



# The Carlisle District Local Plan 2015-2030

## FIVE YEAR HOUSING LAND SUPPLY

### POSITION STATEMENT April 2015



CARLISLE  
CITY COUNCIL



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# CONTENTS

## **Body:**

Introduction	Page 4
Evidencing a Five Year Supply – Methodology	Page 7
Assessments	Page 11
Conclusions	Page 15

## **Appendices:**

Appendix 1 - Site Delivery Analysis	Page 18
Appendix 2 - Housing Trajectory	Page 23

## INTRODUCTION

This statement sets out the current position with regards to the five year housing supply for the District of Carlisle as at the 1<sup>st</sup> April 2015. It recognises the current position of the City Council as it migrates towards the adoption of a new Local Plan – The Carlisle District Local Plan 2015-2030.

## BACKGROUND

The requirement to undertake a 5 year assessment is set out in the National Planning Policy Framework (NPPF) which states that in order to boost significantly the supply of housing, Local Planning Authorities should:

**Paragraph 47 (second Bullet point):** *“identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;”*

The associated footnote relating to the above statement states:

*“To be considered deliverable, the sites 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 and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.”*

**Paragraph 48** states:

*“Local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to 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, and should not include residential gardens.”*

The Planning Practice Guidance gives further advice regarding 5 year land supply assessments including **‘What is the starting point for the five-year housing supply?’**

*“The National Planning Policy Framework sets out that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements. Therefore local planning authorities should have an identified five-year housing supply at all points during the plan period. Housing requirement figures in up-to-date adopted Local Plans should be used as the starting point for calculating the five year supply. Considerable weight should be given to the housing requirement figures in adopted Local Plans, which have successfully passed through the examination process, unless significant new evidence comes to light. It should be borne in mind that evidence which dates back several years, such as that drawn from revoked regional strategies, may not adequately reflect current needs.*

*Where evidence in Local Plans has become outdated and policies in emerging plans are not yet capable of carrying sufficient weight, information provided in the latest full assessment of housing needs should be considered. But the weight given to these assessments should take account of the fact they have not been tested or moderated against relevant constraints. Where there is no robust recent assessment of full housing needs, the household projections published by the Department for Communities and Local Government should be used as the starting point, but the weight given to these should take account of the fact that they have not been tested (which could evidence a different housing requirement to the projection, for example because past events that affect the projection are unlikely to occur again or because of market signals) or moderated against relevant constraints (for example environmental or infrastructure).”*

Following the introduction of the NPPF (27 March 2012) the Council embarked on the production of a single Local Plan which includes strategic policies, site allocations and development management policies. A Preferred Option consultation took place between 29 July and 16 September 2013 with a Stage Two consultation between 10 March 2014 and 4 April 2014. Consultation on the proposed submission draft of the Carlisle District Local Plan 2015 – 2030, in accordance with Regulation 19 [Publication] of the Town and Country Planning (Local Planning) (England) Regulations 2012, commenced on the 4<sup>th</sup> March 2015. It is anticipated that the Local Plan will be submitted to the Secretary of State for independent examination in June 2015.

Importantly the Council resolved at their meeting of the 10<sup>th</sup> February 2015 that

*“once published for consultation [on 4<sup>th</sup> March 2015], weight be given to the Carlisle District Local Plan (2015 – 2030) as a material consideration when exercising Development Management policy decisions, in accordance with paragraph 216 of the National Planning Policy Framework.”*

The housing figure proposed in The Carlisle District Local Plan: Proposed Submission Draft – February 2015, is based on the most up to date evidence in the form of the

Strategic Housing Market Assessment Update (September 2014). This update considers and recommends what is considered to constitute an objective assessment of current and future housing needs within the District.

## EVIDENCING A 5 YEAR SUPPLY - METHODOLOGY

### **Annual Requirement**

The annual requirements employed in the assessment will be based upon the range of targets recommended by the Strategic Housing Market Assessment (SHMA) - 480 to 565 net new homes per annum. This reflects that whilst the Proposed Submission Draft of the Local Plan pursues the higher of this range (565 net new homes per annum), that ultimately this figure could be subject to change having not yet been tested through the examination process.

### **Base Date**

The SHMA identified a base date of 2013 with regards to future projections. The recommended figures within the SHMA had already been adjusted by way of reference to the factors within Planning Practice Guidance to account for previous trends and as such it is not necessary have regard to any under deliver prior to 2013. To do so would essentially be to double count. Accordingly 2013 is employed as the base date for assessments.

