



Five Year Housing Land Supply for the Copeland Local Plan Area

Position as of 31st March 2026

September 2026

1.0 Introduction

- 1.1 On 1st April 2023, Copeland Borough Council became part of Cumberland Council as part of Local Government Reorganisation. Work is currently ongoing to prepare a new Local Plan for Cumberland; until this is adopted, the extant Copeland Local Plan (2021-2039) remains the relevant Development Plan for the former Copeland Local Plan area.
- 1.2 National planning policy requires Local Authorities to monitor their deliverable land supply against their housing requirement. Authorities should identify, and annually update, a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. National Planning Policy identifies how local authorities should conduct this. If a local planning authority is unable to demonstrate a five year land supply, the presumption in favour of sustainable development will be applied when determining planning applications.
- 1.3 It should be noted that this is the annual position statement as of the 31st March 2026. The next position statement (as of 31st March 2027) is expected to be released in mid-2027; this will include the details of new planning permissions granted from the 1st April 2026, as well as any development commencement and completion details.

2.0 Housing Requirement

- 2.1 In December 2024, the requirements for calculating the Five Year Land Supply were amended through revisions to the National Planning Policy Framework.
- 2.2 The data in this Five Year Land Supply Statement relates solely to the former Copeland Local Plan area of Cumberland as, until the new Cumberland Local Plan is adopted, the adopted Local Plans for the legacy authorities remain the relevant development plans for the area.
- 2.3 Due to the different ages of the adopted Local Plans, there are different approaches to calculating the housing need figures for each of the former authority areas. As the Copeland Local Plan was adopted in November 2024, the adopted housing requirement of 146 net additional dwellings per annum will be used to calculate the housing land supply.
- 2.4 Table 1 below outlines housing delivery each year since the start of the Plan period compared to the Plan requirement; it shows that between 2021 and 2026 there has not been any shortfall in delivery that needs to be added to the housing requirement.

Table 1: Previous housing delivery against targets

Year	Requirement	Net Additional Dwellings	Shortfall	Surplus
2021/22	146	144	2	N/A
2022/23	146	142	4	N/A
2023/24	146	133	16	N/A
2024/25	146	173	N/A	27
2025/26	146	155	N/A	9
Total	730	747	N/A	17

- 2.5 The revised National Planning Policy Framework includes the addition of a 'buffer', of either 5% or 20%, to the five year requirement in order to increase range and choice of supply. The level of the buffer to be applied is linked to the results of the latest Housing Delivery Test or as specified by Paragraph 78 of the NPPF¹; these results currently still relate to the former district planning authorities.
- 2.6 As the most recent results of the Housing Delivery Test show that delivery in the former Copeland area was 11,375% (between 2022 and 2025), there is no consequence to be applied. However, a 20% buffer is accrued by Criterion C) of Paragraph 9 in Annex D of the NPPF, as the Housing Requirement is less than 80% of the most up-to-date standard method figure.

Housing Requirement	Standard Method Housing Need	Percentile Covered
146	276	53%

- 2.7 When the 20% buffer is applied, this equates to an overall annualised housing need of 175.2 for the former Copeland area (see Table 2).

Table 2: Calculating the housing requirement for the Copeland Local Plan area

Local Housing Need requirement for five years (146 x 5)	730
20% buffer (as required by paragraph 78 of the 2024 NPPF)	146
Housing Needs for the next five years (730 + 146)	876
Annualised Housing Requirement (876/5)	175

3.0 Housing Supply

- 3.1 The overall housing supply for the former Copeland area of 1,687 units (Table 3) has been calculated with the following categories:
- All remaining housing units still to be constructed within large sites with planning permission (10 dwellings or more)

¹ www.gov.uk/government/collections/housing-delivery-test

- All remaining housing units still to be constructed within small sites with planning permission (9 dwellings or less)
- Annual windfall allowance of 30 based on past delivery (90 dwellings across years 3-5)

Table 3: Calculating the overall housing land supply for the former Copeland area

All remaining units from large sites with planning permission (<i>Appendix A</i>)	1,453	1,597	1,687
All remaining units from small sites with planning permission (<i>Appendix B</i>)	144		
Windfall allowance	90		

- 3.2 The National Planning Policy Framework (NPPF) includes the definition of 'deliverable sites'.

