon the concept of identifying actual sites in and on the edge of small villages and hamlets (but with two exceptions) and rely on an estimated figure of 537 dwellings.

7.8 Conclusion on contributions from Small Villages and Hamlets

- 7.8.1 Even assuming some relaxation of the authority's latest approach to small villages and hamlets, it is suggested, that an optimistic total contribution would be 260 dwellings for the remainder of the plan period.
- 7.8.2 One can either approach the above assumption on the basis of the average growth per settlement is just 10 dwellings resulting in a contribution of (10 x 26), or simply applying a rate of 20 dwellings per annum.

8. Slippage on Allocations

- 8.1 The Department of Communities and Local Government document entitled Land Supply Assessment Checks issued in May 2009 indicates that good practice, in the context of assessing five year land supply, includes:-
- *"review historic delivery patterns and provide specific estimates of slippage based on past trends;...*
 - *identify risks and requirements for deliverability to inform the housing trajectory and the delivery plan for the core strategy, taking into account emerging information on housing starts in the area and sensitivity test around varying*

assumptions on deliverability (e.g. will the authority still meet the five-year land supply target if slippage increases by 10 per cent?)”

- 8.2 In the five year land supply context, slippage should be applied to all elements of potential supply. The same principle should be applied to housing land allocations in the context of a Land Allocations Development Plan Document.
- 8.3 The Allocations document assumes only 80% of sites with planning permission and not started will come forward i.e. a slippage of 20%. However, the Allocations document does not apply the principle of slippage to housing allocations, mixed use sites or broad locations at all. These sites, without the benefit of planning permission, are clearly much earlier in the development process, with no planning permission secured or start on site made, so the potential for slippage is higher than sites with planning permission and not yet started.
- 8.4 The reason for sites not coming forward or not delivering the number of completions envisaged can be numerous:-
- viability issues – where a landowner is unwilling to release housing land because of perceived onerous planning requirements impacting upon residual land values to a degree some landowners find unacceptable;
 - unforeseen site constraints impacting upon site capacity; and
 - delays in providing necessary infrastructure.
- 8.5 Arguably slippage should be applied at a higher rate than the authority assumes for planning permissions. However, in the analysis of housing land supply slippage rates at a more conservative 10% is applied.

APPENDIX D TABLE 1: HOUSING PERMISSIONS AS SET OUT IN HOUSING LAND POSITION REPORT 31 MARCH 2011 AS AMENDED BY GARNER PLANNING ASSOCIATES
AMENDMENTS HIGHLIGHTED IN RED TO ENSURE NET COMPLETIONS ONLY COUNTED

Parish	SETTLEMENT	ADDRESS	SETT TYPE	APPLICATION REFERENCE	DECISION	EXPIRY DATE	GROSS	NET	COMPLETED	NOT START ED	UNDER CONSTRUCTION
KENDAL	Kendal	12-16 ANN STREET, KENDAL	PSC	5962263	18-Dec-96	18-Dec-96	1	1	0	0	1
KENDAL	Kendal	EMPSOM HILL, KENDAL	PSC	5011157	01-Aug-01	31-Jul-06	1	1	0	0	1
KENDAL	Kendal	16 LOUND ROAD, KENDAL	PSC	5023532	27-Jan-03	26-Jan-08	2	2	0	0	2
KENDAL	Kendal	83A STRICKLANDGATE, KENDAL	PSC	5030352	27-Mar-03	25-Mar-08	4	4	3	0	1
KENDAL	Kendal	LAND OFF SEDBERGH ROAD	PSC	5900532	30-Apr-90	29-Apr-95	2	2	1	0	1
KENDAL	Kendal	BEEZON LODGE, BEEZON ROAD, KENDAL	PSC	5962459	27-Jan-97	26-Jan-02	6	6	0	0	6
KENDAL	Kendal	LAND OFF SEDBERGH ROAD, REAR OF 40/42	PSC	5992787	26-Jan-00	24-Jan-05	1	1	0	0	1
KENDAL	Kendal	PLOT ADJACENT TO 1 DERWENT DRIVE	PSC	SU/2003/1532	30-Jul-03	30-Jul-08	1	1	0	0	1
KENDAL	Kendal	LAND ADJACENT TO 20 RYDAL MOUNT	PSC	SU/2003/2026	21-Nov-03	21-Nov-08	1	1	0	0	1
KENDAL	Kendal	9-11 THE OLD SHAMBLES HIGHGATE WEBBS GARDEN CENTRE, BURNESIDE ROAD	PSC	SU/2003/2267	11-Feb-04	11-Feb-09	2	2	1	0	1
KENDAL	Kendal	REAR OF 115 HIGHGATE	PSC	SU/2004/0248	02-Jun-04	02-Jun-09	2	2	0	1	1
KENDAL	Kendal	LAND ADJACENT TO THE RIVERSIDE HOTEL	PSC	SU/2004/0892	23-Jun-06	23-Jun-11	46	46	42	0	4
KENDAL	Kendal	13 HALIBURTON ROAD LAND ADJACENT TO ORCHARD HOUSE, CASTLE GARTH	PSC	SU/2004/0921	11-Oct-04	11-Oct-09	1	1	0	0	1
KENDAL	Kendal	2 LONGPOOL	PSC	SU/2004/0937	22-Mar-05	22-Mar-10	6	6	5	0	1
KENDAL	Kendal	85-87 STRICKLANDGATE	PSC	SU/2004/1129	12-Nov-04	12-Nov-09	4	4	4	0	0
KENDAL	Kendal	FELLISIDE, ENTRY LANE	PSC	SU/2004/1525	14-Feb-05	14-Feb-	1	1	0	0	1