### **Buffer Requirement**

The NPPF requires a 5% additional buffer within the five year land supply unless there has been a record of persistent under delivery of housing in which case the buffer should be increased to 20%.

The Planning Practice Guidance looks at the issue of under supply and is therefore of relevance in helping to inform a stance on this matter:

*“The approach to identifying a record of persistent under delivery of housing involves questions of judgment for the decision maker in order to determine whether or not a particular degree of under delivery of housing triggers the requirement to bring forward an additional supply of housing.*

*The factors behind persistent under delivery may vary from place to place and, therefore, there can be no universally applicable test or definition of the term. It is legitimate to consider a range of issues, such as the effect of imposed housing moratoriums and the delivery rate before and after any such moratoriums.*

*The assessment of a local delivery record is likely to be more robust if a longer term view is taken, since this is likely to take account of the peaks and troughs of the housing market cycle.*

*Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5*

*years, local planning authorities will need to work with neighbouring authorities under the 'Duty to Cooperate'."*

It is recognised that historically there has been under delivery of housing within the District against previous development plan housing requirements. In keeping with most authorities in England however, this can largely be attributed to the most recent recession and housing market crash, but in Carlisle's case is also considered to owe to previous regional and therefore consequential local policies which restricted delivery to help secure both wider regional and local regeneration. The emerging Carlisle District Local Plan 2015-2030 moves away from this position and positively allocates much more land for residential purposes in a greater spread of locations within the District than has been the case historically. The emerging Local Plan can be seen to have taken some effect from 2013 onwards which reflects that this was the point a preferred options draft of the Plan inclusive of such allocations entered the public domain. In this regard it is contended that the context within which any under delivery should be determined is the base date of 2013.

Delivery from 2013 has fallen short of the recommended targets within the SHMA but importantly this was always, by way of reference to the housing trajectory, envisaged. Ultimately this reflects that it is difficult to secure an immediate and overnight uplift in delivery because of the lag taken to identify additional sites and equally for the development industry to mobilise in response. Positively within Carlisle planning permissions for residential homes are at their highest levels they have been. Coupled with the quantum of land being made available through the Plan, and the encouraging on the ground activity being observed on sites with regards to converting permissions into actual completions, this bodes well and helps, it is considered, to support that the envisaged step change in delivery will be achieved. In this latter regard it is considered prudent to note that net completions in 2014/15 marginally exceeded and therefore closely aligned with the projected completions, lending confidence to the robustness of assumptions underpinning the housing trajectory.

In the above circumstances it is contended that under delivery is not nor is it likely to be persistent and as such the employment of the 5% as opposed to 20% buffer is entirely appropriate.

With respect to the period over which housing under delivery should be made good, it is contended that in the circumstances within Carlisle it is appropriate to do so over the fifteen year plan period as opposed to the immediate five year outlook. This reflects in the first instance, by way of reference to the Planning Practice Guidance, that Carlisle is a relatively self-contained strategic housing market and it is not considered a realistic option to address under supply through working with neighbouring authorities who incidentally are also seeking to secure a step change in their own delivery. It also reflects that the availability of land in Carlisle is not considered to be an issue and instead succeeding in achieving and sustaining the desired step change is dependent on securing the presence of more volume house builders within the District which will



take time. In such circumstances acting to make additional land available will not in itself guarantee that such land will proceed to be developed (i.e. 'built-out') within the desired period, particularly given existing developers can be seen to be operating at capacity with limited short term scope for change. In these circumstances making good under delivery across the longer term is considered the only viable and evidently most sensible option. In this latter regard it must also be borne in mind that ultimately the Plan is concerned with long term place making and its success will be judged at the end of the plan period.

### **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.
- housing Site Allocations within the emerging Carlisle District Local Plan 2015 – 2030; and
- an allowance for small site/windfall completions.

An assessment of the contribution made from each of these sources, but on a bottom up site by site basis, has been made when producing this statement. Appendix 1 provides a site by site breakdown of how each will contribute on an annual basis over the plan period.

