

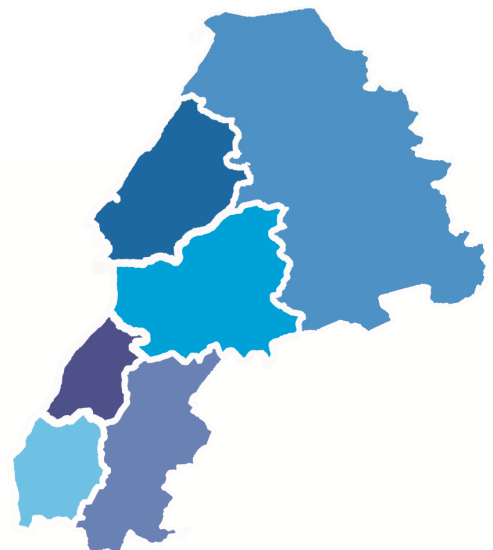


Allerdale Borough Council



Five year housing land supply statement

June 2017



Introduction

- 1.1 The National Planning Policy Framework (NPPF) requires that local planning authorities identify sufficient deliverable sites to provide five year supply of housing against their housing requirements. This statement outlines the position of Allerdale Borough Council.

Housing delivery performance

- 1.2 The Council's five year housing supply target is derived from Policy S3 of the Allerdale Local Plan (Part 1). This requires that 5,471 new dwellings to be delivered over the period 2011 to 2029. This generates a delivery target of 304 per annum¹.
- 1.3 Table 1 illustrates that 1,568 dwellings had been completed from the period April 2011 to March 2017 against the Local Plan target of 1,824. This equates to an undersupply of 256 dwellings.

Monitoring period	Annual Completions	Cumulative Completions	Annual Shortfall	Cumulative Shortfall	Annualised Target	Cumulative Target
2011/12	192	192	-112	-112	304	304
2012/13	183	375	-121	-233	304	608
2013/14	256	631	-48	-281	304	912
2014/15	302	933	-2	-283	304	1216
2015/16	385	1318	+81	-202	304	1520
2016/17	250	1568	-54	-256	304	1824

Calculating the housing target

- 1.4 The Council has adopted the stance that the undersupply of 256 dwellings should be addressed in the short term and therefore has been added to the five-year land supply target in full.
- 1.5 Table 2 illustrates that the local plan housing supply target for next five years (April 2017 - March 2022) is 1,520 dwellings (i.e. 304 x 5)

2017/18	304	304
2018/19	304	608
2019/20	304	912
2020/21	304	1216
2021/22	304	1520

¹ Includes rounding

- 1.6 The NPPF requires that local planning authorities add 5% buffer to their 5 years housing supply target. Local planning authorities with a persistent under delivery are required increase the buffer to 20%. Given the past rates of delivery set out in Table 1 the Council considers the application of 20% buffer to be appropriate.
- 1.7 Table 3 illustrates that the five-year land supply target for the Council is 2,131 dwellings including historic undersupply and the 20% buffer. This equates to 426 per annum.

Table 3: Calculating the housing target	
5 Year Local Plan Housing Target (April 2016 - March 2021)	1520
Cumulative Housing Undersupply (April 2011 - March 2016)	256
Total 5 Year Housing Supply Target	1776
5 Year Housing land Supply Target + NPPF 20% buffer	2131 ²
Annual Supply Target including NPPF 20% buffer	426 ³

Calculating the supply of housing land

- 1.8 On 31 May 2017, Allerdale Borough Council determined it has a total housing land supply of 2,277 dwellings. This figure is comprised of:

1,965 units from existing commitments (See Appendix A)

- A. Unimplemented sites or sites where only ground preparation works have commenced
- These have been assessed in terms of their deliverability and whether there is a reasonable prospect of them being delivered within the next five years.
 - The following methodology has been used in this assessment:
 - Sites of 9 dwellings or less with full planning permission are assumed to be deliverable within 5 years and are included
 - Sites of 10 dwellings or more with full planning permission or outline planning of any size have been assessed in terms of their deliverability within 5 years. The considerations include:
 - Economic viability (constraints that may render the development unprofitable and therefore, unlikely to proceed at this time)
 - Phasing (large sites that are phased, with the later phases likely to be delivered beyond 5 years)
 - Pre-development requirements (e.g. approval of reserved matters in the case of outline approvals, discharge of conditions, securing of other consents, site preparation works)

² Includes rounding

³ Includes rounding

Following this assessment process **340 units have been excluded** from the 5 year land supply. Details of the assessment in relation to individual sites are provided in Appendix B.

