



The Carlisle District Local Plan 2015-2030

FIVE YEAR HOUSING LAND SUPPLY

POSITION STATEMENT April 2017



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 2017. It updates the last assessment which reported the position as at the 1st April 2015, being that which was considered during the examination of the now adopted Carlisle District Local Plan 2015-2030.

BACKGROUND

The requirement to undertake a 5 year housing supply 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.”

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 supports 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.

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 of how each will contribute on an annual basis over the plan period and beyond.

Summary of Housing Land Supply (as at 1st April 2017)

Source	No of Dwellings
Local Plan Target 2013 – 2030	9,606
Delivery to date (2013 – 2017)	1,652
Outstanding Planning Permissions	4,592
Proposed Local Plan Allocations*	3,000
Windfall Provision @100 per annum across the remaining plan period	1,300
Strategic Allocation St Cuthbert's**	1,450
Total Supply	11,994

*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

Small Site/Windfall Completions

In line with Paragraph 48 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%
Totals	1,652	718	934	
Average p.a.			233	57%

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

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. Again emerging allocations have been excluded to enable analysis of continued delivery.

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%

FIVE YEAR SUPPLY ASSESSMENT

Delivery 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
	1,912	1,652		

Buffer

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

Assessment 2017 - 2022

	No's
Base requirement (3 yrs @ 478 + 2yrs @ 626)	2,686
Delivery between 2013 and 2017	1,652
Difference (4 x 478 = 1,912 less 1,652)	260
Adjusted Requirement (2,686 + 260)	2,946
Buffer of 2,946 @ 5%	147
Total Requirement	3,093
Forward Land Supply to 2022	
Quantified net deliverable supply to 2022 (113% of total requirement)	3,513
Balance	
Forward supply less requirement	420
Years Supply of Housing	5.65 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 2017

	Total/ Potential	o/s at 01/04/17	u/c at 01/04/17	Completed 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	30/31	31/32	onwards
Sites with Planning Permission																				
land North of Kingmoor Ind Estate	65	65	0	0	0	5	20	20	20											0
Raffles	333	115	30	11	30	30	30	25												0
U 8 land North of Burgh Road 15/0621	66	66	0				6	30	30											0
Caxton Road, Newtown Ind Estate 15/0878	63	63	0	0			3	20	20	20										0
U15 Former Dairy Site, Botcherby	66	66	0	0	20	46														0
50 Victoria Place	50	0	0	50																0
Old Brewery Halls of Residence	36	36	0	0	0	36														0
Portland Sq/Alfred St/ Brunswick St	21	21	0				10	11												0
Lebourne Road	13	13	10	0	10	3														0
Hammonds Pond	318	221	23	48	40	35	35	35	35	35	6									0
West Wigton Road (Brackenleigh)	303	93	39	48	40	35	18													0
U 5 Land between Carleton Rd & Cumwhinton Rd (Speckled Wood)	189	155	49	34	40	35	35	35	10											0
U 14 & 19 Carleton Clinic	189	189		0	35	35	35	35	35	14										0
U 4 land North of Moorside Drive/ Valley Drive	150	150				15	35	35	35	30	0	0	0	0	0	0	0			0
Peter Lane/Dalston Road	103	30	21	48	30															0
Racecourse	42	42	1	0		10	10	10	12											0
Nelson St	103	103	0	0	0	0	0	15	35	35	18	0								0

	Total/ Potential	o/s at 01/04/17	u/c at 01/04/17	Completed 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	30/31	31/32	onwards
Shaddon Mill [15/0915]	10	10	10	0	10															0
Key Safety System	52	27	0	0	0	0	0	0	27											0
Rome St 2	48	48	0	0	0	0	0	0	0	0	18	30								0
Highgrove Dairy	96	45	9	2	10	10	10	10	5											0
U 9 [Part] Site of former Morton Park Primary School 17/9003/CTY	60	60	0	0			60													0
Former Border Terrier	23	14	9	9	14															0
U12 Border Terrier, Ashness Drive	18	0	0	18																0
Raiselands Road/ Levens Drive/Rosehill Drive	12	12	0	0	12															
Morton	825	825	0	0			15	35	35	35	50	50	50	50	50	50	50	50	50	255
U 1 land SE of J 44 Kingstown	190	190	0	0		15	35	35	35	35	35									0
land off St Ninians Rd & Cammock Ave	132	132	0	0				15	35	35	35	12								0
Crindledyke	850	690	24	48	24	0	15	35	35	35	35	35	35	35	35	35	35	35	35	231
Grounds of Suttle House	29	29	10	0	10	19														0
Sawmill Longtown	72	0	0	14																0
R 5 Land to the south of Old Road, Longtown [Briar Lea Court]	100	100	0	0		15	25	30	30											0
Barns at Brackenhill Tower, Longtown	10	9	0	0	0	1	2	3	3											0
Lochinvar Close, Longtown	13	0	0	13																0
Irthing Centre Brampton	38	0	0	38																0
R 12 Land East of Monkhill Road, Moorhouse	9	9					4	5												0

