



The Carlisle District Local Plan 2015-2030

FIVE YEAR HOUSING LAND SUPPLY

POSITION STATEMENT April 2020



CARLISLE
CITY COUNCIL



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INTRODUCTION

This statement sets out the current position with regards to the five-year housing supply for the District of Carlisle as at the 1st April 2020. It updates the last assessment which reported the position as at the 1st April 2019.

BACKGROUND

A five year land supply is a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against a housing requirement set out in adopted strategic policies, or against a local housing need figure where appropriate in accordance with paragraph 73 of the National Planning Policy Framework (NPPF). This requires local planning authorities to identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing against the housing requirement as set out in Carlisle District Local Plan 2015 – 2030 Policy SP 2. The supply should include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement submitted to PINs for validation or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

Deliverable is defined in the Glossary (Annex 2) of the NPPF as:

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

- a) 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).
- b) 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 register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.

Paragraph 70 of the NPPF states:

Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends.

EVIDENCING A 5 YEAR SUPPLY - METHODOLOGY

Annual Requirement

The annual requirements employed in the assessment are based on the approach within the adopted Carlisle District Local Plan 2015 – 2030. This supported a stepped approach to delivery of 478 net new homes between 2013 and 2020 and 626 net new homes between 2020 and 2030 (adjusted to have regard to delivery in the 2013 – 2020 period).

Buffer Requirement

The process of the Local Plan examination concluded that a 5% buffer is realistic and justified in Carlisle's context. Over the last 5 years delivery has exceeded target which support the use of the 5% buffer.

Forward Land Supply

The forward land supply within Carlisle consists of:

- extant Planning Permissions;
- planning Permissions that have 'Authority to Issue' awaiting S106 agreement to be executed;
- site allocations within the adopted Carlisle District Local Plan 2015 – 2030; and
- allowance for small site/windfall completions at the rate of 100 per annum as set out in the Carlisle District Local Plan 2015 – 2030.

An assessment of the contribution made from each of these sources across the plan period is set out below. Appendix 1 provides a site by site breakdown [allocated sites and windfall permissions of 10 or over] of how each will contribute on an annual basis over the plan period and beyond.

Summary of Housing Land Supply (as at 1st April 2020) using local plan figures

Source	No of Dwellings
Local Plan Target 2013 – 2030	9,606
Delivery to date (2013 – 2020)	3,445
Outstanding Planning Permissions	5,230
Local Plan Allocations*	1,298
Windfall Provision @100 per annum across the remaining plan period	1,000
Strategic Allocation St Cuthbert's**	1,450
Total Supply	12,423

*Excludes the capacity of those allocations which have an outstanding planning permission in place in order to avoid double counting

** Is indicative only via the Carlisle District Plan 2015 -2030. Housing Trajectory to be refined for the area through St Cuthbert's Local Plan

The summary above is based on delivery detailed in the Carlisle District Local Plan 2015 to 2030. However, the indicative delivery for Carlisle South now known as St Cuthbert's Garden Village (SCGV) was to be refined as further information was available. An Initial

Outline Housing Delivery Statement April 2020 was produced in support of the Housing Infrastructure Funding for Carlisle Southern Link Road and below is a revised summary using those figures.

Revised Summary of Housing Land Supply (as at 1st April 2020) Initial Outline Housing Delivery Statement April 2020

Source	No of Dwellings
Local Plan Target 2013 – 2030	9,606
Delivery to date (2013 – 2020)	3,445
Outstanding Planning Permissions	5,230
Local Plan Allocations*	1,298
Windfall Provision @100 per annum across the remaining plan period	1,000
SCGV Initial Outline Housing Delivery Statement delivery to 2030	1,643
Total Supply	12,616

*Excludes the capacity of those allocations which have an outstanding planning permission in place in order to avoid double counting

Small Site/Windfall Completions

In line with Paragraph 70 of the National Planning Policy Framework the application of windfall is still considered to be justified based on continuing evidence:

Rates of Windfall Development (Net Completions)

Year	Net Completions	On Allocated Sites	Windfall	Windfall %
13/14	190	64	126	66%
14/15	419	84	335	80%
15/16	502	239	263	52%
16/17	541	331	210	39%
17/18	505	304	201	39%
18/19	625	429	196	31%
19/20	663	493	170	26%
Totals	3,445	1,944	1,501	
Average p.a.			214	44%

Gross Windfall Completions (Small Sites and Conversions)

Year	New Sites of <10	Conversions	Total
13/14	25	27	52
14/15	45	35	80
15/16	69	71	140
16/17	43	78	121
17/18	54	61	115
18/19	70	43	113
19/20	101	52	153

Below is an assessment of windfall planning permissions as it is essential to ensure that there will be a steady, but not excessive supply of windfall permissions.

Windfall analysis of permissions granted (by way of no. of dwellings)

Year	Total Permissions	Allocations	Windfall < 10	Windfall ≥ 10	Total Windfall	% Windfall
13/14	898	629	216	53	269	30%
14/15	313	41	170	102	272	87%
15/16	716	495	162	59	221	31%
16/17	1,100	667	171	262	433	39%
17/18	1,123	834	66	223	289	26%
18/19	248	101	70	77	147	59%
19/20	427	341	86	0	86	20%

FIVE YEAR SUPPLY ASSESSMENT

Delivery (Net) since 2013:

	Target	Delivery	Surplus/Shortfall	Cumulative
13/14	478	190	-288	-288
14/15	478	419	- 59	-357
15/16	478	502	+ 24	-333
16/17	478	541	+ 63	-260
17/18	478	505	+ 27	-233
18/19	478	625	+147	-86
19/20	478	663	+185	+99
	3,346	3,445		

Buffer

As delivery has exceeded target over the last 5 years a 5% buffer will be employed which was also considered appropriate through the examination in public of the Carlisle District Local Plan 2015 – 2030.

Assessment 2020- 2025

	No's
Base requirement (5 yrs @ 626)	3,130
Delivery between 2013 and 2020	3,445
Difference (7 x 478 = 3,346 less 3,445)	99
Adjusted Requirement (3,130 - 99)	3,031
Buffer @ 5%	151
Total Requirement	3,182
Forward Land Supply to 2025	
Quantified net deliverable supply to 2025 (103.33% of total requirement)	3,288
Balance	
Forward supply less requirement	106
Years Supply of Housing	5.16 Yrs

As demonstrated by the above assessment the Council is able to demonstrate a five year deliverable supply of housing.

APPENDICES

Appendix 1 – Forward land supply as at 1st April 2020

	Total/ Potential	o/s at 01/04/20	u/c at 01/04/20	Completed 19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	onwards
Sites with Planning Permission																				
land North of Kingmoor Ind Estate 17/1028	71	71	0	0		10	20	20	21											0
Raffles	316	0	0	42																0
U 8 land North of Burgh Road 15/0621; 17/0992	83	83	0	0	0	10	30	30	13											0
Caxton Road, Newtown Ind Estate 15/0878; 17/0689	58	58	17	0	15	20	23													0
U15 Former Dairy Site, Botcherby 17/0254	66	27	21	18	27															0
U 13 land east of Beverley Rise 17/0662; 18/0789	50	50	50	0	25	25														0
Former Caldew Hospital, Dalston Road 17/0487 72 bed converted @ 1.8 = 40	40	40							40											0
Former Caldewgate School 17/0193	35	35	28		25	10														0
Portland Sq/Alfred St/ Brunswick St 16/0357	21	21	3		3	7		5	6											0
2 Silloth Street. 18/0300	12	0	0	12																