### **Summary of Forward Housing Land Supply (as at 1<sup>st</sup> April 2015):**

<b>Source</b>	<b>No. Of Dwellings</b>
Outstanding Planning Permissions	3,884
Proposed Local Plan Allocations <sup>1</sup>	3,622
Planning Permissions with 'Authority to Issue'	355
Windfall Provision [@ 100 dwellings per annum across the plan period]	1,500
Strategic Allocation – Carlisle South [Expected Delivery from 2025]	1,450
<b>Total Supply</b>	<b>10,811</b>

### **Small Site/Windfall Completions**

Paragraph 48 of the National Planning Policy Framework states:

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<sup>1</sup> Excludes the capacity of those allocations which have an outstanding planning permission [or authority to issue] in place in order to avoid double counting.

*“Local planning authorities may make an allowance for windfall sites in the five-year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regards to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends and should not include residential gardens.”*

Site allocations within the emerging Plan were only made on land in excess of 0.4 Ha or which could accommodate ten or more houses. Consequently supply from sites smaller than this, and from larger sites which whilst not allocated align with and would not compromise the strategy, will therefore be forthcoming across the plan period. Small and un-allocated sites will therefore continue to contribute to delivery within the plan period especially within the rural area, where the NPPF and emerging Plan now remove previous restrictions, and for example as a result of the relaxation of conditions allowing buildings or land in B1(a) use [Offices] to be changed to C3 [residential].

Over the last few years such sites have made a significant contribution towards the housing completions as evidenced below:

<b>Year</b>	<b>Total net completions</b>	<b>Allocated Comp</b>	<b>Small site/Windfall comp</b> (excluding residential gardens)	<b>% windfall</b>
08/09	366	172	194	53%
09/10	233	98	135	58%
10/11	260	86	174	67%
11/12	429	111	318	74%
12/13	216	106	110	51%
13/14	190	64	126	66%
14/15	419	84	335	80%
<b>Totals</b>	<b>2,113</b>	<b>721</b>	<b>1,392</b>	<b>66%</b>
<b>Average per annum</b>			<b>199</b>	

The figure proposed and taken forward can be seen to be half the average actually achieved over the last seven years at 100 per annum. This rate is projected to continue testament to which is that of the 313 permissions granted 2014/15, 268 of them were on small / unallocated sites. Numbers and the matter of windfall developments will continue to be carefully monitored and reported and if necessary assumptions reviewed.

## ASSESSMENTS

### SCENARIO ONE

#### Annual Requirement

This scenario uses the Sept 2014 Strategic Housing Market Assessment lower figure of **480** average annual new dwellings which was based on a reasonable demographic basis for need.

#### Past delivery

Delivery since 2013:

	<b>Target</b>	<b>Delivery</b>	<b>Surplus/Shortfall</b>	<b>Cumulative</b>
2013/14	480	190	-290	-290
2014/15	480	419	- 61	-351

#### Buffer

As previously and for the reasons outlined in the methodology a 5% buffer will be employed.

#### Assessment

<b>Requirement 2015 - 2020</b>	
Annual requirement	480
Base requirement (5 x 480)	2,400
Buffer @ 5%	120
Backlog between 2013 and 2015	351
<b>Total Requirement</b>	<b>2,871</b>
<b>Forward Land Supply to 2020</b>	<b>Total</b>
Quantified net deliverable supply to 2020 (see appendix 1)	<b>3,235</b>
<b>Balance</b>	
Forward supply less requirement (3,235 – 2,871)	<b>+ 364</b>

## **Commentary**

Of the 10,811 total land supply, 3,235 dwellings are expected to be delivered by 2020. This equates to **6.74 years supply** against an annual target of 480 per annum [excluding backlog and buffer]. Accounting for a 5% buffer and making good past under delivery within the first 5 years of the Plan, supply can be seen to equate to **5.6 years supply**. Accounting for a 5% buffer and making good past under delivery over the remaining plan period, supply can be seen to equate to **6.1 years supply**.

## **Scenario One Conclusion**

Based on the methodology argued as most appropriate in the proceeding section the Council consider that on the basis of an average annual target of 480 net new homes the District of Carlisle has a 6.1 year deliverable housing land supply.

## SCENARIO TWO

### Annual Requirement

This scenario uses the Sept 2014 Strategic Housing Market Assessment upper figure of **565** average annual new dwellings which is based on the employment driven Experian jobs led forecast. This scenario is that which best aligns with the emerging Local Plan.

### Past delivery

Delivery since 2013:

	<b>Target</b>	<b>Delivery</b>	<b>Surplus/Shortfall</b>	<b>Cumulative</b>
2013/14	565	190	-375	-375
2014/15	565	419	-146	-521

### Buffer

As previously and for the reasons outlined in the methodology a 5% buffer will be employed.