B. Sites currently under construction

- Sites that are currently under construction are included in full unless:
 - In the case of larger sites, the later phases are likely to be delivered beyond 5 years.
 - Units have been completed on the site, in which case they have been subtracted from the 5 year land supply contribution.

Following this assessment process **698 units have been excluded** from the 5 year land supply. Details of the assessment in relation to individual sites are provided in Appendix C.

160 units from saved housing allocations

- These are saved housing allocations from the previous local plan (adopted November 1999) and are listed in Appendix D. These sites have also been subject to the same assessment criteria as those with unimplemented planning permissions.

152 units from windfall sites

- Allerdale Borough Council adopted the Allerdale Local Plan (Part 1) in July 2014 which included a 10% windfall rate. This equates to 547 dwellings over the Plan Period 2011 . 2029.

5 Year housing land supply position

1.9 Allerdale Borough Council considers that it is able to demonstrate a **5.3 year supply** of deliverable housing (see Table 4)

Table 4: Supply of housing land	
Housing Supply	1,965
Saved Allocations	160
Windfall Sites	152
Total housing supply (units)	2,277
Annual housing supply target (units)	426
Total supply (years)	5.3⁴

⁴ Includes rounding

Appendix A

Planning Ref	Site Address	Settlement	Type	Type	Start	Net	5 Yr Yield
2/2014/0415	Land Adj. Fitz Park, Low Road	Cockermouth	RM	Green	Yes	217	112
2/2014/0381	Land off Strawberry How	Cockermouth	HYB	Green	Yes	320	150
2/2014/0530	Former Corus Steel Works	Workington	RM	Brown	No	226	120
2/2016/0025	Land off Curwen Road	Workington	OA	Brown	No	94	94
2/2014/0857	Land off Ashfield Road	Workington	OA	Green	No	290	90
2/2011/0382	Land at Netherhall Road	Maryport	FA	Green	Yes	152	90
2/2015/0218	Land at Ewanrigg Hall	Maryport	OA	Green	No	124	90
2/2017/0126	Land Adj. Station Hill	Wigton	FA	Green	No	79	79
2/2012/0483	Land at Main Road, High Harrington	Workington	OA	Green	Yes	80	76
2/2010/0037	Former Fissons Factory	Silloth	RM	Brown	Yes	267	75
2/2016/0016	Land Adjoining King Street	Wigton	RM	Green	No	74	74
2/2014/0868	Land east of Heatherfields	Broughton Moor	FA	Green	No	64	64
2/2015/0467	Land at Syke Road	Wigton	OA	Green	No	50	50
2/2016/0285	Kirk Cross Quarry, Low Road	Brigham	OA	Brown	No	50	50
2/2015/0308	Land off Lowca Lane, Seaton	Workington	FA	Green	No	49	49
2/2013/0142	Land Adj. Newlands Park	Dearham	FA	Green	Yes	114	35
2/2016/0433	Land at Old Chapel Close	Bothel	OA	Green	No	35	35
2/2016/0081	Land at Station Road	Aspatria	RM	Green	No	33	33
2/2012/0311	Land off Moor Road, Stainburn	Workington	FA	Green	Yes	150	26
2/2017/0016	Land off Moor Road, Stainburn	Workington	FA	Green	No	25	25
2/2014/0690	Land at Meadow Bank	Prospect	OA	Green	No	25	25
2/2014/0858	Land at former RNAD	Broughton Moor	FA	Brown	No	24	24
2/2013/0260	Land Adj. Lawson Garth	Brigham	FA	Green	Yes	20	20
2/2016/0133	10 Bounty Avenue	Maryport	FA	Brown	No	20	20
2/2014/0232	Land off Ellenborough Place	Maryport	OA	Brown	No	27	27
2/2012/0433	Land off William Street	Great Clifton	FA	Green	Yes	18	18
2/2010/0408	Land Adj. Rodway	Kirkbride	FA	Brown	Yes	18	18
2/2014/0880	Land Adj. The Fitz	Cockermouth	OA	Green	No	16	16
2/2014/0053	Land at Abbey Road	Abbeytown	OA	Green	No	15	15
2/2017/0122	Croft House Farm	Allonby	OA	Brown	No	15	15
2/2015/0047	Former Senhouse Terrace, Station street	Workington		Brown	No	14	14