"To be considered deliverable, sites for housing or other pitches and plots should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that homes will be delivered on the site within five years. In particular:

- sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long-term phasing plans)*
- where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield land register, it should only be considered deliverable where there is clear evidence that homes will be delivered on-site within five years."*

- 3.3 Having regard to the definition of deliverable sites, the major planning applications contained within Appendix A were assessed (it is assumed that all sites within Appendix B are deliverable). Following this assessment, it was concluded that 955 of the 1,453 housing units currently meet the NPPF definition for deliverability over the next five years (see Table 4). When added to the extant small site units and windfall allowance, this gives a total deliverable housing supply of 1,189.

Table 4: Calculating the Council's deliverable housing land supply.

Deliverable remaining units from large sites with planning permission (<i>Appendix A</i>)	955	1,099	1,189
All remaining units from small sites with planning permission (<i>Appendix B and C</i>)	144		
Windfall allowance	90		

- 3.4 For those permissions and site allocations which are part of the overall land supply but have not been identified as meeting the NPPF deliverability definition in this five year housing land supply report, these sites will be reviewed annually. Should evidence be presented to the Council to show that these sites are deliverable, they will be included within future five year land supply calculations.
- 3.5 In addition, sites of non-major development that commenced over five years ago and have not delivered within the past five years have been considered stalled and these sites have been removed from the five-year housing supply.
- 3.6 In accordance with previous delivery, a 30 dwelling per year windfall allowance has been assumed for years 3, 4 and 5.

4.0 Five Year Land Supply

- 4.1 Taking into account the above evidence, the five year land supply has been calculated (see Table 5) and consequently the Council considers that it has 6.79 years of housing supply.

Table 5: The five year housing land supply for Copeland

Housing requirement	Annual housing requirement for the next 5 years		175
Total deliverable five year housing supply	Remaining units from large sites with planning permission	955	1,189
	Remaining units from small sites with planning permission	144	
	Windfall allowance	90	
Total five year supply	$\frac{\text{Supply}}{\text{Requirement}} = \frac{1,189}{175}$		6.79

Appendix A – Remaining units from large sites with Planning Permission (10 Dwellings or more)

Planning Permission Reference	Site Address	Decision Date	No. of units approved	No. units remaining at 31/03/26	Average annual completion rates	2026/27	2027/28	2028/29	2029/30	2030/31	5YLS yield	Deliverability Notes
4/25/2301/0F1	Town Head Farm Sandwith (Julia Drive)	22 Dec 2025	12	4	1	1	1	1	1	0	4	Self-builds from 04/2771
4/13/2235/0O1 and various subsequent reserved matters etc.	Land Bound By Woodhouse To North & High Road/Wilson Pit Road To West & South, Whitehaven		570	213	35	0	34	35	35	35	139	Delivered 66 units in 25/26
Phase 4 4/22/2332/0F1 Separate Entity		01/2024	107	36	35	35	1	0	0	0	36	Combined with above (4/13/2235/0O1) and will be completed first
4/16/2433/0R1	CUMBERLAND COLD STORAGE LTD, HENSINGHAM, WHITEHAVEN	15/03/2017	25	8	4	4	4	0	0	0	8	Delivered 2 units in 25/26
4/21/2195/0R1	Harras Dyke Farm	30/09/2022		85	30	0	0	15	30	30	75	Developer intentions confirmed
4/20/2334/0R1	Ivy Mill, Main Street, Hensingham, Whitehaven	21/06/2022	26	26	30	26	0	0	0	0	26	Under construction
4/21/2489/0F1	Land west of Cleator Moor Road, Whitehaven	08/11/2021	37	37	30	0	30	7	0	0	37	Discharging conditions 4/26/2156/DOC 22/05/2026