### Assessment

<b>Requirement 2015 - 2020</b>	
Annual requirement	565
Base requirement (5 x 565)	2,825
Buffer @ 5%	141
Backlog between 2013 and 2015	521
<b>Total Requirement</b>	<b>3,487</b>
<b>Forward Land Supply to 2020</b>	<b>Total</b>
Quantified net deliverable supply to 2020 (see appendix 1)	<b>3,235</b>
<b>Balance</b>	
Forward supply less requirement (3,235 - 3,487)	-252

Of the 10,811 total land supply, 3,235 dwellings are expected to be delivered by 2020. This equates to **5.72 years supply** against an annual target of 565 per annum [excluding backlog and buffer]. It can be seen that including a 5% buffer and assuming backlog is to be met within the first 5 years of the Plan, supply would be only 92.7% of the requirement which equates to **4.64 years supply**.

An assessment on the basis that under delivery would instead be made good over the remaining plan period is set out below. This demonstrates that on the basis of this assumption supply would be 103% of the requirement which equates to **5.15 years supply**.

<b>Requirement 2015 - 2020</b>	
Annual requirement	565
Base requirement (5 x 565)	2,825
Buffer @ 5%	141
Proportion of Backlog between 2013 and 2015 $[(521/15) \times 5]$	174
<b>Total Requirement</b>	<b>3,140</b>
<b>Forward Land Supply to 2020</b>	<b>Total</b>
Quantified net deliverable supply to 2020 (see appendix 1)	<b>3,235</b>
<b>Balance</b>	
Forward supply less requirement (3,235 - 3,140)	<b>+ 95</b>

### **Scenario Two Conclusion**

Based on the methodology argued as most appropriate in the proceeding section the Council consider that on the basis of an average annual target of 565 net new homes the District of Carlisle has a 5.15 year deliverable housing land supply.

## CONCLUSIONS

- The statement has covered the range of need identified in the most up to date evidence being the Updated Strategic Housing Market Assessment, Sept 2014.
- In the Carlisle District Local Plan, Proposed Submission Draft, the Council has opted for the upper end of the range recommended by the SHMA in pursuit of the aspirational Experian and therefore economic driven forecast of 565 net new homes per annum.
- The headline conclusions from the assessments can be summarised as follows:

Assessment Reference	Base Annualised Housing Target	Buffer Applied	Under delivery spread over?	Land Supply in Years
A Scenario 1	480	0	0	6.7
B Scenario 1	480	5%	5 Years	5.6
C Scenario 1	480	5%	15 Years	6.1
D Scenario 2	565	0	0	5.7
E Scenario 2	565	5%	5 Years	4.6
F Scenario 2	565	5%	15 Years	5.15

- It can be seen that key to whether the District has or does not have a five year land supply is, aside from the level of buffer employed, whether previous under delivery is made good over the immediate five term future period or instead longer. In Carlisle local circumstances are considered to entirely justify employing the 5% buffer and making good under delivery over the remaining plan period (currently 15 years).
- Despite initial under delivery there are many encouraging signs within the District which support that delivery will continue to improve significantly moving forward. In this regard it can be observed that completions have significantly increased in 2014/15 and the District has the highest number of new homes with an approved planning permission in place for some years. Activity levels on the ground and starts on sites are amongst their most buoyant for some years and developer confidence and firm interest in the District are at their highest since pre-recession levels, testament to which is the emergence of a number of additional volume house builders now active within the District.
- Land supply will be carefully monitored and the Council's position and need for intervention reviewed in line with the proposed Monitoring Framework within the

emerging Local Plan. Conclusions will be reported through the Annual Monitoring Report.



