



FIVE YEARS HOUSING LAND SUPPLY

POSITION STATEMENT - AS OF 30 SEPTEMBER 2012



CARLISLE
CITY COUNCIL



www.carlisle.gov.uk

INTRODUCTION

This interim statement sets out the housing land supply position as at 30 September 2012. The Carlisle District Local Plan 2001-16 was adopted in September 2008 and sets out housing land allocations. The Local Plan allocations are however based on the Structure Plan supply of 315 per annum for the District.

On 6th July 2010 the Secretary of State announced the government's intention to revoke Regional Spatial Strategy (RSS) Housing targets. However CALA Homes challenged this decision and it was upheld that revocation was unlawful and RSS remains in place. In light of this it was recommended and approved by the Executive of Carlisle City Council on 18 April 2011 to continue with the RSS figure of 450 net dwellings per year to be used when assessing planning applications.

The Council embarked on The Core Strategy and consulted on the "Key Issues" and "Issues and Options" in 2011. It was expected that the Site allocations DPD would be produced after the adoption of the Core Strategy which was programmed to be early 2014.

However following the introduction of the National Planning Policy Framework (27 March 2012) a Local Plan will now be produced which will include site allocations. The practical implication of this is that the work being undertaken on the Strategic Housing Land Availability Assessment has been brought forward to enable the simultaneous production of previously separate documents.

EVIDENCING A 5 YEAR SUPPLY

BACKGROUND

The National Planning Policy Framework under "Delivering a wide choice of high quality homes" states:

Point 47 paragraph 2: *"identify and update annually a supply of specific deliverable site 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 footnote associated relating to the above statement:

"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."

Point 48: “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.”

METHODOLOGY

Annual Requirement

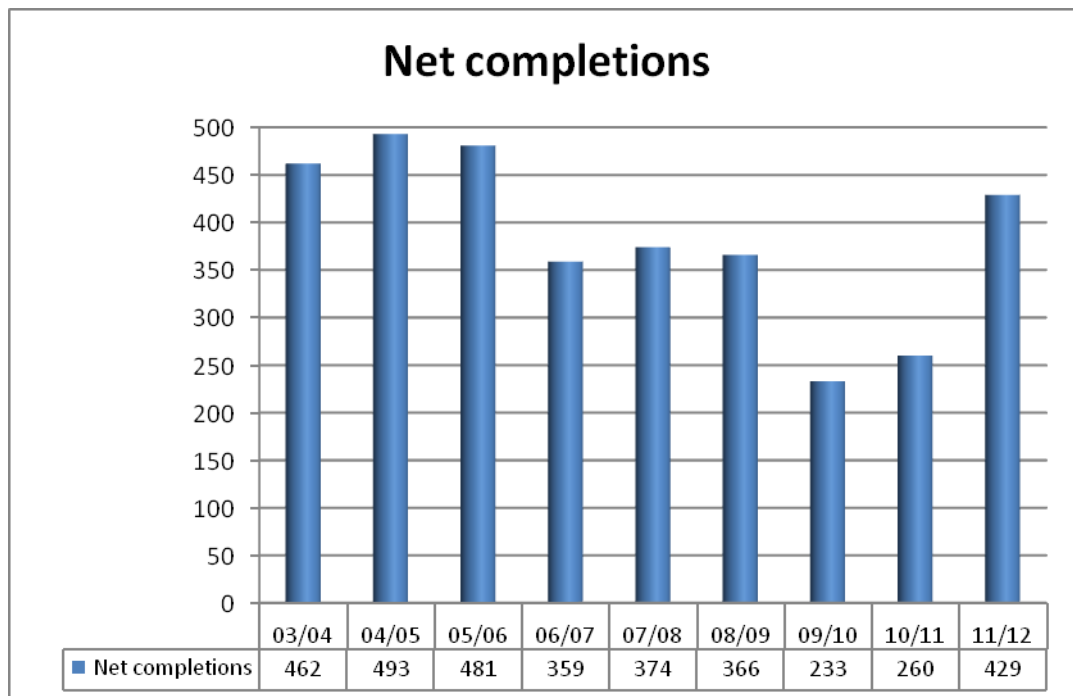
In line with the decision of the Executive of Carlisle City Council on 18 April 2011 this is 450 net dwellings per year (5 years = 2250 dwellings)

Buffer Requirement

There is a requirement for a 5% (equivalent to 112 dwellings) additional buffer unless there has been a record of persistent under delivery of housing when it should be increased to 20% (equivalent to 450 dwellings).