KENDAL	Kendal	LAND OFF CROSS LANE	PSC	SL/2005/0209	22-Apr-05	22-Apr-10	1	1	0	0	0	1
KENDAL	Kendal	K VILLAGE SITE	PSC	SL/2005/0619	29-Sep-06	29-Sep-11	90	90	0	0	0	90
KENDAL	Kendal	68 MILNTHORPE ROAD	PSC	SL/2005/0696	27-Jul-05	27-Jul-10	1	1	0	0	0	1
KENDAL	Kendal	LAND TO EAST OF WHINFELL DRIVE & RYDAL ROAD	PSC	SL/2005/0976	20-Mar-07	20-Mar-12	94	94	0	94	0	0
KENDAL	Kendal	LAND OFF ANN STREET	PSC	SL/2005/1095	20-Feb-07	19-Feb-10	19	19	17	0	0	2
KENDAL	Kendal	LAND ADJACENT TO 5 GILTHWATERIGG LANE	PSC	SL/2005/1293	16-Aug-06	16-Aug-09	2	2	0	0	0	2
KENDAL	Kendal	18 LOUND ROAD	PSC	SL/2006/0216	07-Sep-06	07-Sep-09	3	2	0	0	0	2
KENDAL	Kendal	85-87 STRICKLANDGATE	PSC	SL/2006/0261	05-May-06	05-May-09	1	1	0	0	0	1
KENDAL	Kendal	MURLEY BROOK, KENDAL PARKS ROAD	PSC	SL/2006/0504	29-Jun-06	29-Jun-09	1	1	0	0	0	1
KENDAL	Kendal	MARGARET'S FRAMS, 59 HIGHGATE	PSC	SL/2006/0761	23-Feb-07	23-Feb-10	3	3	0	0	0	3
KENDAL	Kendal	NEW INN YARD, GARTH HEADS	PSC	SL/2006/0798	10-Oct-06	10-Oct-09	3	3	2	0	0	1
KENDAL	Kendal	3 HIGHGATE BUILDINGS TO THE SOUTH OF YARD 143, STRICKLANDGATE	PSC	SL/2006/1265	21-Oct-09	21-Oct-12	8	8	0	8	0	0
KENDAL	Kendal	29 WILDMAN STREET	PSC	SL/2006/1324	03-Oct-07	03-Oct-10	3	3	3	0	0	0
KENDAL	Kendal	REAR OF 42 & 46 MILNTHORPE ROAD	PSC	SL/2007/0005	08-Feb-07	08-Feb-10	3	2	3	0	0	0
KENDAL	Kendal	KENDAL BOWMAN, 155 HIGHGATE	PSC	SL/2007/1012	04-Nov-09	03-Nov-12	8	8	0	8	0	0
KENDAL	Kendal	31 LOWTHER STREET	PSC	SL/2007/1413	20-Mar-08	19-Mar-11	3	3	3	0	0	0
KENDAL	Kendal	47-51 HIGHGATE 130-136	PSC	SL/2008/0047	14-Mar-08	14-Mar-11	3	3	3	0	0	0
KENDAL	Kendal	STRICKLANDGATE (INCLUDING FORMER CRAIGHILL GARAGE)	PSC	SL/2008/0070	11-Apr-08	10-Apr-11	1	1	0	0	0	1
KENDAL	Kendal	ELLERBANK, 3 SEDBERGH ROAD	PSC	SL/2008/0127	03-Apr-08	01-Apr-11	1	1	0	1	0	0

KENDAL	Kendal	REAR OF 17 WILDMAN STREET	PSC	SL/2008/0154	06-Jun-08	06-Jun-11	2	2	0	2	0
KENDAL	Kendal	24 ECHO BARN HILL	PSC	SL/2008/0221	15-May-08	14-May-11	2	1	0	0	1
KENDAL	Kendal	LAND OFF WHINFELL DRIVE	PSC	SL/2008/0263	30-Jul-09	30-Jul-12	5	5	5	0	0
KENDAL	Kendal	GILLINGROVE WORKS	PSC	SL/2008/0348	12-Nov-09	11-Nov-12	8	8	0	8	0
KENDAL	Kendal	LAND ADJACENT TO 23 WANSFELL DRIVE	PSC	SL/2008/0431	02-Jul-08	01-Jul-11	1	1	0	1	0
KENDAL	Kendal	59 SERPENTINE ROAD	PSC	SL/2008/0570	25-Sep-08	23-Sep-11	1	1	0	0	1
KENDAL	Kendal	3 BERRYS YARD	PSC	SL/2008/0597	30-Sep-08	29-Sep-11	3	3	3	0	0
KENDAL	Kendal	4/5 LEECE CROFT	PSC	SL/2008/0776	03-Oct-08	02-Oct-11	2	1	2	0	0
KENDAL	Kendal	133 BURNESIDE ROAD	PSC	SL/2008/0893	10-Oct-08	08-Oct-13	1	1	0	1	0
KENDAL	Kendal	LAND AT THE MOUNT BEEZON LODGE AND BEEZON COTTAGE, BEEZON ROAD	PSC	SL/2008/1077	23-Dec-08	22-Dec-13	1	1	0	1	0
KENDAL	Kendal	LAND AT GARTH HEADS	PSC	SL/2008/1089	12-Feb-09	10-Feb-12	2	2	1	1	0
KENDAL	Kendal	8 HIGH SPARROWMIRE	PSC	SL/2008/1155	10-Sep-09	08-Sep-12	1	1	0	1	0
KENDAL	Kendal	LAND OFF KENT LEA	PSC	SL/2008/1161	14-Jan-09	14-Jan-12	2	1	0	1	1
KENDAL	Kendal	8 WHINFELL DRIVE	PSC	SL/2008/1208	18-Jun-09	17-Jun-14	2	2	0	2	0
KENDAL	Kendal	CASTLE STORES YMCA, PRINCE CHARLES HOUSE	PSC	SL/2009/0166	16-Feb-09	16-Feb-12	2	1	0	2	0
KENDAL	Kendal	GARDEN OF 110 OXENHOLME ROAD	PSC	SL/2009/0385	07-May-09	06-May-12	1	1	0	1	0
KENDAL	Kendal	YARD 7 FORMER STOKERS GARAGE	PSC	SL/2009/0560	21-Oct-09	21-Oct-12	4	3	0	0	3
KENDAL	Kendal	104 OXENHOLME ROAD CARUS GREEN GOLF CLUB HOUSE	PSC	SL/2009/0739	30-Oct-09	30-Oct-12	35	35	0	35	0
KENDAL	Kendal	59 HIGHGATE	PSC	SL/2009/0822	08-Oct-09	07-Oct-12	1	1	0	1	0
KENDAL	Kendal		PSC	SL/2009/0863	03-Dec-09	02-Dec-12	7	7	0	3	4
KENDAL	Kendal		PSC		23-Nov-09	23-Nov-12	1	1	0	1	0

