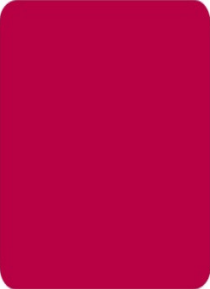




The Carlisle District Local Plan 2015-2030

FIVE YEAR HOUSING LAND SUPPLY

POSITION STATEMENT April 2018



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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 2018. It updates the last assessment which reported the position as at the 1st April 2017.

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 2018)

Source	No of Dwellings
Local Plan Target 2013 – 2030	9,606
Delivery to date (2013 – 2018)	2,157
Outstanding Planning Permissions	5,045
Proposed Local Plan Allocations*	2,184
Windfall Provision @100 per annum across the remaining plan period	1,200
Strategic Allocation St Cuthbert's**	1,450
Total Supply	12,036

*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%
17/18	505	304	201	39%
Totals	2,157	1,022	1,135	
Average p.a.			227	52%

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

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%
17/18	1,123	834	66	223	289	26%

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
17/18	478	505	+ 27	-233
	2,390	2,157		

Buffer

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

Assessment 2018 - 2023

	No's
Base requirement (2 yrs @ 478 + 3yrs @ 626)	2,834
Delivery between 2013 and 2018	2,157
Difference (5 x 478 = 2,390 less 2,157)	233
Adjusted Requirement (2,834 + 233)	3,067
Buffer of 3,067 @ 5%	153
Total Requirement	3,220
Forward Land Supply to 2023	
Quantified net deliverable supply to 2023 (105.49% of total requirement)	3,397
Balance	
Forward supply less requirement	177
Years Supply of Housing	5.27 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 2018

	Total/ Potential	o/s at 01/04/18	u/c at 01/04/18	Completed 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	32/33	
Sites with Planning Permission																				
land North of Kingmoor Ind Estate	71	71			5	20	20	20	6											
Raffles	316	66	14	32	30	30	6													
U 8 land North of Burgh Road 15/0621; 17/0992	83	83				23	30	30												
Caxton Road, Newtown Ind Estate 15/0878; 17/0689	58	58				8	20	20	10											
U15 Former Dairy Site, Botcherby 17/0254	66	66	19		40	26														
U 13 land east of Beverley Rise 17/0662	40	40				20	20													
Former Caldew Hospital, Dalston Road 17/0487	72	72								72										
Old Brewery Halls of Residence 16/1004	36	36				18	18													
Former Caldewgate School 17/0193	35	35				10	10	15												
Portland Sq/Alfred St/ Brunswick St 16/0357	21	21					10	11												
Leabourne Road 10/1050; 17/0721	13	13	10		10	3														
Land at Regent Street 17/1074	10	10						5	5											
Hammonds Pond 12/0793	318	174	34	47	40	40	40	40	14											
West Wigton Road (Brackenleigh)	303	47	41	46	40	7														
U 5 Land between Carleton Rd & Cumwhinton Rd (Speckled Wood) 13/0983	189	107	52	48	40	40	27													
U 14 & 19 Carleton Clinic/ East of	189	145		44	40	40	40	25												

	Total/ Potential	o/s at 01/04/18	u/c at 01/04/18	Completed 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	32/33
Cumwhinton Drive (The Coppice) 15/0918																			
U 4 land North of Moorside Drive/ Valley Drive 15/0161 ; 17/0038	150	150				20	40	45	45										
Peter Lane/Dalston Road	103	0		30															
Racecourse 09/0216	42	42	1		0	10	10	10	12										
Shaddon Mill 15/0915	10	0		10															
Key Safety System	52	27						15	12										
Rome St 2	48	48								18	30								
Former KSS Factory. Constable Street 17/0232	44	44	20		20	24													
Highgrove Dairy	96	37	1	8	10	10	10	7											
U 9 [Part] Site of former Morton Park Primary School 17/9003/CTY	60	60	60		60														
Former Border Terrier 15/0427	23	4	3	10	4														
Raiselands Road/ Levens Drive/Rosehill Drive 15/0607	12	12	0		12														
Morton Residual Outline	725	725						20	30	50	50	50	50	50	50	50	50	50	50
Morton: Charles Church 16/1072	100	100	10		20	20	20	20	20										
U 10 [Part] Land off Windsor Way (Tarraby View) [14/0778]	276	276	30		40	40	40	40	40	40	36								
U 1 land SE of J 44 Kingstown	172	172	8		20	30	35	40	47										
land off St Ninians Rd & Cammock Ave	132	132	0							15	30	30	30	27					
Crindledyke	850	666	0	24			30	30	30	30	30	30	30	30	30	30	30	30	30