Planning Ref	Site Address	Settlement	Type	Type	Start	Net	5 Yr Yield
2/2013/0392	Former Snooker Hall, Duke Street	Workington	FA	Brown	Yes	12	12
2/2013/0729	Land Adj. Ivydene	Kirkbride	FA	Green	No	12	12
2/2014/0408	Land Adj. The Chestnuts	Tallentire	FA	Green	No	11	11
2/2013/0468	Land to the east of the Crofts	Crosby	FA	Green	No	11	11
2/2015/0470	Land at West Farm	Newton Arlosh	OA	Green	No	10	10
2/2013/0811	Field No 3800	Blencogo	FA	Green	No	10	10
2/2014/0417	Brookside Works	Wigton	FA	Brown	No	10	10
2/2017/0099	Land off Wilsons Terrace	Broughton Moor	RM	Green	No	9	9
2/2014/0885	Land at the Netherdales	Maryport	FA	Green	No	9	9
2/2015/0446	Land Adj. Prospect House	Crosby	RM	Brown	No	9	9
2/2012/0809	Land at Moor Park	Crosby	FA	Green	Yes	8	8
2/2013/0272	Land Adj. Marona, West Lane	Flimby	FA	Green	No	8	8
2/2014/0913	Land West of the Went	Dearham	OA	Green	No	7	7
2/2017/0010	Eskrigg Farm	Oulton	FA	Green	No	6	6
2/2015/0613	Harrington Infant School, Church Road	Workington	FA	Brown	No	6	6
2/2016/0709	Land at Wigton Road	Allonby	OA	Green	No	5	5
2/2017/0035	Land at Milestone House	Waverton	OA	Green	No	5	5
2/2016/0177	Land at St Johns Court, Peter Street	Workington	FA	Green	No	5	5
2/2014/0546	Land Adj. Cockermouth RUFC, Lorton Road	Cockermouth	OA	Green	No	5	5
2/2014/0762	Land at Scots Croft	Little Clifton	OA	Green	No	5	5
2/2015/0745	Wilson Farm, Main Street	Dearham	FA	Green	No	5	5
2/2014/0172	Viaduct Hotel	Workington	FA	Brown	No	5	5
2/2016/0580	Land Adj. Overcroft Farm	Greysouthen	RM	Green	No	4	4
2/2016/0469	Land Adj. Briery Meadows	Broughton	FA	Green	No	4	4
2/2016/0410	Land opposite Midtown Farm	Plumbland	OA	Green	No	4	4
2/2015/0480	Land at Valley View	Little Clifton	FA	Green	No	4	4
2/2014/0612	Land East of Cragside	Eaglesfield	OA	Green	No	4	4
2/2014/0863	Former Laws Garden Centre, Central Road	Dearham	FA	Green	No	4	4
2/2015/0089	Land at The Beeches	Waverton	FA	Brown	No	4	4
2/2015/0318	Scales Farm	Brigham	FA	Green	No	3	3
2/2016/0159	Wiggonby House	Wiggonby	FA	Green	No	3	3
2/2016/0095	The Rectory, Lorton Road	Cockermouth	FA	Green	No	3	1