	Total/ Potential	o/s at 01/04/20	u/c at 01/04/20	Completed 19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	onwards
Leabourne Road 10/1050; 17/0721	13	13	10		4	9														0
Land at Regent Street 17/1074	10	10					5	5												0
Hammonds Pond (The Ridings) 12/0793; 19/0185	333	83	17	54	30	30	23													0
U 5 Land between Carleton Rd & Cumwhinton Rd (Speckled Wood) 13/0983	189	0	0	49																0
U 14 & 19 Carleton Clinic/ East of Cumwhinton Drive (The Coppice) 15/0918	189	40	39	49	20	20														0
U 4 land North of Moorside Drive/ Valley Drive 15/0161; 17/0038	166	166	23		20	35	40	40	31											0
Racecourse 09/0216; 18/1015	42	42	1				10	10	10	12										0
U 21 Former Laings, (Adj Aldo) Dalston Road [18/1039]	68	68	27	0	25	43														
Key Safety System	52	27						15	12											0
Rome St 2	48	48	1							18	30									0
Former KSS Factory. Constable Street 17/0232	44	0	0	24																0

	Total/ Potential	o/s at 01/04/20	u/c at 01/04/20	Completed 19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	onwards
Highgrove Dairy	96	36	0	0				18	18											0
Land between Tyne St & Chertsey Mount [16/0249; 19/0153]	30	30	0					15	15											
Morton Residual Outline	725	725				10	40	50	50	50	50	50	50	50	50	50	50	50	50	75
Morton: Charles Church: Amberwood 16/1072	100	19	15	54	19															0
U 10 [Part] Land off Windsor Way (Tarraby View) [14/0778]	276	172	28	57	35	40	40	40	17											0
U 10 (Part) Land at Lansdowne Close	19	19	0					9	10											
U 1 land SE of J 44 Kingstown 14/0761; 17/0480	180	115	21	44	30	30	30	25												0
U 2 Land North of California Rd	194	194	16		15	35	45	50	49											0
Crindledyke	850	666	0			10	30	30	30	30	30	30	30	30	30	30	30	30	30	266
U20 & Pt U18 Land SE of Durranhill Road, Adj Barley Edge [Meadowbrook] 17/0669	198	145	18	45	30	30	30	30	25											0
R 5 Land to the south of Old Road, Longtown	100	84	19	13	20	25	25	14												0

	Total/ Potential	o/s at 01/04/20	u/c at 01/04/20	Completed 19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	onwards
[Briar Lea Court] 16/0868																				
Barns at Brackenhill Tower, Longtown	10	9					1	1	1	1	1	1	1	1	1					0
R 1 Pt Land South of Carlisle Rd, Brampton 17/0869	110	110	8		10	30	35	35												0
Tarn End House 17/0119	12	12	12		6	6														0
R 12 Land East of Monkhill Road, Moorhouse	9	9					4	5												0
R 6 Amberfield, Burgh by Sands [l/a King Edwards Fauld] [15/0617]	24	16	10	8	10	6														0
land Rear of Irvings Place, Dalston Road, Cummersdale 16/1022	17	2	2	12	2															0
Kingswood, Cumdivock 18/0198	15	7	3	2	2	2	2	1												0
R 11 Kingmoor Park Harker Estate, Harker 15/0812	300	300							20	35	35	35	35	35	35	35	35			0
Adj Memorial Hall, Rockcliffe 14/0901	12	12						6	6											0
Adj Croft House Brunstock 16/0097	12	12						6	6											0