	Total/ Potential	o/s at 01/04/18	u/c at 01/04/18	Completed 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	32/33
U20 & Pt U18 Land SE of Durranhill Road, Adj Barley Edge 17/0669	198	198	0				20	40	40	40	40	18							
Grounds of Suttle House 14/1005	29	16	16	13	16														
R 5 Land to the south of Old Road, Longtown [Briar Lea Court] 16/0868	100	100			15	25	25	25	10										
Barns at Brackenhill Tower, Longtown	10	9				1	1	1	1	1	1	1	1	1					
Tarn End House 17/0119	12	12					6	6											
R 12 Land East of Monkhill Road, Moorhouse	9	9						4	5										
R 6 Amberfield, Burgh by Sands [l/a King Edwards Fauld] [15/0617]	20	20				5	15												
land Rear of Irvings Place, Dalston Road, Cummersdale 16/1022	17	17	14		17														
Townhead Rd Dalston	121	0	0	13															
Kingswood, Cumdivock	12	8	3	1	2	2	2	2											
R 11 Kingmoor Park Harker Estate, Harker 15/0812	300	300								20	35	35	35	35	35	35	35	35	
Adj Memorial Hall, Rockcliffe 14/0901	12	12						6	6										
Scalesceugh Hall	13	13	13		13														
R10 Hadrians Camp, Houghton	99	7	7	40	7														
Adj Croft House 16/0097	12	12						6	6										
R 20 Land west of Steele's Bank, Wetheral 17/0905	41	41				10	20	11											

	Total/ Potential	o/s at 01/04/18	u/c at 01/04/18	Completed 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	32/33
former George Public House, Warwick Bridge	29	16	16		16														
R16 Broomfallen Road, Scotby 17/0995	28	28				14	14												
Adj Hallmoor Court, Wetheral 12/0880	27	27				7	10	10											
Land At Petergate, Cumwhinton 15/1011	22	11	11	11	11														
Rear Thornedge, Cumwhinton	21	4	4	5	4														
R19 [Part] land Adj Wheatsheaf Gardens, Wetheral 16/0203	20	20					10	10											
Rear 39 - 55 Scotby Road 14/1091	14	14						7	7										
Rear of the Whins Allenwood 15/0097	10	10	10		10														
R 21 Land west of Wreay School	7	4	2	1	2	2													
Sub Total	5898	4447	399	383	544	505	549	521	346	286	252	164	146	143	115	115	115	115	80
Sites with Authority to Issue																			
U 7 [24 HA] land at Newhouse Farm, SW of Orton Rd	480	480							15	35	35	35	35	35	35	35	35	35	35
U 10 [Part] Land off Windsor Way 17/0093	17	17				7	10												
U 17 Remainder Morton Allocation [15/0924]	60	60								15	30	15							
Land between Tyne St & Chertsey Mount [16/0249]	30	30											15	15					
Sub total	587	587	0	0	0	7	10	0	15	50	65	50	50	50	35	35	35	35	35

	Total/ Potential	o/s at 01/04/18	u/c at 01/04/18	Completed 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	32/33
Allocations in Proposed Submission Draft																			
R 1 Land South of Carlisle Rd, Brampton	250	250				15	35	40	40	40	40	40							
R 2 land west of Kingwater Close, Brampton	60	60					15	30	15										
R 3 Land north of Greenfield Lane, Brampton	140	140									20	35	35	35	15				
R 4 Former Lochinvar School, Longtown	106	106										15	20	20	20	20	11		
R 7 Land east of Cummersdale Rd, Cummersdale	14	14													7	7			
R 8 L/A Beech Cottage, Cumwhinton	15	15						5	10										
R 9 land West of How Croft, Cumwhinton	20	20							10	10									
R 14 Land at Tower Farm, Rickerby	10	10								5									
R 15 Land off Hill Head, Scotby	90	90				15	25	25	25										
R 17 Warwick Bridge/Little Corby North	45	45					15	15	15										
R 18 Land off Heads Nook Road, Corby Hill	30	30								15	15								
R 19 [Part] Wetheral South	40	40					0	0		20	20								
U1 remainder of land SE of J 44	27	27						0	0	0	0	27							
U 2 Land North of California Rd	187	187											35	35	35	35	35	12	
U 3 Site of Pennine Way School	112	112								22	35	35	20						
U 5 Remainder of Land between Carleton Rd & Cumwhinton Rd	15	15												15					

	Total/ Potential	o/s at 01/04/18	u/c at 01/04/18	Completed 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	32/33
U 6 land West of Garden Village	169	169								15	35	35	35	35	14				
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
U 9 [Part] Site of former Morton Park Primary School	12	12								6	6								
U 11 land east of Lansdowne Close/ Lansdowne Court	75	75										15	30	30					
U 16 Deer Park	100	100													30	35	35		
U 18 Remainder of land Opp Rosehill Ind Estate [combined with U20 13.82 HA - 9.51 = 4.31 HA	31	31										11	20						
U 21 Former Laings, Dalston Road	50	50					15	35											
Sub total	1627	1627	0	0	0	30	90	130	150	133	171	213	195	170	121	97	91	22	9
Delivery																			
Sites with Planning Permission [Over 10]				383	544	505	549	521	346	286	252	164	146	143	115	115	115	115	80
Authority to Issue				0	0	7	10	0	15	50	65	50	50	50	35	35	35	35	35
Allocated Sites				0	0	30	90	130	150	133	171	213	195	170	121	97	91	22	9
Sites < 10 not included above				122	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100
Projected Delivery Ex Carlisle South				505	644	642	749	751	611	569	588	527	491	463	371	347	341	272	224
Carlisle South based on Local Plan trajectory												250	300	300	300	300	300	300	300
Projected Delivery Including Carlisle South					644	642	749	751	611	569	588	777	791	763	671	647	641	572	524

Appendix 2

Trajectory of delivery from 2013 to 2032 based on delivery analysis as at 1st April 2018