## **APPENDICES**

## Appendix 1 – Site Delivery Analysis as at 1<sup>st</sup> April 2015

	Total/ Potential	o/s at 01/04/15	u/c at 01/04/15	completed 14- 15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	onwards
<b>Sites Over 10 units with Planning Permission</b>																				
Morton	825	825	0	0	0	0	0	15	35	35	35	50	50	50	50	50	50	50	50	305
Penguin	37	21	20	16	21	0	0	0	0											0
Adj Alexander Drive, Durranhill (pt of Durranhill)	49	0	0	2	0	0	0	0	0											0
Key Safety System	52	27	0	0	0	0	27	0	0											0
Racecourse	42	42	1	0	0	10	10	10	12											0
Nelson St	103	103	0	0	0	0	0	0	0	15	35	35	18	0						0
Rome St 2	48	48	0	0	0	0	0	0	0	0	0	0	18	30						0
Peter Lane/Dalston Road	103	94	9	9	35	35	24	0	0											0
West Wigton Road	276	167	30	52	40	40	40	40	7											0
Sawmill Longtown	74	33	6	5	10	13	10	0	0											0
Raffles	345	176	41	29	35	35	35	35	36											0
Raffles Ave & Dalton Ave	37	7	7	30	7	0	0	0	0											0
Former Dairy Site, Botcherby <b>[U15]</b>	66	66	0	0	0	0	16	35	15											0
Ambulance Station	29	15	13	14	15															0
50 Victoria Place	50	50	1	0	0	50														0
Leabourne Road	13	13	4	0	0	0	0	4	9											0
Hammonds Pond	318	298	17	20	35	35	35	35	35	35	35	35	18	0						0
Highgrove Dairy	96	54	7	4	10	20	24	0	0											0
Westrigg/Wigton Road	48	30	0	0																30
Border Terrier, Ashness Drive <b>[U12]</b>	18	18	0	0	0	18	0	0	0											0
Crindledyke	850	762	39	54	50	50	50	50	50	50	50	60	60	60	60	60	60	52	0	0
St Augustines	42	42	42	0	42	0	0	0	0											0
Land at Petteril Bank Road	14	14	0				14													0
Scaurbank, Netherby Rd	14	14	0		0	0	4	10	0											0
Barns at Brackenhill Tower, Longtown	10	9	0	1	0	0	4	5	0											0
Irthing Centre	38	38	0	0	0	38	0	0	0											0

	Total/ Potential	o/s at 01/04/15	u/c at 01/04/15	completed 14- 15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	onwards
Brampton																				
Townhead Rd Dalston	121	93	34	28	35	35	23	0	0											0
Kingswood, Cumdivock	10	9	1	1	1	2	2	2	2											0
Hadrians Camp, Houghton	99	99	1	0	10	35	35	19	0											0
Scotby Steading	45	16	16	29	16	0	0	0	0											0
former George Public House, Warwick Bridge	31	18	1	13	8	10	0	0	0											0
Lime House, Wetheral	15	6	6	8	6	0	0	0	0											0
Skelton House, Wetheral	15	15	15	0	5	10	0	0	0											0
L/A Beech Cottage Cumwhinton [R 8]	15	15	0	0	0	5	10	0	0											0
Rear Thoredge, Cumwhinton	21	21	0	0	0	10	11	0	0											0
<b>Sub Total</b>	<b>3969</b>	<b>3258</b>	<b>311</b>	<b>315</b>	<b>381</b>	<b>451</b>	<b>374</b>	<b>260</b>	<b>201</b>	<b>135</b>	<b>155</b>	<b>180</b>	<b>164</b>	<b>140</b>	<b>110</b>	<b>110</b>	<b>110</b>	<b>102</b>	<b>50</b>	<b>335</b>
<b>Sites with Authority to Issue</b>																				<b>0</b>
Grounds of Suttle House	35	35	0		0	15	20	0	0											0
Rear 39 - 55 Scotby Road	14	14					7	7												0
Broomfallen Road, Scotby [R16]	28	28			0	14	14													0
R 5 Land to the south of Old Road, Longtown [Briar Lea Court]	61	61					11	30	20											0
U 1 land SE of J 44 Kingstown	217	217					15	35	35	35	35	35	27	0						0
																				0
<b>Sub total</b>	<b>355</b>	<b>355</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>67</b>	<b>72</b>	<b>55</b>	<b>35</b>	<b>35</b>	<b>35</b>	<b>27</b>	<b>0</b>						<b>0</b>
<b>Allocations in Proposed Submission Draft</b>																				
R 1 Land South of Carlisle Rd, Brampton	250	250				15	35	35	35	35	35	35	25	0						0
R 2 land west of Kingwater Close, Brampton	60	60										15	30	15						0
R 3 Land north of Greenfield Lane,	140	140							20	35	35	35	15	0						0