	Total/ Potential	o/s at 01/04/20	u/c at 01/04/20	Completed 19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	onwards
R 20 Land west of Steele's Bank, Wetheral 17/0905	41	0	0	36																0
R16 Broomfallen Road, Scotby 17/0995	28	14	13	14	14															0
Adj Hallmoor Court, Wetheral 12/0880 19/0596	27	27	1			2	5	10	10											0
R19 [Part] land Adj Wheatsheaf Gardens, Wetheral 16/0203	20	20						10	10											0
R 9 land West of How Croft, Cumwhinton 18/1104	19	10	10	9	10															0
Croftfield Residential Care Home, Cotehill 17/1098 16 BED @ 1.8	9	9	0				9													0
R 21 Land west of Wreay School	7	1	1	1	1															0
																				0
Sub Total	5346	3657	414	543	398	445	447	480	400	146	146	116	116	116	116	115	115	80	80	341
																				0
Sites with Authority to Issue																				0
																				0
U 7 [24 HA] land at Newhouse Farm, SW of Orton Rd 17/0883	480	480						15	35	35	35	35	35	35	35	35	35	35	35	80
																				0
Sub total	480	480	0	0	0	0	0	15	35	35	35	35	35	35	35	35	35	35	35	80

	Total/ Potential	o/s at 01/04/20	u/c at 01/04/20	Completed 19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	onwards
																				0
Allocations in Proposed Submission Draft																				0
R 1 Land South of Carlisle Rd, Brompton [Remainder]	159	159						20	40	40	40	19								0
R 2 land west of Kingwater Close, Brompton	60	60					15	30	15											0
R 3 Land north of Greenfield Lane, Brompton	140	140								20	35	35	35	15						0
R 4 Former Lochinvar School, Longtown	106	106									15	20	20	20	20	11				0
R 8 L/A Beech Cottage, Cumwhinton	15	15					5	10												0
R 14 Land at Tower Farm, Rickerby	10	10								5	5									0
R 15 Land off Hill Head, Scotby	90	90					15	25	25	25										0
R 17 Warwick Bridge/Little Corby North 19/0748	45	45					5	20	20											0
R 18 Land off Heads Nook Road, Corby Hill	30	30									15	15								0
R 19 [Part] Wetheral South	40	40				0	0		20	20										0

	Total/ Potential	o/s at 01/04/20	u/c at 01/04/20	Completed 19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	onwards
U 3 Site of Pennine Way School	112	112								22	35	35	20							0
U 5 Remainder of Land between Carleton Rd & Cumwhinton Rd	15	15							15											0
U 6 land West of Garden Village, MORTON	169	169							15	35	35	35	35	14						0
U 7 Remainder of land at Newhouse Farm, SW of Orton Rd 30.19 - 24 HA = 6.19HA] 509 - 480 =29	29	29											10	10	9					0
U 9 [Part] Site of former Morton Park Primary School	12	12							6	6										0
U 11 land east of Lansdowne Close/ Lansdowne Court	75	75									15	30	30							0
U 16 Deer Park	100	100					30	35	35											0
U 17 Remainder Morton Allocation [15/0924]	60	60								15	30	15								0
U 18 Remainder of land Opp Rosehill Ind Estate [combined with U20 13.82 HA - 9.51 = 4.31 HA	31	31									11	20								0
Sub total	1298	1298	0	0	0	0	70	140	191	188	236	224	150	59	29	11	0	0	0	0

	Total/ Potential	o/s at 01/04/20	u/c at 01/04/20	Completed 19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	onwards
Delivery																				
Sites with Planning Permission [Over 10]				543	398	445	447	480	400	146	146	116	116	116	116	115	115	80	80	341
Authority to Issue				0	0	0	0	15	35	35	35	35	35	35	35	35	35	35	35	80
Allocated Sites				0	0	0	70	140	191	188	236	224	150	59	29	11	0	0	0	0
Windfall Sites < 10 not included above				120	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Projected Delivery Ex St Cuthbert's [Carlisle South]				663	498	545	617	735	726	469	517	475	401	310	280	261	250	215	215	421
St Cuthbert's delivery as per HIF Outline Housing Delivery Statement April 20	10325	10325					12	72	83	144	227	310	372	413	475	516	516	516	516	6153
Projected Delivery Including St Cuthbert's [Carlisle South]					498	545	629	807	809	613	744	785	773	723	755	777	766	731	731	6574

Appendix 2

Trajectory of delivery from 2013 to 2035 based on delivery analysis as at 1st April 2020