Planning Permission Reference	Site Address	Decision Date	No. of units approved	No. units remaining at 31/03/26	Average annual completion rates	2026/27	2027/28	2028/29	2029/30	2030/31	5YLS yield	Deliverability Notes
4/23/2088/0F1	Land At Harras Road, Harras Park, Whitehaven	08/11/2023	23	19	10	10	9	0	0	0	19	Delivered 4 units in 25/26
4/22/2466/0F1	Land Adjacent To Border Yard, Coach Road, Whitehaven	13/05/24	35	35	12	0	12	12	11	0	35	Discharging conditions 4/25/2391/DOC 4/25/2393/DOC 4/26/2012/DOC 4/26/2016/DOC
4/21/2432/0F1	Marchon	09/12/2025 (Awaiting S106)	139	139	30	0	0	0	30	30	60	Owned by housebuilder
4/22/2032/0R1	Keekle Meadows, Cleator Moor	01/10/2021		125	12	12	12	12	12	12	60	Delivered 13 units in 25/26
4/23/2313/0F1	Land To The South Of Daleview Gardens, Egremont	17/07/2024	164	164	25	25	25	25	25	25	125	Under construction
4/20/2432/0F1	Land at Howbank Farm and the Former Orgill Infants School Site, Egremont	13/03/2024 (Awaiting S106)	105	105	20	0	0	0	20	20	40	Owned by housebuilder
Various	Flosh Meadows	Various	47	47	20	0	0	20	20	7	47	Was a self-build site and now acquired by housebuilder

Planning Permission Reference	Site Address	Decision Date	No. of units approved	No. units remaining at 31/03/26	Average annual completion rates	2026/27	2027/28	2028/29	2029/30	2030/31	5YLS yield	Deliverability Notes
4/24/2252/0F1	Land Between Griffin Close & Greenvale Court, Frizington	11/03/2026	17	17	12	0	0	12	5	0	17	Discharging Conditions 4/25/2373/DOC 11/03/2026
4/21/2519/0R1	Land At North Park, Rheda, Frizington	12/06/2023	22	22	10	0	10	10	2	0	22	Discharging conditions 4/24/2246/DOC 16/05/2025
4/21/2327/0R1	Two pieces of land to north of School Brow, Moresby Parks, Whitehaven	02/11/2022	75	71	12	12	12	12	12	12	60	Completed 4 units last year
4/16/2206/0O1	Land Rear to Rusper Drive	15/08/2017	26	14	3	3	2	0	0	0	5	Delivered 1 unit in 25/26 Self build
4/24/2323/0R1	Land Off Dalzell Street, Moor Row, Egremont	11/04/2025	65	60	10	10	10	10	10	10	50	Discharging Conditions 4/26/2225/DOC 07/2026 Under construction
4/24/2050/0R1	Land At Scalegill Road, Moor Row	19/12/2024	19	19	10	10	9	0	0	0	19	4/25/2101/DOC Discharging Conditions 06/2025 Under construction
Various	Abbey Road			11	5	0	0	0	5	5	10	4/25/2311/0N1 Discharging conditions 10/2025

[illegible]

Appendix B – Remaining units from small sites with Planning Permission (Between 5-9 dwellings) : Removal 15

Planning Application Number	Site Address	Decision Date	No. units approved	No. units remaining at 31/03/26	Notes
4/24/2009/0F1	5-6 High Street, Cleator Moor	5/3/2024	9	9	
4/23/2082/0F1	Land At North Lane, Haverigg	13/10/2023	8	8	4/24/2318/0B1 Variation of condition 1/2025
4/15/2378/0R1	Agricultural Field adjacent to Church Street, Cleator	15/2/2016	8	7	Self build
4/23/2225/0F1	HSBC Bank, Offices & Premises To First Floor, 69 Lowther Street, Whitehaven	2/10/2023	7	7	High Grange Developments
4/23/2370/0R1	Land Off Arlecdon Parks Road, Arlecdon, Frizington	5/7/2023	7	7	WR Richardson Ltd 4/23/2393/DOC Discharging Conditions 07/2025
4/23/2100/0R1	Land To South of Southrigg, Nethertown Road, St Bees	25/8/2023	5	5	4/24/2092/DOC Discharging Conditions 02/24
4/20/2309/0F1	Hensingham House, Egremont Road, Hensingham, Whitehaven	15/1/2024	5	5	Thomas Milburn Properties
4/16/2393/0O1	Land to the West of Rheda Park, Frizington	2/2/2017	9	4	Self build (2 units delivered in 25/26)
4/17/2022/0O1	Land at Bank Yard Road, Parton	15/3/2017	7	4	Self build (1 unit delivered in 25/26)
4/16/2339/0R1	Council Yard, Holborn Hill	13/1/2017	7	3	Self build (1 unit delivered in 25/26)
4/22/2315/0F1	Land Adjacent To School House With Access From The B5345, St Bees	2/6/2023	3	3	Self-builds Commencement 11/07/2024
Total				62	