KENDAL	Kendal	3 HIGHGATE	PSC	SL/2009/0951	09-Dec-09	07-Dec-12	1	1	0	0
KENDAL	Kendal	6 - 10 WILDMAN STREET	PSC	SL/2009/0968	18-Dec-09	18-Dec-12	1	1	0	0
KENDAL	Kendal	1 HAWESMEAD DRIVE	PSC	SL/2009/1091	26-Jan-10	26-Jan-12	1	1	0	0
KENDAL	Kendal	BIRKLANDS HOUSE	PSC	SL/2009/1096	04-Feb-10	03-Feb-13	1	1	0	0
KENDAL	Kendal	THE COCK & DOLPHIN	PSC	SL/2009/1143	21-Jun-10	21-Jun-13	1	1	0	0
KENDAL	Kendal	BEEZON LODGE	PSC	SL/2009/1152	16-Feb-10	15-Feb-13	18	18	0	10
KENDAL	Kendal	LAND AT BACK LANE	PSC	SL/2010/0107	21-May-10	20-May-13	5	4	0	1
KENDAL	Kendal	14 CROSS LANE	PSC	SL/2010/0201	21-May-10	20-May-13	1	1	0	1
KENDAL	Kendal	31 BURNESIDE ROAD	PSC	SL/2010/0256	22-Jun-10	21-Jun-13	5	5	0	1
KENDAL	Kendal	AKRIGG END, BURNESIDE ROAD	PSC	SL/2010/0259	09-Jun-10	09-Jun-13	1	1	0	0
KENDAL	Kendal	LAND AT CARUS GREEN FARM	PSC	SL/2010/0261	25-May-10	24-May-13	1	1	0	0
KENDAL	Kendal	KENT WORKS, 1 BURNESIDE ROAD	PSC	SL/2010/0275	22-Oct-10	21-Oct-13	3	3	0	3
KENDAL	Kendal	32 SPARROWWIRE LANE	PSC	SL/2010/0330	14-Jun-10	11-Jun-13	2	1	0	0
KENDAL	Kendal	MARVIC YARD	PSC	SL/2010/0333	04-Aug-10	02-Aug-13	1	1	0	0
KENDAL	Kendal	48 SEDBERGH ROAD	PSC	SL/2010/0518	15-Sep-10	15-Sep-13	1	0	0	0
KENDAL	Kendal	6-10 GILLINGGATE	PSC	SL/2010/0566	26-Aug-10	24-Aug-13	3	3	0	3
KENDAL	Kendal	112 WINDERMERE ROAD	PSC	SL/2010/0581	01-Oct-10	01-Oct-13	0	-1	0	0
KENDAL	Kendal	3 HAWESMEAD DRIVE	PSC	SL/2010/0647	23-Sep-10	23-Sep-13	1	1	0	0
KENDAL	Kendal	18A LOUND ROAD	PSC	SL/2010/0708	30-Sep-10	30-Sep-13	0	-1	0	0
KENDAL	Kendal	1 HAWESMEAD DRIVE	PSC	SL/2010/0749	27-Oct-10	26-Oct-13	1	1	0	0
KENDAL	Kendal	7 CAMDEN BUILDINGS YARD 23	PSC	SL/2010/0794	07-Dec-10	07-Dec-13	1	1	0	1
KENDAL	Kendal	31 BURNESIDE ROAD	PSC	SL/2010/0801	19-Nov-10	17-Nov-13	1	1	0	0
KENDAL	Kendal	27 ENTRY LANE	PSC	SL/2010/0866	01-Dec-10	01-Dec-13	2	2	0	0

KENDAL	Kendal	LAND ADJACENT TO 7 WESTGATE	PSC	SL/2011/0050	22-Mar-11	22-Mar-14	2	2	0	1	1
SUB TOTAL										252	179
ULVERSTON	Ulverston	BARN TO REAR OF 32 QUEEN STREET, 26 HART STREET, ULVERSTON	PSC	5002127	06-Nov-00	05-Nov-05	1	1	1	0	0
ULVERSTON	Ulverston	FURNESS GALLERIES, THEATRE STREET & LAND OFF BRICK KILN ROAD, ULVERSTON	PSC	5010652	08-May-01	07-May-06	1	1	0	0	1
ULVERSTON	Ulverston	MARKET STREET, ULVERSTON	PSC	5010767	05-Jun-01	04-Jun-06	4	4	0	0	4
ULVERSTON	Ulverston	PARR POTTERY, MARKET STREET, ULVERSTON	PSC	5011351	31-Jul-01	30-Jul-06	1	1	0	0	1
ULVERSTON	Ulverston	13 SUNDERLAND TERRACE, ULVERSTON	PSC	5021973	13-Sep-02	12-Sep-07	3	3	0	0	3
ULVERSTON	Ulverston	OLD SMITHY, SOUTERGATE, ULVERSTON.	PSC	5941268	07-Sep-94	06-Sep-99	1	1	0	0	1
ULVERSTON	Ulverston	URSWICK ROAD, ULVERSTON	PSC	5982511	06-Apr-99	04-Apr-04	1	1	0	0	1
ULVERSTON	Ulverston	14 KING STREET	PSC	5992538	21-Jun-00	20-Jun-05	25	25	20	3	2
ULVERSTON	Ulverston	WAREHOUSE TO REAR OF 6 KING STREET	PSC	SL/2004/0286	07-May-04	07-May-09	2	1	1	0	0
ULVERSTON	Ulverston	LAND BETWEEN 27 & 33 HOLYOAKE TERRACE, WATERY LANE	PSC	SL/2004/0752	14-Jul-04	14-Jul-09	1	1	1	0	0
ULVERSTON	Ulverston	OLD NMW WATER DEPOT BUILDING	PSC	SL/2004/0819	22-Jul-04	22-Jul-09	1	1	0	0	1
ULVERSTON	Ulverston	WORKSHOP ADJACENT TO WELL HEAD, BACK LANE	PSC	SL/2004/1187	09-Dec-04	09-Dec-09	2	2	1	0	1
ULVERSTON	Ulverston	THE GILL DIY, THE GILL FORMER STANLEY STREET GARAGE, STANLEY STREET	PSC	SL/2005/0223	20-Apr-05	20-Apr-10	1	1	0	0	1
ULVERSTON	Ulverston	SAWDUST 'N' STITCHES, UNION PLACE	PSC	SL/2005/0655	02-Aug-05	02-Aug-10	3	3	3	0	0
ULVERSTON	Ulverston	SL/2005/1325	PSC		27-Jan-06	27-Jan-09	5	5	0	0	5
ULVERSTON	Ulverston	SL/2006/0785	PSC		01-Sep-06	01-Sep-09	2	2	0	0	2
ULVERSTON	Ulverston	LAND AT 16 OUBAS HILL	PSC	SL/2007/0380	01-Jun-07	01-Jun-10	2	2	1	0	1