Persistent Under Delivery – In the absence of formal guidance the Council’s interpretation which is felt to be realistic is that when there have been 3 consecutive years of under delivery which results in an overall shortfall over the previous 5 years of 10% ($2250 \times 10\% = 225$). This will trigger a change in the Buffer Requirement to 20%.

Current Position



Since 2006/07 (6 years) there has been an annual shortfall in delivery of target of 450 per annum which cumulatively equates to 583 dwellings. This is deemed to be “persistent” therefore an additional 20% will be required being the equivalent of 90 dwellings per annum (5 years = 450 dwellings).

Current 5 Year Requirement

Annual Requirement x 5 + Buffer = 2250 + 450 = 2700 dwellings.

Calculating the 5 Year Supply

In line with the guidance **Sites with Planning Permission** will be considered to be deliverable unless there is clear evidence that they will not be delivered within that timescale. The Council has taken the view that a further 5% of permissions remaining after being adjusted for known non delivery will expire and will not contribute to the delivery of housing.

Current Allocated Sites will be expected to contribute to the 5 year supply unless there is clear evidence that they will not come forward within that timescale so are excluded from the calculation. The Council also understands that there will be time lapse in the remaining allocated sites being delivered so only 80% of these will be taken into account.

Strategic Housing Land Availability Assessment (SHLAA) – As part of the evidence base for the Local Plan the council has undertaken a SHLAA. This provides an indication of the potential delivery of housing on a number of sites throughout the district. The SHLAA does not however allocate land nor does it give it planning permission. Until the sites have attained further planning status they will not be included in the contribution towards housing supply. Sites will be taken into account once the Local Plan has provided an indication of future land allocations.

Raffles – In the past the Council has excluded delivery on this site as they were replacement dwellings as defined within PPG 3. As PPG 3 was listed in Appendix 3 of the National Planning Policy Framework (NPPF) as being replaced by this Framework and demolitions date back to 1999 with the initial Planning Permission to 2001, well before the introduction of the NPPF, then any new development on the site will count towards the 5 year supply.

Windfall – a figure of 50 per annum was evidenced for the Carlisle District Local Plan 2001 – 2016. As windfall currently account for a significant contribution of the delivery (318 in year 2011/12 i.e. 74%) an allowance for the evidenced windfall figure will be made within the calculation.

Current Baseline Position

	Urban	Rural	Total
Annual Requirement	360 pa	90 pa	450 pa
Net O/S Planning	2888	394	3282
Years Supply	8.02 yrs	4.37 yrs	7.29 yrs
Allocated Sites	1054	6	1060
Total Unit Potential	3942	400	4342
Years Supply (without buffer)	10.95 yrs	4.44 yrs	9.64 yrs

On This basis there is a 9.64 year supply of housing however these figures need to adjusted for known/anticipated non delivery, phasing and windfall allowance.

Adjusted Position

Appendix 1 is an analysis of deliverable sites.

This gives an overall figure of 2,765 dwellings which equates to 6.14 years supply and against a figure of 2,700 gives 102.4% of requirement.

CONCLUSION

There is sufficient supply of specific deliverable sites to provide five years worth of housing to meet the housing requirement of 450 dwelling per annum with an additional buffer of 20%.

APPENDIX 1

	Permissions	Comments
Net Planning Permissions Outstanding	3282	
Permissions unlikely to be Developed		
Rome St 2	-49	Contamination issues, however material start has been made
Westrigg/Wigton Rd	-30	Dormant Site
South Henry Street	-23	Developer not progressing
Adj Suttle House	-41	Stalled site which has a revised application for a Care Home
Adjustment for Phasing		
Morton	-570	1 st phase delivery of 255 out of 825
Crindledyke	-666	1 st phase delivery of 184 out of 850
Permissions with Authority to Issue		
SW Terrace	99	
Former Morton School	0	53 –dwelling, S106 negotiations have stalled
Skelton House	14	
Land Bounded by Peter Lane & Dalston Road	0	Allocated site so not included here to avoid double counting (signed 04/10/12)
Nelson Street	0	As above
St Augustines	42	Retirement housing
Net Planning Permissions	2,058	
Less 5% for non-delivery	-103	
Adjusted Net Planning Permissions	1,955	
ALLOCATED SITES	1,060	
Sites unlikely to be developed		
Hilltop	-80	No Current Interest
St Nicholas	-50	No Current Interest
Rome Street 1	-98	Contamination Issues
Brisco	-132	Contamination Issues
Net allocations	700	
Less 20% for delayed delivery	-140	
Adjusted Net Allocations	560	
SUMMARY		
Planning Permissions	1,955	
Allocations	560	
Windfall	250	
5 Year Delivery	2,765	Target 2,700