

2018

Barrow Borough Local Plan Housing Trajectory



Barrow Borough Council
August Update 2018

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1. Introduction

- 1.1. This document sets out how many homes are expected to be built in Barrow Borough over the plan period 2016/17-2030/31.
- 1.2. This document updates the May 2018 Trajectory to take into account information which became available at the Local Plan Examination hearings in June 2018 and proposed main modifications.
- 1.3. The trajectory supports the Housing Land Statement 2018 (HLS) which looks specifically at the 5 year supply of housing from 1st April 2018 although there are key differences between the two documents: the trajectory considers what the housing supply would look like following the adoption of the Local Plan (anticipated later this year) whereas the HLS considers the position at a given moment in time.
- 1.4. The trajectory includes sites with planning permission at 31st March 2018, emerging housing allocations and developments on windfall sites (which become available unexpectedly). Deductions are also made for future demolitions.
- 1.5. Further information about each of the sites with extant permission, including whether development has commenced, can be found in Appendix A of the Housing Land Statement 2018.
- 1.6. A number of the emerging allocations could be delivered regardless of whether the new Local Plan is adopted or not as development on the site accords with Saved Policies in the current Local Plan. These are shown in purple in the Housing Trajectory and further information regarding each can be found in Appendix C of the Housing Land Statement 2018 as they form part of the 5 year housing land supply.
- 1.7. Further information on the remaining emerging housing allocations (those which could only be developed following the adoption of the Plan) can be found in the Proposed Site Assessments Document November 2017.
- 1.8. Further information about windfall development in the Borough can be found on pages 15 and 16 of the HLS 2018.
- 1.9. Progress against the Trajectory will be monitored annually through the Council's Annual Monitoring Report.

2. Delivery Assumptions

2.1. In order to estimate delivery on each site a number of assumptions have been made. These are applied in cases where delivery timescales have not been provided by the developer.

- The number of completions estimated on each site is 13 per year or less. This is based on past delivery trends identified in the HLS 2018.
- Completions are estimated from year 1 onwards on sites where development is already under construction and is progressing well.
- Completions are estimated from year 2 onwards where development is already under construction but a start has only recently been made or where development has yet to commence.
- No windfall allowance has been included in years 1 and 2 to avoid double counting.
- The windfall rate on both sites above and below 0.1 hectares is applied at the same rate from years 3 onwards. An average of 29 dwellings per year is applied on sites over 0.1 hectares and 23 dwellings per year on sites under 0.1 hectares. A deduction of 10% has been made on smaller sites to account for garden sites. This decision has been informed by pages 15 and 16 of the HLS 2018.
- Demolitions are expected to continue at a rate of 1 per year over the full plan period. This is based on the post Housing Market Renewal average and the supply has been reduced accordingly. See paragraph 3.4 of the HLS for more information.

3. Local Plan Housing Trajectory

Supply Type	Site Name	Site Ref	Site Total	Number of Dwellings														Total Completions over Plan period	Completions Post Plan period	
				Past Delivery		The Current Five Year Supply					Remainder of plan period									
				2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			2030/31
Appendix C Allocations	Marina Village		650					13	13	13	13	13	13	13	13	13	13	13	143	507
	Thornccliffe South		35					9	13	13									35	
	North Central		45					13	13	13	6								45	
	Land to South of Abbey Meadow, Barrow		26					13	13										26	
	Land North of Westpoint House, Solway Drive, Walney		30					10	10	10									30	
	Land South of Westpoint House, Solway Drive, Walney		28					8	10	10									28	
	E5 Land South of Ashley & Rock, Park Rd, Barrow		77					13	13	13	13	13	12						77	
	Crooklands Brow		32					10	10	12									32	
	Duke St, Askam		9					9											9	
	Urofoam Factory, Askam (excluding parts with planning permission)		51					13	13	13	12								51	
	Total Appendix C Sites		983			0	0	111	108	97	44	26	25	13	13	13	13	13	476	
Other Allocations	Land South of Leece Lane		12						12										12	5
	Field between Netherby Drive and Ormsgill Lane		12						12										12	
	Field to East of Park View		20							13	7								20	
	Land East of Holbeck		135						13	13	13	13	13	13	13	13	13	13	130	
	Land at Mill Lane, Walney		50						13	13	13	11							50	
	Former Avon Garden Centre, Mill Lane, Walney		30						13	13	4								30	
	Fields to rear of Croslands Park (Holly Croft)		20								13	7							20	
	Land East of Rakesmoor Lane		107						13	13	13	13	13	13	13	13	3		107	
	Land to West of Crooklands Brow		65					13	13	13	13	13							65	
	Land at Greenhills Farm		100						13	13	13	13	13	13	9				100	
	Site at junction of Long Lane & Newton Rd		24						13	11									24	
	Land East of Greystone Lane		54					13	13	13	13	2							54	
	Land to West of Askam Road (inc Elliscales Quarry)		70						13	13	13	13	13	5					70	
	Land East of Askam Road		28					13	13	2									28	
	Land at Hollygate Road		12					12											12	
	Land at Tantabank		15						15										15	
	Crompton Drive		11					11											11	
	Land West of Saves Lane, Ireleth		25					13	12										25	
	Land at junction of Lots Rd and Duke St, Askam		16					13	3										16	
	Land North of New Road, Askam		27					13	13	1									27	
Land South of New Road, Askam		18					13	5										18		
Land East of London Road, Lindal		36						13	13	10								36		
Land to rear of Farmers Arms, Newton		6						6										6		
Total - Other Allocations		893			0	0	114	221	144	125	85	52	44	39	35	16	13	888		