Appendix C – Remaining units from small sites with Planning Permission (Less than 5 dwellings)

Parish	Ref	Date	Address	Settlement	Decision	No units remaining	U/C	Commencement date/year
ARLECDON/FRIZINGTON	4/23/2308/0F1	07-Feb-24	Land At The Willows, Rowrah, Frizington	Rowrah	Full	1		
ARLECDON/FRIZINGTON	4/25/2270/0F1	10-Oct-25	Barn At Arlecdon Farm, Arlecdon	Arlecdon	Full	1		
ARLECDON/FRIZINGTON	4/25/2162/0F1	21-Oct-25	Mowbray Farm (Barn 6), Frizington	Frizington	Full	1		
ARLECDON/FRIZINGTON	4/25/2360/0F1	16-Dec-25	Mowbray Farm, Frizington Road, Frizington	Frizington	Full	3		
ARLECDON/FRIZINGTON	4/23/2020/0F1	26-Apr-23	Plot 2, Arlecdon Road, Frizington	Arlecdon	Full	1		
ARLECDON/FRIZINGTON	4/23/2169/0F1	14-Mar-24	Land At Barwise Row, Arlecdon	Arlecdon	Full	1		
ARLECDON/FRIZINGTON	4/21/2561/0R1	19-Jul-23	Rheda Cross, Rheda Park, Frizington	Frizington	Reserved Matters	1		
ASBY	4/19/2441/0R1	21-Mar-19	Land At Asby Road, Asby	Asby	Reserved Matters	2	U/C	
BECKERMET	4/20/2146/0F1	26-Jun-20	Land adjacent to 6 Kirkbeck Drive, Beckermest	Beckermest	Full	1	U/C	
BECKERMET	4/25/2169/0F1	24-Nov-25	Petersburgh Farm, Beckermest	Beckermest	Full	2		
BECKERMET	4/23/2053/0F1	25-Aug-23	Land Adjacent To 12 Kirkbeck Drive, Beckermest	Beckermest	Full	1		
BECKERMET	4/23/2287/0F1	31-Jan-24	Royal Oak, Beckermest	Beckermest	Full	1		
BECKERMET	4/20/2265/0F1	25-May-22	Barn Adjacent Barwickstead, Beckermest	Beckermest	Full	1	U/C	
CLEATOR	4/24/2357/0F1	04-Apr-25	Land Adjacent To Grove Cottage, Cleator	Cleator Moor	Full	1		
CLEATOR MOOR	4/25/2166/0F1	28-Jul-25	Back Flat, 10 High Street, Cleator Moor	Cleator Moor	Full	1		
CLEATOR MOOR	4/24/2106/0F1	28-May-24	4 Todholes Road, Cleator Moor	Cleator Moor	Full	3		
PICA	4/23/2064/0F1	05-May-23	Wilson Park Farm, Pica	Pica	Full	1		2023
DISTINGTON	4/26/2008/0F1	20-Mar-26	Land At Beckside Farm, Distington	Distington	Full	1		
GILGARRAN	4/20/2501/0R1	19-Mar-21	Plot 1, Land at Gilgarran Park, Gilgarran	Gilgarran	Reserved Matters	1	U/C	
GILGARRAN	4/20/2260/0R1	02-Oct-20	3 & 4, Land Between Gilgarran Park And Pinewoods, Gilgarran	Gilgarran	Reserved Matters	2	U/C	15/03/2022
EGREMONT	4/25/2398/0F1	13-Jan-26	1 Church Street, Moor Row	Egremont	Full	1		
EGREMONT	4/23/2319/0F1	08-Jan-24	4 Dryden Way, Egremont	Egremont	Full	1		
EGREMONT	4/23/2196/0F1	26-Feb-24	Orchard Brow Barn, Haile	Haile	Full	1		