Planning Ref	Site Address	Settlement	Type	Type	Start	Net	5 Yr Yield
2/2015/0728	Land to Rear of 53 Stainburn Road	Stainburn	FA	Green	No	3	2
2/2015/0499	Land at Bonny Hill	Bridekirk	OA	Green	No	3	3
2/2015/0035	Land at Oughterside House	Oughterside	FA	Green	No	3	3
2/2014/0854	Standing Stones Garage, Seaton Road	Broughton Moor	FA	Brown	No	3	3
2/2014/0817	Town Quay, Stanley Street	Workington	FA	Brown	No	3	3
2/2013/0686	Aragorn, Craika Road	Dearham	OA	Green	No	3	3
2/2016/0697	32 Eaglesfield Street	Maryport	FA	Brown	No	3	3
2/2014/0650	Ploughman Inn, Maryport Road	Dearham	FA	Brown	No	3	3
2/2016/0071	Land Adj. Derwent, Cross Lane	Wigton	FA	Green	No	2	2
2/2015/0473	Land at Graysondale	Deanscales	FA	Green	No	2	2
2/2015/0317	Land Adj. Spring Croft Close	Brigham	OA	Green	No	2	2
2/2014/0492	Pennybridge Barn	Broughton	FA	Green	No	1	1
2/2014/0818	78-80 Crosby Street	Maryport	FA	Green	No	2	2
2/2014/0514	Land Adj. Beechdale, West Lane	Kirkbride	FA	Green	No	2	1
2/2014/0631	Park Hill Cottage, Camp Road	Maryport	FA	Green	No	2	2
2/2014/0635	17 Fisher Street	Workington	FA	Brown	No	2	2
2/2014/0528	Greysouthen Cottage	Greysouthen	FA	Green	No	2	2
2/2014/0649	Land Adj. Belle Mount	Papcastle	FA	Green	No	2	2
2/2014/0523	Land Adj. The Borrans	Pardshaw	FA	Green	No	2	2
2/2015/0314	West Lane	Kirkbride	FA	Green	No	2	2
2/2016/0346	Cemetery Chapels, Lorton Road	Cockermouth	FA	Brown	No	2	2
2/2015/0635	Methodist Church, Moor Road	Broughton	COU	Brown	No	2	2
2/2017/0113	The Garage, Sunnyside, Seaton	Seaton	FA	Brown	No	1	1
2/2017/0107	55 Kirkgate	Cockermouth	FA	Brown	No	1	1
2/2016/0762	Lower Garden Paddock, Sunny Gardens	Camerton	OA	Green	No	1	1
2/2017/0051	Land to the Rear of Thorndene, Moor Road	Broughton	FA	Green	No	1	1
2/2016/0664	55 Main Road, Seaton	Workington	OA	Green	No	1	1
2/2016/0746	Part Field 7800	Newton Arlosh	FA	Green	No	1	1
2/2016/0666	Midtown Farm, Main Street	Dearham	FA	Green	No	1	1
2/2016/0618	Barn at Stoneyheugh Farm, Ellerbeck Lane	Workington	FA	Green	No	1	1
2/2016/0581	Rear of Skinburness Road	Silloth	FA	Green	No	1	1
2/2016/0646	31 Coronation Drive, Salterbeck	Workington	Class M	Brown	No	1	1