	Total/ Potential	o/s at 01/04/17	u/c at 01/04/17	Completed 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	30/31	31/32	onwards	
R 6 Amberfield, Burgh by Sands [l/a King Edwards Fauld] [15/0617]	20	20					5	15												0	
Townhead Rd Dalston	121	13	12	37	13															0	
Kingswood, Cumdivock	12	8	2	0	4	4														0	
Adj Memorial Hall, Rockcliffe	12	12	0	0			2	10												0	
Scalesceugh Hall	13	13	13	0	13															0	
R10 Hadrians Camp, Houghton	99	47	31	46	47															0	
R 20 Land west of Steel's Bank, Wetheral	50	50	0	0			10	20	20											0	
former George Public House, Warwick Bridge	29	16	0	0		6	10													0	
R16 Broomfallen Road, Scotby	28	28	0	0			14	14												0	
Adj Hallmoor Court, Wetheral [12/0880]	27	27	0	0	7	10	10													0	
Land At Petergate, Cumwhinton 15/1011	22	22	0	0	12	10														0	
Rear Thornedge, Cumwhinton	21	9	7	12	9	0	0													0	
R 8 L/A Beech Cottage	15	15	0	0		5	10													0	
Rear 39 - 55 Scotby Road	14	14				7	7	0												0	
Rear of the Whins Allenwood 15/0097	10	10	0		5	5														0	
R 21 Land west of Wreay School	7	7	5	0	5	2														0	
																				0	
Sub Total	5197	3939	305	476	440	394	471	498	457	274	197	127	85	85	85	85	85	85	85	85	486
																					0

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Sites with Authority to Issue																					0
																					0
U 10 [Part] Land off Windsor Way [14/0778]	276	276					15	35	35	35	35	35	35	35	16						0
U 17 Remainder Morton Allocation [15/0924]	60	60					15	30	15												0
Land between Tyne St & Chertsey Mount [16/0249]	30	30						15	15												0
R19 [Part] land Adj Wheatsheaf Gardens, Wetheral [16/0203]	20	20						10	10												0
Tarn End House [17/0119]	12	12				6	6														0
																					0
Sub total	398	398	0	0	0	6	36	90	75	35	35	35	35	35	16	0	0	0	0	0	0
																					0
Allocations in Proposed Submission Draft																					0
R 1 Land South of Carlisle Rd, Brampton	250	250					15	35	35	35	35	35	35	25							0
R 2 land west of Kingwater Close, Brampton	60	60					15	30	15												0
R 3 Land north of Greenfield Lane, Brampton	140	140								20	35	35	35	15							0
R 4 Former Lochinvar School, Longtown	106	106								15	20	20	20	20	11						0
R 7 Land east of Cummersdale Rd, Cummersdale	14	14					7	7													0
R 9 land West of How Croft, Cumwhinton	20	20								10	10										0
R 11 Kingmoor Park Harker Estate, Harker	300	300						15	35	35	35	35	35	35	35	35	5				0

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R 13 Linstock North	10	10						5	5											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	45	45					15	15	15											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
U1 remainder of land SE of J 44	27	27							0	0	0	0	27							0
U 2 Land North of California Rd	187	187												35	35	35	35	35	12	0
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	169	169							15	35	35	35	35	14						0
U 7 land at Newhouse Farm, SW of Orton Rd	509	509								35	35	35	35	35	35	35	35	35	35	159
U 9 [Part] Site of former Morton Park Primary School	12	12																		
U 10 [Part] Land off Windsor Way [17/0093]	17	17																		
U 11 land east of Lansdowne Close/ Lansdowne Court	71	71											11	30	30					0
U 13 land east of Beverley Rise	40	40				40														0
U 16 Deer Park	100	100			0	0	0	30	35	35										0

	Total/ Potential	o/s at 01/04/17	u/c at 01/04/17	Completed 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	30/31	31/32	onwards	
U 18 Opp Rosehill Ind Estate	150	150							15	35	35	35	30							0	
U 20 Remainder Durrhill	70	70					15	35	20											0	
U 21 Former Laings, Dalston Road	50	50		0	0	0	0	0	15	35										0	
Sub total	2644	2644	0	0	0	60	97	197	252	360	310	265	263	209	146	105	75	70	47	188	
Delivery																					
Sites with Planning Permission [Over 10]				476	440	394	471	498	457	274	197	127	85	85	85	85	85	85	85	85	486
Authority to Issue				0	0	6	36	90	75	35	35	35	35	35	16	0	0	0	0	0	0
Allocated Sites				0	0	60	97	197	252	360	310	265	263	209	146	105	75	70	47	188	
Sites < 10 not included above				65	60	80	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Projected Delivery Excluding St Cuthbert's				541	500	540	704	885	884	769	642	527	483	429	347	290	260	255	232	674	
Indic St Cuthbert's													250	300	300	300	300	300	300		
Projected Delivery Including St Cuthbert's					500	540	704	885	884	769	642	527	733	729	647	590	560	555	532		

Appendix 2

Trajectory of delivery from 2013 to 2032 based on delivery analysis as at 1st April 2017