Parish	Ref	Date	Address	Settlement	Decision	No units remaining	U/C	Commencement date/year
EGREMONT	4/24/2061/0F1	12-Apr-24	Barn A, Moss Dalts, Egremont	Egremont	Full	1		
EGREMONT	4/23/2191/0F1	09-Aug-24	Land Adjacent To 21 Scurgill Terrace, Egremont	Egremont	Full	1		
EGREMONT	4/21/2485/0F1	27-May-22	Former Castle Cinema Site, Bookwell, Egremont	Egremont	Full	4	U/C	2021
KIRKLAND	4/24/2167/0F1	22-Jul-24	Brackeney, Salter, Kirkland	Lamplugh	Full	1		
KIRKLAND	4/24/2031/0O1	26-Mar-24	Land To South Of West Road, Kirkland	Kirkland	Outline	1		
LOWSIDE Q	4/24/2071/0R1	28-Apr-25	Plot 5, Land To The South Of Southrigg, Nethertown Road, St Bees	Nethertown	Reserved Matters	1		
MILLOM	4/23/2390/0F1	28-Mar-24	Land To The Side Of Whitriggs Cottage, Haverigg Road, Haverigg	Haverigg	Full	1		
MILLOM	4/25/2320/0F1	14-Nov-25	31 Wellington Street, Millom	Millom	Full	1		
MILLOM	4/25/2038/0F1	10-Jul-25	Ristorante Da Vinci, Market Square, Millom	Millom	Full	2		
MILLOM	4/25/2291/0O1	14-Nov-25	Government Building, St Georges Road, Millom	Millom	Outline	1		
MILLOM	4/25/2350/0E1	05-Dec-25	86 Wellington Street, Millom	Millom	Full	3		
MILLOM	4/24/2139/0F1	12-Jun-24	47 Wellington Street, Millom	Millom	Full	1		
MILLOM	4/21/2297/0F1	27-May-22	Beach View, Borwick Rails, Millom	Millom	Full	1	U/C	29/06/2022
MORESBY	4/22/2479/0F1	07-Feb-23	Moresby Sports and Social Club, School Brow, Moresby Parks	Moresby Parks	Full	1	U/C	
SANDWITH	4/22/2216/0F1	05-Aug-22	Lane Head Gardens, Lane Head, Sandwith	Sandwith	Full	1	U/C	10/09/2024
ST BEES	4/22/2315/0F1	02-Jun-23	Land Adjacent To School House With Access From The B5345, St Bees	St Bees	Full	3	U/C	2023
ST BEES	4/24/2130/0F1	14-Oct-24	Workshop and Premises, Outrigg, St Bees	St Bees	Full	1		
SEASCALE	4/26/2014/0F1	16-Mar-26	Rear Garden Of 55 Gosforth Road, Seascale	Seascale	Full	1	U/C	
WHITEHAVEN	4/20/2315/0F1	08-Oct-20	6 Scotch Street, Whitehaven	Whitehaven	Full	4	U/C	2023
WHITEHAVEN	4/20/2366/0F1	08-Dec-20	34-35 Tangier Street, Whitehaven	Whitehaven	Full	3	U/C	1 completed May 2022 and not counted rest are still U/C
WHITEHAVEN	4/22/2278/0F1	27-Jan-23	Dalelands, Sandwith	Whitehaven	Full	1	U/C	24/06/2025
WHITEHAVEN	4/22/2297/0F1	19-Oct-22	Trinity House Surgery, 17 Irish Street, Whitehaven	Whitehaven	Full	3	U/C	
WHITEHAVEN	4/23/2017/0F1	10-Aug-23	Former Kings Arms, 25 Main Street, Hensingham	Whitehaven	Full	2		
WHITEHAVEN	4/23/2345/0F1	16-Jan-24	154 Queen Street, Whitehaven	Whitehaven	Full	1		

Parish	Ref	Date	Address	Settlement	Decision	No units remaining	U/C	Commencement date/year
WHITEHAVEN	4/24/2083/0F1	28-Jun-24	Land To North West Of Oak Crescent, Whitehaven	Whitehaven	Full	1		
WHITEHAVEN	4/25/2171/0F1	27-Oct-25	Sneckyeat Farm, Hensingham	Whitehaven	Full	1		
WHITEHAVEN	4/25/2176/0F1	07-Aug-25	The Surgery, Catherine Street, Whitehaven	Whitehaven	Full	4		
WHITEHAVEN	4/25/2243/0F1	28-Aug-25	71 Lowther Street, Whitehaven	Whitehaven	Full	1		
WHITEHAVEN	4/25/2317/0O1	12-Mar-26	Oaklea, Oakbank Avenue, Whitehaven	Whitehaven	Outline	1		
WHITEHAVEN	4/25/2401/0F1	11-Mar-26	51 Roper Street/14 Coates Lane, Whitehaven	Whitehaven	Full	3		
Total						82		