Supply Type	Site Name	Site Ref	Site Total	Number of Dwellings														Total Completions over Plan period	Completions Post Plan period			
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				2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			2030/31		
Extant Planning Permissions	Albion Bros, Yarllwell, Dalton	2004/0961	2							2									2			
	187 Rawlinson Street, Barrow	2004/1003	1			1														1		
	Former Yard and Garage, Elm Rd, Barrow	2005/1856	5				5													5		
	49 King Alfred Street/3 Mikasa Street, Barrow	2008/0049	-1								-1										-1	
	Land adjacent to 7 Prospect Ave, Barrow	2008/0335	1				1														1	
	Barn at North Stank Farm, Newton Cross Rd	2009/0042	2				2														2	
	49 Market Street, Dalton	2009/0339	1				1														1	
	Unit 6 Elliscale Farm, Askam Rd, Dalton	2009/1473	1				1														1	
	Land at Piel View Farm, Biggar Village, Barrow	2009/2152	2				2														2	
	Sinkfall Farm, Rakesmoor Lane, Barrow	2009/2162	2				2														2	
	32/34 Furness Park Rd, Barrow	2010/1277	2			2															2	
	Land adjacent to 24 Leighton Drive, Barrow	2010/1492	2			2															2	
	Railway Hotel, Station Terrace, Dalton	2011/0291	4			4															4	
	North Lonsdale Hospital, School St, Barrow	2017/0743	25			8	8	8	1												25	
	Duddon Rd (Urofoam), Askam	2012/0303 & 2012/0302	5			5															5	
	Strand Engineering North West (Channelside), Ironworks Rd, Barrow*	2012/0377	52			13	13	13	13												52	
	Barn at Longlands Farm, Urswick Rd, Dalton	2012/0784	2			2															2	
	11 Tudor Square, Dalton	2013/0322	1			1															1	
	89 Duke Street, Askam	2013/0332	1			1															1	
	40 Anchor Road, Barrow	2013/0393	1			1															1	
	Land at Station Approach, Dalton	2013/0550	1			1															1	
	Railway Inn, London Rd, Lindal	2013/0818	1			1															1	
	3 Prospect Road, Barrow	2014/0161	1				1														1	
	Brady's Yard (former) Wilkie Road, Barrow	2014/0360	84						13	13	13	13	13	13	6						84	
	Former Parkview School, West Avenue, Barrow	2014/0392	54			30	24														54	
	Land off Lord St, Askam	2014/0452	3			3															3	
	Thornccliffe North Site, Thornccliffe Rd, Barrow	2014/0525	1			1															1	
	87 Duke Street, Barrow	2014/0554	1			1															1	
	Barn at Longlands Farm, Urswick Rd, Dalton	2014/0600	2			2															2	
	Former Arlington House, Abbey Rd, Barrow	2014/0650	1			1															1	
Scale Bank Farm, Tarn Flatt	2014/0834	1			1															1		
11 Smallholdings & land adjacent to Duchy Court, Barrow	2015/0110	30						13	13	4										30		
Former St Perrins Church, North Row, Barrow	2015/0250	2				2														2		
Land at Park Lane (Kingsdown Mews)/ Vickerstown WMC, Barrow	2015/0293	4			4															4		
36-38 Hartington Street, Barrow	2015/0359	1				1														1		
1-3 Station Terrace, Dalton	2015/0376	-1			-1															-1		
Park Farm, Dalton	2015/0448	2				2														2		