ULVERSTON	Ulverston	SITE OF FORMER CANAL TAVERN, CANAL STREET	PSC	SL/2007/0930	10-Dec-07	04-Dec-10	4	3	0	2	1
ULVERSTON	Ulverston	TRINITY HOUSE	PSC	SL/2007/1006	19-Oct-07	17-Oct-10	5	5	3	0	2
ULVERSTON	Ulverston	BRITON MOTORS	PSC	SL/2008/0129	18-Apr-08	17-Apr-11	8	8	3	0	5
ULVERSTON	Ulverston	LAND ADJACENT TO 3 BYRON STREET MCKENNA FARRER BUILDERS YARD, STEEL STREET	PSC	SL/2008/0200	15-May-08	14-May-11	2	2	0	0	2
ULVERSTON	Ulverston	VACANT PLOT THE LAUNDERETTE ADJACENT TO RASCALS DAY NURSERY BARN TO REAR OF 16 THE GILL	PSC	SL/2008/0322	08-Jul-08	08-Jul-11	5	5	0	5	0
ULVERSTON	Ulverston	WAREHOUSE, MARKET / LOWER BROOK STREET	PSC	SL/2008/0383	28-May-08	28-May-11	1	1	0	1	0
ULVERSTON	Ulverston	22 MARKET STREET	PSC	SL/2008/0565	25-Jul-08	23-Jul-11	2	2	0	0	2
ULVERSTON	Ulverston	68 MARKET STREET THE OLD MORECAMBE TAVERN	PSC	SL/2008/0667	29-Aug-08	28-Aug-11	1	0	0	0	0
ULVERSTON	Ulverston	OLD NORTH WEST WATER DEPOT BUILDING	PSC	SL/2008/0858	10-Oct-08	08-Oct-11	4	3	0	0	3
ULVERSTON	Ulverston	11 FOUNTAIN STREET	PSC	SL/2008/1079	10-Dec-08	09-Dec-11	2	2	0	2	0
ULVERSTON	Ulverston	TRINKELD FARM	PSC	SL/2008/1170	08-Jan-09	07-Jan-12	1	1	0	1	0
ULVERSTON	Ulverston	10 CASSON STREET	PSC	SL/2008/1264	04-Mar-09	03-Mar-12	1	1	0	0	1
ULVERSTON	Ulverston	HOMEWATERS	PSC	SL/2009/0028	06-Mar-09	06-Mar-12	2	2	0	2	0
ULVERSTON	Ulverston	LAND ADJACENT TO 11 FORD PARK CRESCENT 28 NEW MARKET STREET	PSC	SL/2009/0317	16-Jun-09	15-Jun-12	1	1	0	0	1
ULVERSTON	Ulverston	LAND AT OLD HALL ROAD	PSC	SL/2009/0459	21-Jul-09	20-Jul-12	2	2	2	0	0
ULVERSTON	Ulverston	LAND ADJACENT TO HESTAN	PSC	SL/2009/0543	06-Aug-09	05-Aug-12	4	4	0	0	4
ULVERSTON	Ulverston		PSC	SL/2009/0667	03-Nov-09	02-Nov-12	3	3	0	3	0
ULVERSTON	Ulverston		PSC	SL/2009/0778	14-Oct-09	13-Oct-12	1	1	0	0	1

ULVERSTON	Ulverston	7 OUBAS HILL	PSC	SL/2009/0863	25-Nov-09	24-Nov-12	1	1	0	1	0
ULVERSTON	Ulverston	MAY DUFF REDUNDANT BUILDINGS TO THE REAR OF 4 CHURCH FIELDS AVENUE FORMER AUCTION MART	PSC	SL/2009/0880	18-Nov-09	17-Nov-12	3	3	0	0	3
ULVERSTON	Ulverston		PSC	SL/2009/0887	16-Nov-09	16-Nov-12	2	2	0	2	0
ULVERSTON	Ulverston		PSC	SL/2009/0891	01-Dec-09	01-Dec-14	1	1	0	1	0
ULVERSTON	Ulverston		PSC	SL/2009/0911	17-Dec-09	15-Dec-12	4	4	0	0	4
ULVERSTON	Ulverston	OAKLANDS RASCALS DAY NURSERY LAND AT OLD HALL ROAD	PSC	SL/2009/0962	17-Dec-09	15-Dec-12	1	1	0	1	0
ULVERSTON	Ulverston		PSC	SL/2009/1041	30-Apr-10	26-Apr-13	6	6	0	0	6
ULVERSTON	Ulverston		PSC	SL/2009/1158	21-May-10	20-May-13	1	1	0	1	0
ULVERSTON	Ulverston	6 DALTONGATE	PSC	SL/2010/0246	25-May-10	24-May-13	5	4	0	4	0
ULVERSTON	Ulverston	LAND AT 16 OUBAS HILL	PSC	SL/2010/0255	24-May-10	24-May-13	2	2	0	2	0
ULVERSTON	Ulverston	1 THE DRIVE	PSC	SL/2010/0257	26-May-10	26-May-15	1	1	0	1	0
ULVERSTON	Ulverston	FAIR VIEW	PSC	SL/2010/0555	07-Dec-10	07-Dec-13	40	40	0	40	0
ULVERSTON	Ulverston	20 FOUNTAIN STREET	PSC	SL/2010/0849	01-Dec-10	01-Dec-13	6	6	0	0	6
SUB TOTAL										75	66
GRANGE OVER SANDS	Grange-over-Sands	LAND OFF GRANGE FELL ROAD LAND ADJACENT TO THE CRESCENT, GRANGE	KSC	5022811	19-Mar-07	19-Mar-12	11	11	11	0	0
GRANGE OVER SANDS	Grange-over-Sands		KSC	5030259	26-Mar-03	24-Mar-08	2	2	0	1	1
GRANGE OVER SANDS	Grange-over-Sands	THE WORKSHOP, ALLITHWAITE ROAD LAND OFF BEECH ROAD, GRANGE-OVER-SANDS	KSC	5932207	10-Nov-93	09-Nov-98	1	1	0	0	1
GRANGE OVER SANDS	Grange-over-Sands		KSC	5952555	08-Jan-96	06-Jan-01	3	3	0	0	3
GRANGE OVER SANDS	Grange-over-Sands	LAND TO REAR OF WYNDCLIFF, BERRY BANK ROAD LAND AT THE CRESCENT	KSC	SL/2003/1600	17-Oct-03	17-Oct-08	1	1	0	0	1
GRANGE OVER SANDS	Grange-over-Sands	BRYNGARTH, CHARNEY ROAD	KSC	SL/2003/2288	02-Apr-04	02-Apr-09	2	2	0	0	2
GRANGE OVER SANDS	Grange-over-Sands		KSC	SL/2004/1064	13-Oct-04	11-Oct-09	2	2	1	0	1

