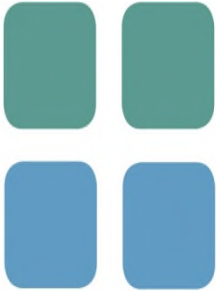


The Carlisle District Local Plan 2015-2030

FIVE YEAR HOUSING LAND SUPPLY

POSITION STATEMENT April 2019



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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 2019. It updates the last assessment which reported the position as at the 1st April 2018.

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 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 2019)

Source	No of Dwellings
Local Plan Target 2013 – 2030	9,606
Delivery to date (2013 – 2019)	2,782
Outstanding Planning Permissions	4,661
Local Plan Allocations*	2,093
Windfall Provision @100 per annum across the remaining plan period	1,100
Strategic Allocation St Cuthbert's**	1,450
Total Supply	12,086

*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 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%
Totals	2,782	1,451	1,331	
Average p.a.			222	48%

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

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%

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
	2,868	2,782		

Buffer

As delivery has exceeded target over the last 4 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 2019 - 2024

	No's
Base requirement (1 yr @ 478 + 4 yrs @ 626)	2,982
Delivery between 2013 and 2019	2,782
Difference (6 x 478 = 2,868 less 2,782)	86
Adjusted Requirement (2,982 + 86)	3,068
Buffer @ 5%	153
Total Requirement	3,221
Forward Land Supply to 2024	
Quantified net deliverable supply to 2024 (103.66% of total requirement)	3,339
Balance	
Forward supply less requirement	118
Years Supply of Housing	5.183 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 2019

	Total/ Potential	o/s at 01/04/19	u/c at 01/04/19	Completed 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	33/34	onwards
Sites with Planning Permission																				
land North of Kingmoor Ind Estate 17/1028	71	71				20	20	20	11											0
Raffles	316	43	29	23	30	13														0
U 8 land North of Burgh Road 15/0621 ; 17/0992	83	83				10	30	30	13											0
Caxton Road, Newtown Ind Estate 15/0878 ; 17/0689	58	58					20	20	18											0
U15 Former Dairy Site, Botcherby 17/0254	66	45	21	21	25	20														0
U 13 land east of Beverley Rise 17/0662 ; 18/0789	50	50			10	40														0
Former Caldew Hospital, Dalston Road 17/0487 72 bed converted @ 1.8 = 40	40	40							40											0
Old Brewery Halls of Residence 16/1004	36	36								18	18									0
Former Caldewgate School 17/0193	35	35			15	20														0
Portland Sq/Alfred St/ Brunswick St 16/0357	21	21				10	11													0
2 Silloth Street. 18/0300	12	12					12													0
Leabourne Road 10/1050 ; 17/0721	13	13	10					3	10											0
Land at Regent Street 17/1074	10	10					5	5												0
Hammonds Pond (The Ridings) 12/0793	318	124	29	50	40	40	44													0
West Wigton Road (Brackenleigh)	303	0	0	47																0
U 5 Land between Carleton Rd & Cumwhinton Rd	189	51	40	56	40	11														0

	Total/ Potential	o/s at 01/04/19	u/c at 01/04/19	Completed 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	33/34	onwards
(Speckled Wood) 13/0983																				
U 14 & 19 Carleton Clinic/ East of Cumwhinton Drive (The Coppice) 15/0918	189	89	1	56	40	40	9													0
U 4 land North of Moorside Drive/ Valley Drive 15/0161 ; 17/0038	150	150				20	30	30	30	30	10									0
Racecourse 09/0216 ; 18/1015	42	42	1		10	10	10	12												0
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	24	6	20	24															0
Highgrove Dairy	96	36	0	1				18	18											0
Land between Tyne St & Chertsey Mount [16/0249; 19/0153]	30	30	0						15	15										
U 9 [Part] Site of former Morton Park Primary School 17/9003/CTY 60 bed @ 1.8 = 33	33	0	0	33																0
Former Border Terrier 15/0427	23	0	0	4																0
Raiselands Road/ Levens Drive/Rosehill Drive 15/0607	12	0	0	12																0
Morton Residual Outline	725	725					20	30	50	50	50	50	50	50	50	50	50	50	50	125
Morton: Charles Church: Amberwood 16/1072	100	74	23	26	30	30	14													0
U 10 [Part] Land off Windsor Way (Tarraby View) [14/0778]	276	229	38	47	40	40	40	40	40	29										0
U 1 land SE of J 44 Kingstown 14/0761; 17/0480	172	151	20	21	30	35	40	46												0