Planning Ref	Site Address	Settlement	Type	Type	Start	Net	5 Yr Yield
2/2016/0645	25 Coronation Drive, Salterbeck	Workington	Class M	Brown	No	1	1
2/2016/0644	9 Coronation Drive, Salterbeck	Workington	Class M	Brown	No	1	1
2/2016/0643	15 Coronation Drive, Salterbeck	Workington	Class M	Brown	No	1	1
2/2016/0642	17 Coronation Drive, Salterbeck	Workington	Class M	Brown	No	1	1
2/2016/0624	Grainger House	Wigton	FA	Green	No	1	1
2/2016/0590	Park View Farm	Bothel	Yes	Green	No	1	1
2/2016/0502	Land Adj. Hillside	Plumbland	OA	Green	No	1	1
2/2016/0532	Land Adj. Linstene, The Green	Broughton	FA	Green	No	1	1
2/2016/0023	Land Adj. Westnewton Hall	Westnewton	FA	Green	No	1	1
2/2016/0360	16 Ramsay Brow	Workington	FA	Brown	No	1	1
2/2016/0353	Hovel House, Grainger House Farm, Red Dial	Wigton	NPD	Green	No	1	1
2/2015/0751	Land at Blooming Heather	Dearham	FA	Green	No	1	1
2/2016/0314	Fidra, Dearham Road, Ellenborough	Maryport	OA	Green	No	1	1
2/2016/0272	Gordon House, Mossend	Kirkbride	FA	Green	No	1	1
2/2016/0185	91 Main Street	Broughton	OA	Brown	No	1	1
2/2016/0165	Barn at Beech House Farm	Blencogo	FA	Green	No	1	1
2/2016/0218	Land Adj. Roseville, West Lane	Flimby	FA	Green	No	1	1
2/2016/0211	Land Adj. 8 Brough Street	Aspatria	FA	Green	No	1	1
2/2016/0130	Sutherland House	Kirkbride	FA	Green	No	1	1
2/2016/0147	Land Adj. Firth View	Plumbland	FA	Green	No	1	1
2/2016/0161	Stoneyheugh Farm, Ellerbeck Lane	Workington	FA	Green	No	1	1
2/2015/0191	Land Adj. Hazeldene	Gilcrux	OA	Green	No	1	1
2/2016/0058	High Brackenthwaite Farm	Brackenthwaite	NPD	Green	No	1	1
2/2016/0034	Land at Meadow Bank Close	Cockermouth	FA	Green	No	1	1
2/2015/0583	Land Adj. to La Maison	Plumbland	OA	Green	No	1	1
2/2016/0029	Land Adj. 231 Newlands Lane South	Workington	FA	Green	No	1	1
2/2016/0022	Bounty Inn, Victory Crescent	Maryport	FA	Green	No	1	1
2/2015/0741	Land Adj. Strawberry How Cattery	Cockermouth	OA	Green	No	1	1
2/2015/0706	Glen Holme	Thursby	FA	Green	No	1	1
2/2014/0871	Mardale, William Street	Wigton	FA	Green	No	1	1
2/2015/0533	20 Laithwaite Close	Cockermouth	OA	Green	No	1	1
2/2015/0497	Part Field 7800	Newton Arlosh	FA	Green	No	1	1

Planning Ref	Site Address	Settlement	Type	Type	Start	Net	5 Yr Yield
2/2015/0528	Workington Tennis Club, Newlands Lane	Workington	FA	Green	No	1	1
2/2015/0415	East Park Farm, Crofton	Thursby	OA	Green	No	1	1
2/2015/0567	Long and Small Service Station, Main Road	Flimby	Class P	Green	No	1	1
2/2014/0796	Land at Tallentire Hall	Tallentire	FA	Green	No	1	1
2/2016/0719	Land Adj. Foxpit House, Copperas Hill	Workington	OA	Green	No	1	1
2/2015/0448	Land at Harglyn, Stainburn Road	Workington	FA	Green	No	1	1
2/2016/0104	Land Adj. Hillside	Plumbland	FA	Green	No	1	1
2/2015/0365	Town Head Farm	Hayton	FA	Green	No	1	1
2/2015/0354	The Minstrel, Skinburness Road	Silloth	FA	Green	No	1	1
2/2015/0337	Barncroft, 16 High Seaton	Seaton	OA	Green	No	1	1
2/2015/0300	Barn Adj. Fir Tree Bank	Abbeytown	CLQ	Green	No	1	1
2/2015/0284	Land Adj. Rose Cottage, Church Road	Broughton Moor	FA	Green	No	1	1
2/2015/0298	Barn 1 Brackenridge	Brackenthwaite	CLQ	Green	No	1	1
2/2015/0234	Land at Glenfield	Broughton	OA	Green	No	1	1
2/2015/0174	Land to the rear of 158 Skinburness Road	Silloth	FA	Green	No	1	1
2/2015/0149	The Old School	Abbeytown	FA	Green	No	1	1
2/2015/0283	Old Mission Hall	Dundraw	FA	Green	No	1	1
2/2014/0755	Methodist Church, Front Street	Fletcherstown	FA	Green	No	1	1
2/2014/0780	Land at High Road	Blennerhasset	FA	Green	No	1	1
2/2016/0061	16 High Street	Maryport	FA	Green	No	1	1
2/2014/0728	Land Adj. Bothel Park, School Lane	Bothel	FA	Green	No	1	1
2/2014/0820	Land to Rear of Greenside Farm	Kirkbride	FA	Green	No	1	1
2/2014/0821	Grey Abbey	Cockermouth	FA	Green	No	1	1
2/2014/0803	Land between Millrigg Street and Honister Drive	Workington	FA	Green	No	1	1
2/2014/0829	The Hards	Aldoth	FA	Green	No	1	1
2/2014/0756	Land to West of Tenters Lane	Wigton	FA	Green	No	1	1
2/2014/0725	Land Adj. Stoneyheugh Farm	Workington	FA	Green	No	1	1
2/2014/0500	Kerensa, Mid Town	Dearham	FA	Green	No	1	1
2/2014/0304	Lambfield, Ellerbeck Brow	Brigham	FA	Green	No	1	1
2/2014/0662	25 High Brigham	Brigham	FA	Green	No	1	1
2/2014/0658	Land Adj. 57 Henry Street	Cockermouth	FA	Green	No	1	1
2/2016/0730	159 Vulcans Lane	Workington	COU	Brown	No	1	1