GRANGE OVER SANDS	Grange-over-Sands	GREYSTONE HOUSE, KENTS BANK ROAD	KSC	SL/2005/0827	15-Sep-05	15-Sep-10	2	2	0	0	2
GRANGE OVER SANDS	Grange-over-Sands	MORECAMBE BANK HOUSE, MORECAMBE BANK	KSC	SL/2005/1377	23-Jun-06	23-Jun-09	1	1	1	0	0
GRANGE OVER SANDS	Grange-over-Sands	LAND ADJACENT SOUTHERN HEY, FELL DRIVE	KSC	SL/2006/0684	10-Oct-06	10-Oct-09	1	1	0	0	1
GRANGE OVER SANDS	Grange-over-Sands	2 METHVEN TERRACE	KSC	SL/2006/0830	04-Apr-07	04-Apr-10	3	2	0	0	2
GRANGE OVER SANDS	Grange-over-Sands	43 MAIN STREET	KSC	SL/2007/0015	08-Nov-07	07-Nov-10	3	3	0	0	3
GRANGE OVER SANDS	Grange-over-Sands	LAND NORTH OF CARDRONA ROAD	KSC	SL/2007/0314	05-Mar-08	25-Feb-13	3	3	0	3	0
GRANGE OVER SANDS	Grange-over-Sands	LAND AT STONY POINT, 61 PRIORY LANE	KSC	SL/2007/0798	23-Aug-07	21-Aug-12	1	1	0	1	0
GRANGE OVER SANDS	Grange-over-Sands	LINKSFIELD	KSC	SL/2007/1380	28-Jan-08	28-Jan-11	1	0	1	0	0
GRANGE OVER SANDS	Grange-over-Sands	MYRTLE BANK, MAIN STREET	KSC	SL/2007/1439	14-Feb-08	14-Feb-11	3	3	0	0	3
GRANGE OVER SANDS	Grange-over-Sands	LANCASTERS OF GRANGE, MAIN STREET	KSC	SL/2008/0203	25-Apr-08	24-Apr-11	1	1	0	1	0
GRANGE OVER SANDS	Grange-over-Sands	WOODFOLD	KSC	SL/2008/0567	01-Aug-08	01-Aug-11	1	1	0	1	0
GRANGE OVER SANDS	Grange-over-Sands	CULAG, THE ESPLANADE	KSC	SL/2008/0796	25-Mar-09	24-Mar-12	1	1	0	1	0
GRANGE OVER SANDS	Grange-over-Sands	YEWBARROW FLATS, FORMER KENTS BANK HOTEL	KSC	SL/2008/0870	30-Sep-08	30-Sep-11	3	3	0	3	0
GRANGE OVER SANDS	Grange-over-Sands	BLACK ROCK THE OLD COACH HOUSE	KSC	SL/2009/0118	04-Nov-09	04-Nov-12	5	5	0	5	0
GRANGE OVER SANDS	Grange-over-Sands	SYCAMORE DOWN LAND ON THE ESPLANADE	KSC	SL/2009/0554	04-Sep-09	03-Sep-12	1	1	0	1	0
GRANGE OVER SANDS	Grange-over-Sands	DEVELOPMENT PLOT	KSC	SL/2009/0741	12-Oct-09	02-Nov-12	1	1	0	0	1
GRANGE OVER SANDS	Grange-over-Sands	ORIEL HOUSE	KSC	SL/2009/0819	03-Nov-09	28-Jan-12	2	2	0	2	0
GRANGE OVER SANDS	Grange-over-Sands	KB'S BAR AND RESTAURANT	KSC	SL/2009/1034	29-Jan-10	28-Jan-10	2	2	0	0	0
GRANGE OVER SANDS	Grange-over-Sands	10 PRIORY LANE	KSC	SL/2009/1092	28-Jan-10	28-Jan-13	2	1	0	0	1

GRANGE OVER SANDS	Grange-over-Sands	GREAVES WOOD LODGE ALLTHWAITE ROAD	KSC	SL/2010/0084	31-Mar-10	31-Mar-15	1	1	0	1	0
GRANGE OVER SANDS	Grange-over-Sands	POSTLETHWAITE'S, MAIN STREET	KSC	SL/2010/0206	12-May-10	12-May-13	2	1	0	0	1
GRANGE OVER SANDS	Grange-over-Sands	GREYSTONE HOUSE, KENTS BANK ROAD	KSC	SL/2010/0211	13-May-10	13-May-13	1	1	0	0	1
GRANGE OVER SANDS	Grange-over-Sands	BRYNTHWAITE	KSC	SL/2010/0217	25-May-10	24-May-13	2	1	0	1	0
GRANGE OVER SANDS	Grange-over-Sands	GRANGE FELL HOUSE	KSC	SL/2010/0338	16-Jun-10	16-Jun-13	2	2	0	1	1
GRANGE OVER SANDS	Grange-over-Sands	HAZELMERE CAFE AND BAKERY	KSC	SL/2010/0674	08-Nov-10	04-Nov-13	1	1	0	1	0
GRANGE OVER SANDS	Grange-over-Sands	MINSTEAD, 3 KENTSFORD ROAD	KSC	SL/2010/0834	19-Nov-10	18-Nov-13	1	1	0	1	0
Sub-total									25		26
KIRKBY LONSDALE	Kirkby Lonsdale	35-37 MAIN STREET, KIRKBY LONSDALE, PART OF UNDERLEY FARM BUILDINGS, KIRKBY	KSC	5000752	18-May-00	17-May-05	2	2	2	0	0
KIRKBY LONSDALE	Kirkby Lonsdale	THE SPICE WAREHOUSE, THE OLD AUCTION	KSC	5002387	06-Nov-00	05-Nov-05	1	1	0	0	1
KIRKBY LONSDALE	Kirkby Lonsdale	LAND TO THE REAR OF 13 RUSKIN DRIVE	KSC	5021986	02-Sep-02	01-Sep-07	2	2	0	0	2
KIRKBY LONSDALE	Kirkby Lonsdale	LAND NEAR GREENSIDE, TRAM LANE	KSC	SL/2003/2334	11-Feb-04	11-Feb-09	1	1	0	0	1
KIRKBY LONSDALE	Kirkby Lonsdale	27 FAIRGARTH DRIVE	KSC	SL/2004/0330	08-Sep-04	07-Sep-09	2	2	0	1	1
KIRKBY LONSDALE	Kirkby Lonsdale	7 MARKET SQUARE FORMER GAS HOLDER SITE	KSC	SL/2004/0783	09-Aug-04	09-Aug-09	1	1	1	0	0
KIRKBY LONSDALE	Kirkby Lonsdale	OLD VEGETABLE GARDEN, ABBOTTS BROW	KSC	SL/2006/0277	17-Aug-06	17-Aug-09	1	1	0	0	1
KIRKBY LONSDALE	Kirkby Lonsdale		KSC	SL/2006/0888	20-Aug-08	19-Aug-11	1	1	0	1	0
KIRKBY LONSDALE	Kirkby Lonsdale		KSC	SL/2007/0368	16-May-07	14-May-07	0	0	0	0	0
KIRKBY LONSDALE	Kirkby Lonsdale	HYNINGLEA	KSC	SL/2008/0410	11-Jun-08	10-Jun-11	2	1	0	1	0
KIRKBY LONSDALE	Kirkby Lonsdale	11 HORSE MARKET	KSC	SL/2009/0326	16-Jun-09	15-Jun-12	1	0	0	0	1
KIRKBY LONSDALE	Kirkby Lonsdale	BIGGINS ROAD	KSC	SL/2009/0838	17-Aug-10	17-Aug-13	34	34	0	29	5
KIRKBY LONSDALE	Kirkby Lonsdale	BLUEBELL KENNELS	KSC	SL/2010/0399	26-Nov-10	25-Nov-13	1	1	0	1	0