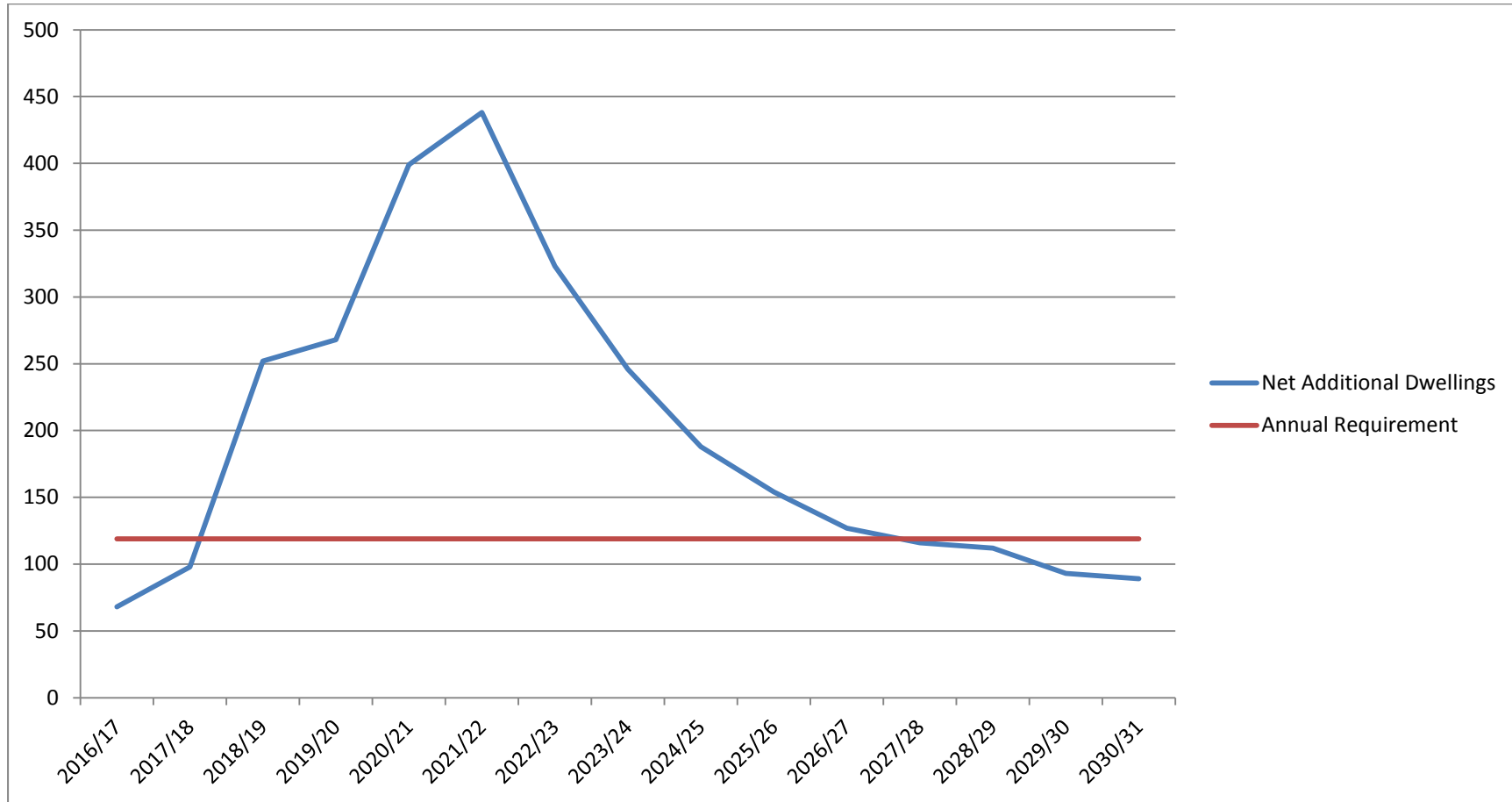
Supply Type	Site Name	Site Ref	Site Total	Number of Dwellings														Total Completions over Plan period	Completions Post Plan period		
				Past Delivery		The Current Five Year Supply					Remainder of plan period										
				2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30			2030/31	
	30 Marsh St, Barrow	2017/0243	1			1													1		
	117/ 119 Dalton Rd, Barrow	2017/0277	5				5												5		
	Marsh Grange Farmhouse	2017/0350	1			1													1		
	Greenscoe Park, Greenscoe, Askam	2017/0356	2			2													2		
	Harbour Hotel, the Strand, Barrow	2017/0414	8				8												8		
	223 Dalton Rd, Barrow	2017/0432	4				4												4		
	11 Poplar Bank, Barrow	2017/0479	1				1												1		
	Cemetery Cottages Club, Schneider Rd, Barrow	2017/0499	12				6	6											12		
	Dicky Pinks Cottage, Woodbine Lane, Newton	2017/0512	1				1												1		
	25 Brighton St, Barrow	2017/0532	1				1												1		
	Lawson St, Barrow	2017/0578	18				8	10											18		
	28 Windsor St, Barrow	2017/0770	1			1													1		
	20 Bath St, Barrow	2017/0786	1				1												1		
	52 Manchester St, Barrow	2018/0046	1				1												1		
	Former Roose Garden Centre, Flass Lane	Various	15			5	10												15		
	Holker St (St James Gardens), Barrow	Various	2			2													2		
	Land off Sherborne Ave, Barrow	Various	93			40	40	13											93		
	Listers North, Flass Lane, Barrow	Various	13			13													13		
	Total Extants		882			253	269	123	58	31	26	26	26	19	13	13	13	12	882		
	Past Completions			68	98															166	
	Windfalls Under 0.1ha							23	23	23	23	23	23	23	23	23	23	23		253	
	Windfalls Over 0.1ha							29	29	29	29	29	29	29	29	29	29	29		319	
	Demolitions					-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1	-1		-13	
	Overall Total			68	98	252	268	399	438	323	246	188	154	127	116	112	93	89		2971	
	Baseline Requirement			119	119	119	119	119	119	119	119	119	119	119	119	119	119	119		1785	