Planning Ref	Site Address	Settlement	Type	Type	Start	Net	5 Yr Yield
2/2016/0331	213-215 Moss Bay Road	Workington	COU	Brown	No	1	1
2/2015/0669	New Inn Blencogo	Blencogo	COU	Brown	No	1	1
2/2015/0689	Meadow Bank Nursing Home	Curthwaite	COU	Brown	No	1	1
2/2014/0800	The Grange, High Scales	High Scales	FA	Brown	No	1	1
2/2014/0770	Former Lanrigg Mission	Langrigg	FA	Brown	No	1	1

Appendix B

Planning Ref	Site Address	Net Dwellings Approved	5 Year Supply Contribution	Reason
2/2014/0857	Land at Ashfield Road	290	90	Construction to commence within 2 years. Delivery estimated at 30 dwellings per annum over next 3 years.
2/2011/0382	Land at Ewanrigg Hall	124	90	Construction to commence within 2 years. Delivery estimated at 30 dwellings per annum over next 3 years.
2/2014/0530	Corus Rail Steel Works	226	120	Construction to commence within 12 months. Delivery estimated at 30 dwellings per annum over next 4 years.

Appendix C

Planning Ref	Site Address	Net Dwellings Approved	5 Year Supply Contribution	Reason
2/2014/0381	Land at Strawberry How	320	150	Construction underway. 4 completions currently recorded. Delivery estimated at 30 dwellings per annum
2/2012/0311	Land off Moor Road	150	26	Construction underway. 124 completions currently recorded. Site expected to be completed within next 5 Years.
2/2013/0142	Land adj Newlands Park	114	35	Construction underway. 79 completions currently recorded. Site expected to be completed within next 5 Years.
2/2014/0415	Land at the Fitz	217	112	Construction underway. 105 completions currently recorded. Site expected to be completed within next 5 Years.
2/2010/0037	Former Fissons Factory	267	75	Construction underway. 22 completions currently recorded. Delivery estimated at 15 dwellings per annum over next 5 years.
2/2011/0382	Land at Netherhall Road	152	90	Development commenced. No completions currently recorded. Delivery estimated at 30 dwellings per annum over next 3 years.
2/2012/0483	Land at Main Road, High Harrington	80	76	Construction underway. 4 completions currently recorded. Delivery estimated at 15 dwellings per annum over next 5 years.

Appendix D

Planning Ref	Site Address	Settlement	Capacity
SHS1	Land at Wigton Road	Silloth	30
SHS2	Land at Fell View	Silloth	20
WHS1	Land at Howrigg Bank	Wigton	20
WKHS4	Land at Crofffield Road	Workington	90