ARNSIDE	Arnside	NORWEB & ARNSIDE DEPOT, BACK LANE	LSC	5021289	18-Jul-02	17-Jul-07	3	3	1	0	2
ARNSIDE	Arnside	FORMER NAT WEST BANK, 20-21 THE	LSC	5021588	02-Aug-02	01-Aug-07	2	2	0	0	2
ARNSIDE	Arnside	LAND AT SALTCOATES HALL, ARNSIDE	LSC	5030145	20-Mar-03	18-Mar-08	2	2	0	1	1
ARNSIDE	Arnside	43 SILVERDALE ROAD	LSC	SL/2007/01199	25-Jul-07	25-Jul-10	1	1	1	0	0
ARNSIDE	Arnside	4 REGENT HOUSE, SILVERDALE ROAD	LSC	SL/2007/1376	07-Feb-08	05-Feb-11	1	1	1	0	0
ARNSIDE	Arnside	WILLOWFIELD, 53 THE PROMENADE	LSC	SL/2008/0382	28-May-08	28-May-11	1	1	0	1	0
ARNSIDE	Arnside	SPAR SHOP, 35 PROMENADE	LSC	SL/2008/1119	13-Jan-09	13-Jan-12	1	1	0	1	0
ARNSIDE	Arnside	LOWOOD LAND ON ASHLEIGH ROAD	LSC	SL/2008/1139	12-Feb-09	11-Feb-14	1	1	0	1	0
ARNSIDE	Arnside	MITJORN	LSC	SL/2010/0658	23-Sep-10	23-Sep-13	1	1	0	1	0
ARNSIDE STRICKLAND KETEL	Burneside	STATION HOUSE	LSC	SL/2008/0698	03-Sep-08	02-Sep-11	1	1	0	0	1
BURTON IN KENDAL	Burton	BURTON GARAGE, CHURCH BANK	LSC	SL/2004/0459	05-Oct-04	05-Oct-09	9	9	7	0	2
BURTON IN KENDAL	Burton	ROYAL COTTAGE, MAIN STREET	LSC	SL/2006/0435	11-Jan-08	11-Jan-11	1	1	0	0	1
BURTON IN KENDAL	Burton	VICTORIA BUILDINGS AND KINGS ARMS HOTEL	LSC	SL/2008/0356	02-Jun-08	29-May-11	1	1	0	0	1
BURTON IN KENDAL	Burton	BANK HOUSE, STATION ROAD	LSC	SL/2008/0363	23-May-08	23-May-11	2	2	0	0	2
BURTON IN KENDAL	Burton	BROWNSIDE LAND TO EAST OF BROWNSIDE VICARAGE LANE	LSC	SL/2009/0187	07-May-09	06-May-12	1	1	0	1	0
BURTON IN KENDAL	Burton	CROFT HOUSE BARN	LSC	SL/2010/0550	17-Aug-10	17-Aug-13	1	1	0	0	1
LOWER ALLTHWAITE	Cartmel	BARN AT UNSWORTH'S GARAGE	LSC	SL/2007/0117	13-Jul-07	13-Jul-07	2	2	0	1	1
LOWER ALLTHWAITE	Cartmel	PARK GATE BARN	LSC	SL/2008/0220	25-Apr-08	24-Apr-11	1	1	0	0	1
LOWER ALLTHWAITE	Cartmel		LSC	SL/2008/1209	06-Mar-09	06-Mar-12	1	1	1	0	0

LOWER ALLTHWAITE	Cartmel	PRIORY HOTEL	LSC	SL/2009/1105	01-Feb-10	01-Feb-13	1	1	0	1	0
LOWER ALLTHWAITE	Cartmel	WEAVERS COTTAGE	LSC	SL/2010/0564	15-Sep-10	15-Sep-13	1	1	0	1	0
PRESTON RICHARD	Endmoor	LAND OFF DOVE NEST LANE, ENDMOOR	LSC	5020046	24-Apr-02	23-Apr-07	2	2	1	1	0
PRESTON RICHARD	Endmoor	OXENBER	LSC	SL/2010/0660	06-Oct-10	06-Oct-15	4	3	0	3	0
LOWER HOLKER	Flookburgh/Cark	LAND ADJACENT 69 MARKET STREET	LSC	5910448	03-May-91	01-May-96	3	3	1	2	0
LOWER HOLKER	Flookburgh/Cark	THE COACH HOUSE, WINDER LANE	LSC	5921878	17-Sep-92	16-Sep-97	1	1	1	0	0
LOWER HOLKER	Flookburgh/Cark	LAND ADJACENT TO 1 CHURCH VILLAS	LSC	SL/2005/1321	11-May-06	11-May-11	3	3	1	2	0
LOWER HOLKER	Flookburgh/Cark	CHURCH WALK	LSC	SL/2006/0008	21-Nov-07	19-Nov-12	1	1	0	1	0
LOWER HOLKER	Flookburgh/Cark	LAND REAR OF 21 MARKET STREET & 7 FAIRFIELD	LSC	SL/2008/0365	23-May-08	23-May-13	9	9	0	9	0
LOWER HOLKER	Flookburgh/Cark	5 CHURCH WALK	LSC	SL/2009/0137	21-May-09	21-May-12	1	1	0	1	0
LOWER HOLKER	Flookburgh/Cark	METHODIST CHURCH	LSC	SL/2009/0375	22-Jun-09	22-Jun-12	1	0	0	0	1
LOWER HOLKER	Flookburgh/Cark	25 ALLTHWAITE ROAD	LSC	SL/2010/0498	04-Aug-10	03-Aug-13	1	1	1	0	0
LOWER HOLKER	Flookburgh/Cark	METHODIST CHURCH, STATION ROAD	LSC	SL/2003/1755	30-Mar-05	12-Jun-08	16	16	13	0	3
HOLME	Holme	PEAR TREE PARK (PHASE 4)	LSC	SL/2004/1459	20-Dec-04	20-Dec-09	2	2	0	0	2
HOLME	Holme	HOLME FARM, NORTH ROAD	LSC	SL/2005/0477	16-Sep-05	16-Sep-10	2	1	0	0	1
HOLME	Holme	6 QUEENS TERRACE	LSC	SL/2005/0916	15-May-06	15-May-09	16	16	14	0	2
HOLME	Holme	HOLME METHODIST CHAPEL	LSC	SL/2008/0853	03-Nov-08	31-Oct-11	2	2	0	2	0
HOLME	Holme	TAYLORS GARAGE, MILNTHORPE ROAD	LSC	SL/2010/0912	23-Dec-10	23-Dec-13	2	2	0	2	0
HOLME	Holme	NETHERLEA, NORTH ROAD	LSC	SL/2010/0959	20-Dec-10	20-Dec-13	1	0	0	0	0
KIRKBY IRELETH	Kirkby in Furness	GARGREAVE FARM, KIRKBY-IN-FURNESS	LSC	5002461	14-Mar-01	13-Mar-06	4	4	2	0	2
KIRKBY IRELETH	Kirkby in Furness	BUILDING ADJOINING BECKSIDE COTTAGES,	LSC	5980554	15-May-98	14-May-03	1	1	0	0	1