* Emerging allocations which could come forward without the new Local Plan being adopted (i.e. those that accord with the saved policies of the current Local Plan which are included in the Council's 5 year supply identified in the Housing Land Statement 2018 (Appendix C)

5 year supply¹ at 1st April 2018 (highlighted yellow): 1680 dwellings/161 (5 year requirement: annual requirement of 119 + shortfall since 2016/17 + 20% buffer) = **10.4 years.**

¹ Assuming Local Plan adoption in 2018/19

Figure 1: Housing Trajectory



4. Summary

- 4.1. A minimum of 1785 net additional dwellings are required over the full plan period 2016/17-2030/31.
- 4.2. This trajectory, informed by the Local Plan and Housing Land Statement 2018, identifies sufficient sites to provide for 2971 dwellings based on a number of key assumptions set out earlier in this document.
- 4.3. Identifying additional sites to the minimum number required provides flexibility and gives confidence of a continued supply should sites not come forward as anticipated. It also supports the Local Plan which states that the housing requirement is not a ceiling and additional housing will be delivered where it accords with local and national planning policy.
- 4.4. The majority of the projected dwellings will be on sites allocated for housing in the emerging Local Plan: 476 of these dwellings could come forward without the Plan being adopted, 888 dwellings require a change in local policy (which will take place through the adoption of the new Local Plan) before they can be delivered.
- 4.5. 882 dwellings already benefit from extant planning permission and are projected to be completed over the plan period.
- 4.6. Development is expected to continue on windfall sites and this could provide a total of 572 dwellings (253 on sites under 0.1 hectares, 319 on sites over 0.1 hectares).
- 4.7. The number of net additional dwellings is reduced by loss through demolition (for example demolition of a public house with a flat above to make way for a new housing development). A loss of 13 homes over the plan period is projected taking into account past trends.
- 4.8. The 5 year housing land supply at 1st April 2018, taking into account previous shortfall against the requirement since the start of the plan period and applying a 20% buffer as required by the NPPF equates to 10.4 years.

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Working together to support sustainable development within the Borough of Barrow-in-Furness