	Total/ Potential	o/s at 01/04/19	u/c at 01/04/19	Completed 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	33/34	onwards
land off St Ninians Rd & Cammock Ave 15/1003	132	132	0						15	30	30	30	27							0
Crindledyke	850	666	0	24		30	30	30	30	30	30	30	30	30	30	30	30	30	30	246
U20 & Pt U18 Land SE of Durranhill Road, Adj Barley Edge [Meadowbrook] 17/0669	198	190	9	8	30	40	40	40	40											0
Grounds of Suttle House 14/1005	29	0	0	17																0
R 5 Land to the South of Old Road, Longtown [Briar Lea Court] 16/0868	100	97	22	3	25	25	25	22												0
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	91	91	0		0	15	35	41												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]	20	20				5	15													0
land Rear of Irvings Place, Dalston Road, Cummersdale 16/1022	17	14	14	3	14															0
Kingswood, Cumdivock 18/0198	15	9	4	1	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	35		0
Adj Memorial Hall, Rockcliffe 14/0901	12	12					6	6												0
Scalesceugh Hall	13	0	0	13																0

	Total/ Potential	o/s at 01/04/19	u/c at 01/04/19	Completed 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	33/34	onwards
R10 Hadrians Camp, Houghton	99	0	0	7																0
Adj Croft House 16/0097	12	12					6	6												0
R 20 Land west of Steele's Bank, Wetheral 17/0905	41	37	28	4	20	17														0
former George Public House, Warwick Bridge	29	0	0	16																0
R16 Broomfallen Road, Scotby 17/0995	28	28			14	14														0
Adj Hallmoor Court, Wetheral 12/0880	27	27					7	10	10											0
Land At Petergate, Cumwhinton 15/1011	22	0	0	11																0
Rear Thornedge, Cumwhinton	21	0	0	4																0
R19 [Part] land Adj Wheatsheaf Gardens, Wetheral 16/0203	20	20						10	10											0
Adj How Croft, Cumwhinton 18/1104	19	19					9	10												0
Rear 39 - 55 Scotby Road 14/1091	14	14						7	7											0
Croftfield Residential Care Home 17/1098							9													-9
Rear of the Whins Allenwood 15/0097	10	0	0	10																0
R 21 Land west of Wreay School	7	2	2	2	2															0
Sub Total	5770	4037	310	540	448	514	509	456	379	256	204	146	143	115	115	115	115	80	80	362
Sites with Authority to Issue																				0
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	35	80
U 10 [Part] Land off Windsor Way 17/0093	17	17				7	10													0

	Total/ Potential	o/s at 01/04/19	u/c at 01/04/19	Completed 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	33/34	onwards
U 17 Remainder Morton Allocation [15/0924]	60	60								15	30	15								0
																				0
Sub total	557	557	0	0	0	7	10	15	35	50	65	50	35	35	35	35	35	35	35	80
																				0
Allocations																				0
R 1 Land South of Carlisle Rd, Brampton [Remainder]	159	159						20	40	40	40	19								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 8 L/A Beech Cottage, Cumwhinton	15	15					5	10												0
R 9 land West of How Croft, Cumwhinton	20	20						10	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	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
U 2 Land North of California Rd	187	187				10	30	30	30	30	30	27								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

	Total/ Potential	o/s at 01/04/19	u/c at 01/04/19	Completed 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	33/34	onwards
U 6 land West of Garden Village	169	169									15	35	35	35	35	14				0
U 7 Remainder of land at Newhouse Farm, SW of Orton Rd	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 18 Remainder of land Opp Rosehill Ind Estate	31	31									11	20								0
U 21 Former Laings, Dalston Road [18/1039]	70	70					70													0
Sub total	1515	1515	0	0	0	10	150	140	166	168	211	236	155	100	90	70	10	9	0	0
Delivery																				
Sites with Planning Permission [Over 10]				540	448	514	509	456	379	256	204	146	143	115	115	115	115	80	80	362
Authority to Issue				0	0	7	10	15	35	50	65	50	35	35	35	35	35	35	35	80
Allocated Sites				0	0	10	150	140	166	168	211	236	155	100	90	70	10	9	0	0
Sites < 10 not included above				85	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Projected Delivery Ex Carlisle South				625	548	631	769	711	680	574	580	532	433	350	340	320	260	224	215	442
Carlisle South based on Local Plan trajectory											250	300	300	300	300	300	300	300	300	
Projected Delivery Including Carlisle South					548	631	769	711	680	574	830	832	733	650	640	620	560	524	515	

Appendix 2

Trajectory of delivery from 2013 to 2034 based on delivery analysis as at 1st April 2019