KIRKBY IRELETH	Kirkby in Furness	PEAR TREE FARM, KIRKBY-IN-FURNESS	LSC	5991637	17-Nov-99	15-Nov-04	4	4	3	0	1
KIRKBY IRELETH	Kirkby in Furness	LAND ADJACENT TO SANDERLINGS	LSC	SL/2006/1024	04-Jan-07	04-Jan-10	1	1	0	0	1
KIRKBY IRELETH	Kirkby in Furness	LINDEN LEA	LSC	SL/2007/0513	04-Jul-07	04-Jul-10	1	0	0	0	0
LEVENS	Levens	LAND AT CORNER OF BEATHWAITE CLOSE	LSC	SL/2008/0608	29-Aug-08	29-Aug-11	1	1	0	0	1
LEVENS	Levens	DEERHOLME	LSC	SL/2009/0188	30-Apr-09	30-Apr-12	1	1	0	1	0
NATLAND	Natland	LOWFIELD, OXENHOLME LANE	LSC	SL/2007/0120	29-Mar-07	27-Mar-10	1	0	0	0	0
NATLAND	Natland	NATLAND HALL BARN	LSC	SL/2009/1140	09-Feb-10	08-Feb-13	2	2	0	0	2
NATLAND	Natland	HOLMES OF NATLAND	LSC	SL/2010/0159	25-May-10	24-May-13	1	1	0	0	1
NATLAND	Natland	FORMER WORKSHOP	LSC	SL/2010/0167	07-Jul-10	07-Jul-13	1	1	0	1	0
NATLAND	Natland	HOLMES OF NATLAND	LSC	SL/2010/0653	23-Dec-10	21-Dec-13	12	12	0	5	7
KENDAL	Oxenholme	LAND AT HILL CREST, BURTON ROAD	LSC	SL/2007/0497	14-Jun-07	14-Jun-12	1	1	0	1	0
BEETHAM	Storth/Sandside	LAND AT HEATH RIDG, 8 CHAPEL CLOSE	LSC	SL/2005/1339	23-Jun-06	23-Jun-11	1	1	0	1	0
BEETHAM	Storth/Sandside	LAND ADJACENT TO GLENROYD, DALLAM DRIVE	LSC	SL/2006/0539	20-Dec-06	20-Dec-11	1	1	0	1	0
BEETHAM	Storth/Sandside	KINGFISHER HOUSE	LSC	SL/2008/1007	26-Nov-08	26-Nov-11	4	3	0	0	3
BEETHAM	Storth/Sandside	LAND ADJOINING WILLOW COTTAGE	LSC	SL/2009/0610	28-Aug-09	28-Aug-12	1	1	0	0	1
BEETHAM	Storth/Sandside	FORMER MISSION CHURCH	LSC	SL/2009/1037	12-Jan-10	12-Jan-13	1	1	0	0	1
BEETHAM	Storth/Sandside	LITTLE SHAW	LSC	SL/2010/0140	21-May-10	20-May-13	1	0	0	0	1
PENNINGTON	Swarthmoor	FORMER POST OFFICE, 56-58 FOX STREET	LSC	SL/2010/0995	20-Jan-11	20-Jan-14	1	1	0	0	1
URSWICK	Urswick	LAND ADJACENT TO SMITHY HOUSE, GREAT	LSC	5021422	04-Sep-02	03-Sep-07	1	1	0	0	1
URSWICK	Urswick	LAND ADJ PARK GARTH	LSC	SL/2004/1377	02-Feb-05	01-Feb-10	2	2	0	0	2
URSWICK	Urswick	LAND ADJACENT TO BROW VIEW	LSC	SL/2008/0738	03-Sep-08	03-Sep-11	1	1	0	1	0
URSWICK	Urswick	MID TOWN COTTAGE	LSC	SL/2009/0303	06-Jul-09	06-Jul-11	1	1	0	1	0

URSWICK	Urswick	BROW VIEW	LSC	SL/2009/0521	06-Aug-09	05-Aug-12	1	1	0	0	1
SUB TOTAL									53		60
DUDDON	Rural	COACH HOUSE, ECCLES RIGG LANE,	Other	5003058	09-May-01	08-May-06	1	1	0	0	1
LOWER ALLTHWAITE	Rural	OUTERTHWATE FARM, ALLTHWAITE, GRANGE-	Other	5002773	12-Feb-01	11-Feb-06	7	7	0	6	1
LOWER ALLTHWAITE	Rural	HOWBARROW FARM, CARTMEL	Other	5912032	16-Oct-91	14-Oct-96	3	3	2	0	1
LOWER ALLTHWAITE	Rural	WELKNOWE KENNELS, CARTMEL	Other	5932582	06-May-94	05-May-99	4	4	1	3	0
LOWER ALLTHWAITE	Rural	SPEEL BANK FARM, CARTMEL	Other	5940066	21-Apr-94	20-Apr-99	3	3	0	0	3
LOWER ALLTHWAITE	Rural	COACH HOUSE UPLANDS HOTEL,	Other	SL/2010/0506	22-Oct-10	21-Oct-13	1	1	0	1	0
LOWER ALLTHWAITE	Rural	HAGGS LANE THE STORES / STORR	Other	SL/2010/0865	18-Nov-10	17-Nov-13	1	1	0	1	0
LOWER HOLKER	Rural	HOUSE OUTBUILDING AT	Other	SL/2008/1196	27-Jan-09	27-Jan-12	1	1	0	0	1
ARNSIDE	Rural	HOLLINS FARM	Other	SL/2009/0068	19-Mar-09	19-Mar-12	1	1	1	0	0
BARBON	Rural	OAK TREE FARM BARBON METHODIST	Other	SL/2008/0437	03-Sep-08	02-Sep-13	1	1	1	0	0
BARBON	Rural	CHAPEL	Other	SL/2008/0969	06-Mar-09	06-Mar-12	1	1	0	1	0
BARBON	Rural	YEW TREE FARM	Other	SL/2010/0420	19-Aug-10	19-Aug-13	2	2	0	2	0
BEETHAM	Rural	KNOTT HILL, WHASSETT	Other	5011750	05-Sep-01	04-Sep-06	1	1	0	0	1
BEETHAM	Rural	DILKUSHA, CARR BANK ROAD, CARR BANK	Other	5940571	04-May-94	03-May-97	1	1	0	0	1
BEETHAM	Rural	BEETHAM HOUSE LODGE	Other	SL/2006/1341	07-Feb-07	07-Feb-10	1	0	0	0	1
BEETHAM	Rural	ROWAN COTTAGE ELM MEAD, CARR BANK ROAD	Other	SL/2008/0503	19-Sep-08	19-Sep-11	1	-2	0	-2	0
BEETHAM	Rural	WOODVIEW BARNS PENTLANDS, KEASDALE ROAD	Other	SL/2009/0786	03-Nov-09	02-Nov-12	2	2	0	2	0
BEETHAM	Rural	OLD MANOR, HIGH CASTERTON	Other	SL/2010/0513	18-Aug-10	18-Aug-13	1	1	0	1	0
CASTERTON	Rural	GARDEN COTTAGE	Other	5012560	15-Jan-02	14-Jan-07	4	4	3	0	1
CASTERTON	Rural		Other	SL/2007/0397	01-Jun-07	01-Jun-	1	0	0	0	0