	Total/ Potential	o/s at 01/04/15	u/c at 01/04/15	completed 14- 15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	onwards
Brampton																				
<b>R 4</b> Former Lochinvar School, Longtown	106	106							15	20	20	20	20	11						0
<b>R 6</b> Amberfield, Burgh by Sands	25	25						5	20											0
<b>R 7</b> Land east of Cummersdale Rd, Cummersdale	14	14						7	7											0
<b>R 9</b> land West of How Croft, Cumwhinton	20	20								0	0	10	10	0						0
<b>R 11</b> Kingmoor Park Harker Estate, Harker	300	300								35	35	35	35	35	35	35	35	20	0	0
<b>R 12</b> Land East of Monkhill Road, Moorouse	10	10								5	5	0	0	0						0
<b>R 13</b> Linstock North	10	10								5	5	0	0	0						0
<b>R 14</b> Land at Tower Farm, Rickerby	10	10						5	5					0						0
<b>R 15</b> Land off Hill Head, Scotby	50	50								0	0	0	15	35						0
<b>R 17</b> Warwick Bridge/Little Corby North	45	45								15	15	15	0	0						0
<b>R 18</b> Land off Heads Nook Road, Corby Hill	30	30											15	15						0
<b>R 19</b> Wetheral South	60	60								20	20	20	0	0						0
<b>R 20</b> Land west of Steel's Bank, Wetheral	40	40						20	20											0
<b>R 21</b> Land west of Wreay School	10	10					5	5	0											0
<b>U 2</b> Land North of California Rd	187	187											17	35	35	35	35	30	0	0
<b>U 3</b> Site of Pennine Way School	112	112							22	35	35	20	0	0						0
<b>U 4</b> land North of Moorside Drive/ Valley Drive	140	140									15	35	35	35	20	0	0	0	0	0
<b>U 5</b> Land between Carleton Rd & Cumwhinton Rd	204	204			4	35	35	35	35	35	25	0	0	0						0
<b>U 6</b> land West of Garden Village	169	169								15	35	35	35	35	14	0	0	0	0	0
<b>U 7</b> land at Newhouse Farm, SW of Orton Rd	509	509										35	35	35	35	35	35	35	35	229

	Total/ Potential	o/s at 01/04/15	u/c at 01/04/15	completed 14- 15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	onwards
U 8 Land North of Burgh Rd	66	66						33	33											0
U 9 Site of former Morton Park Primary School	54	54								14	35	5								0
U 10 Land off Windsor Way	304	304				24	35	35	35	35	35	35	35	35						0
U 11 land east of Lansdowne Close/ Lansdowne Court	71	71													11	30	30	0	0	0
U 13 land east of Beverly Rise	30	30							30											0
U 14 & 19 Carleton Clinic	166	166			0	0	15	35	35	35	35	11	0	0						0
U 16 Deer Park	100	100					0	0	30	35	35									0
U 17 Remainder Morton Allocation	60	60											30	30						0
U 18 Opp Rosehill Ind Estate	150	150					15	35	35	35	30	0								0
U 20 Remainder Durrhill	70	70							0	15	35	20								0
U 21 Former Laings, Dalston Road	50	50			0	0	0	0	0	15	35	0								0
<b>Sub total</b>	<b>3622</b>	<b>3622</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>74</b>	<b>140</b>	<b>250</b>	<b>377</b>	<b>439</b>	<b>520</b>	<b>381</b>	<b>352</b>	<b>316</b>	<b>150</b>	<b>135</b>	<b>135</b>	<b>85</b>	<b>35</b>	<b>229</b>
<b>Delivery</b>																				
Sites with Planning Permission [Over 10]					381	451	374	260	201	135	155	180	164	140	110	110	110	102	50	335
Authority to Issue					0	29	67	72	55	35	35	35	27	0	0	0	0	0	0	0
Allocated Sites					4	74	140	250	377	439	520	381	352	316	150	135	135	85	35	229
Small Site/Windfall Allowance					100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Carlisle South															250	300	300	300	300	
<b>Projected Delivery</b>				<b>419</b>	<b>485</b>	<b>654</b>	<b>681</b>	<b>682</b>	<b>733</b>	<b>709</b>	<b>810</b>	<b>696</b>	<b>643</b>	<b>556</b>	<b>610</b>	<b>645</b>	<b>645</b>	<b>587</b>	<b>485</b>	<b>564</b>



## Appendix 2

### Trajectory of delivery from 2013 to 2030 based on delivery analysis as at 1<sup>st</sup> April 2015