CASTERTON	Rural	CHURCH COTTAGE	Other	SL/2009/0884	18-Nov-09	17-Nov-12	1	1	0	1	0
DOCKER	Rural	DOCKER GARTH FARM, DOCKER	Other	5031438	19-Jun-03	18-Jun-08	1	1	0	0	1
FIRBANK	Rural	WHINNEY HAW FARM, FIRBANK	Other	5012778	11-Feb-02	10-Feb-07	3	3	1	2	0
FIRBANK	Rural	COWPERTHWATE FARM	Other	SL/2009/1119	20-Jul-10	20-Jul-13	2	2	0	2	0
GRAYRIGG	Rural	BARN LOWER GROUND FLOOR	Other	SL/2010/0354	30-Jun-10	29-Jun-13	1	1	0	1	0
HELINGTON	Rural	SNUFF MILL, HELINGTON	Other	5980300	06-May-98	05-May-03	3	3	0	0	3
HELINGTON	Rural	GARDEN OF HERON SYKE (CUMBRIA COTTAGE)	Other	5982047	15-Oct-98	14-Oct-03	1	1	0	0	1
HEVERSHAM	Rural	HAVERWOOD, WOODHOUSE	Other	SL/2007/0624	13-Sep-07	13-Sep-10	1	1	0	0	1
HEVERSHAM	Rural	HILLSIDE GREENHEAD FARM, HINCASTER	Other	SL/2009/0721	24-Sep-09	24-Sep-14	2	2	0	2	0
HINCASTER	Rural		Other	5972421	12-Dec-97	11-Dec-02	5	5	1	1	3
HUTTON ROOF	Rural	BADGER GATE, LUPTON	Other	5011267	31-Aug-01	30-Aug-06	1	1	0	0	1
HUTTON ROOF	Rural	YEW TREE	Other	SL/2004/1057	07-Sep-04	06-Sep-09	1	1	0	0	1
KENDAL	Rural	BIRK HAGG	Other	SL/2009/0590	04-Sep-09	04-Sep-09	5	5	5	0	0
KILLINGTON	Rural	BARN AT BECK HOUSE FARM, KILLINGTON	Other	5000150	17-Mar-00	16-Mar-05	1	1	1	0	0
KILLINGTON	Rural	HARPRIGG HALL, MANSERGH,	Other	5912605	13-Nov-91	11-Nov-96	1	1	0	0	1
KILLINGTON	Rural	HOLME GREEN	Other	SL/2007/1105	23-Nov-07	21-Nov-10	1	0	0	0	0
KILLINGTON	Rural	DRYBECK FARM	Other	SL/2008/1213	12-Feb-09	09-Feb-12	1	0	0	0	0
KILLINGTON	Rural	KILLINGTON HALL FARM	Other	SL/2009/1089	04-Feb-10	02-Feb-13	1	1	0	1	0
LAMBRIGG	Rural	MORESDALE COTTAGE, LAMBRIGG, NR KENDAL	Other	5920055	24-Feb-92	22-Feb-97	2	2	1	0	1
LAMBRIGG	Rural	THE GREEN, LAMBRIGG	Other	5952668	14-Mar-96	13-Mar-01	3	3	2	1	0
LAMBRIGG	Rural	LAMBRIGG FOOT	Other	SL/2005/1204	12-Jan-06	12-Jan-09	2	2	0	0	2
LAMBRIGG	Rural	HARDRIGG FARM	Other	SL/2010/0589	29-Oct-10	29-Oct-13	3	3	0	3	0

LEVENS	Rural	FROSTHWAITE FARM	Other	5902784	23-Nov-90	02-Feb-12	7	7	5	0	2
LUPTON	Rural	THOMPSON FOLD	Other	SL2008/1198	03-Feb-09	16-Sep-12	3	2	0	2	0
LUPTON	Rural	THE GRANARY	Other	SL2009/0662	16-Sep-09	22-Sep-12	1	1	0	0	1
MANSERGH	Rural	HAWKRIGG FARM	Other	SL2009/0171	22-Sep-09	04-Sep-07	1	1	0	0	1
MIDDLETON	Rural	HOLME FARM, MIDDLETON	Other	5021185	05-Sep-02	11-Sep-12	1	1	0	0	1
MIDDLETON	Rural	HAWKIN HALL	Other	SL2007/0772	12-Sep-07	24-Sep-12	1	1	0	0	1
MIDDLETON	Rural	BARN AT SOWERMIRE FARM	Other	SL2009/0210	24-Sep-09	26-Nov-12	1	1	0	1	0
MIDDLETON	Rural	BARN ADJACENT TO HIGH FELLSIDE SITE ADJACENT TO LAND OFF	Other	SL2009/0903	27-Nov-09	01-Aug-05	1	1	0	1	0
MILNTHORPE	Rural	ACKENTHWAITE BARN B, CROSBY LODGE	Other	5001586	02-Aug-00	07-Jul-09	2	2	2	0	0
MILNTHORPE	Rural	LAND AT HIGHFIELD GROUNDS OF CROSBY HOUSE	Other	SL2004/0648	07-Jul-04	07-Apr-09	1	1	1	0	0
MILNTHORPE	Rural	THE LODGE, BURTON ROAD, KENDAL	Other	SL2005/1435	07-Apr-06	28-Aug-14	1	0	0	0	0
MILNTHORPE	Rural	CRACALT FARM	Other	SL2009/0488	28-Aug-09	02-Apr-01	1	1	0	1	0
NATLAND	Rural	ALVANA MILLRIGGS FARM, NEW HUTTON	Other	5960196	03-Apr-96	19-Feb-11	1	1	0	0	1
NATLAND	Rural	LAND NORTH OF DICKGATE LANE	Other	SL2007/1065	20-Feb-08	23-Apr-12	1	1	0	0	1
NATLAND	Rural	HAYCLOSE	Other	SL2009/0110	24-Apr-09	19-Dec-06	2	1	0	1	0
NEW HUTTON	Rural	BRIDGE END, OLD HUTTON	Other	5012845	20-Dec-01	27-Feb-12	1	1	0	0	1
NEW HUTTON	Rural		Other	SL2006/0135	27-Feb-07	30-Jul-13	1	1	1	0	0
NEW HUTTON	Rural		Other	SL2010/0115	30-Jul-10		1	1	0	1	0
OLD HUTTON AND HOLMESCALE	Rural		Other	5020895	05-Jun-02	04-Jun-07	1	1	0	0	1
OLD HUTTON AND HOLMESCALE	Rural		Other	5021068	27-Sep-02	26-Sep-07	1	1	0	0	1
OLD HUTTON AND	Rural	BARN ADJ GREAVES FARM, OLD HUTTON	Other	5902268	13-Sep-90	12-Sep-95	1	1	0	0	1

[illegible]