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# Planning Cumbria

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Cumbria and Lake District Joint Structure Plan 2001 – 2016

## Technical Paper 3

### Housing Requirement and Targets : Methodology



## CONTENTS

1	Introduction	1
2	Scale and distribution of housing (Structure Plan Policy H14)	1
3	Targets for previously developed land (Structure Plan Policy H15)	2
4	Conclusion	7

### Appendices

1	Housing Projections Allerdale District	8
2	Housing Projections Barrow District	9
3	Housing Projections Carlisle District	10
4	Housing Projections Copeland District	11
5	Housing Projections Eden District	12
6	Housing Projections South Lakeland District	13

## 1 Introduction

- 1.1 The purpose of this paper is to outline the calculations and reasoning that underpin the figures contained in Policies H14 and H15 of the deposit Cumbria and Lake District Joint Structure Plan 2001-2016. It also explains how these Structure Plan policies take forward the requirements of Regional Planning Guidance for the North West.

## 2 Scale and distribution of housing (Structure Plan Policy H14)

- 2.1 Policy UR7 of Regional Planning Guidance requires that an average rate of 1170 new dwellings a year should be provided within Cumbria. This is below the trend of recent years, as shown in Figure 1. It reflects the intention of Regional Planning Guidance to reduce the amount of people moving into Eden and South Lakeland from outside the area. It also reflects predictions that as the number of single person households stabilises, household growth will be lower in the future.

Figure 1: Average rate of houses completed

District (incl. the LDNPA)	10 year annual average to March 2002	5 year annual average to March 2002
Allerdale	295	291
Barrow	152	118
Carlisle	394	380
Copeland	226	196
Eden	242	223
South Lakeland	438	433
CUMBRIA	1746	1640

- 2.2 The Structure Plan sets out how the housing requirement contained in Regional Planning Guidance will be distributed throughout the County. In doing this it must be consistent with the policy emphasis of Regional Planning Guidance. This seeks to influence the location of development to meet policy aspirations such as regenerating older industrial towns or curbing the growth of areas under particular development pressures. In such cases Regional Planning Guidance clearly attempts to 'bend' previous trends.
- 2.3 Nevertheless, previous trends and how they may impact on development in the future play an important part in providing the context within which the Structure Plan establishes local targets for the provision of new housing. A range of forecasts were produced using specialist computer programmes which predict what will happen to Cumbria's population and the need for new housing by looking at a combination of past trends. These comprised:
- Zero net migration – what would happen if Cumbria did not experience any inward or outward migration
  - 5 year net migration – what would happen if the migration pattern experienced over the last five years were replicated in the future
  - 10 year net migration – what would happen if the migration pattern experienced over the last ten years were replicated in the future
  - 5 year house build – what would happen if house building continued into the future at the same rate it has done for the past 5 years
  - 10 year house build – what would happen if house building continued into the future at the same rate it has done for the past 10 years.

- 2.4 The effect of these predictions together with the general emphasis of Regional Planning Guidance for the administrative area of each district council is outlined in Appendices 1 to 6. The appendices include a commentary which describes how these predictions influenced the Structure Plans local targets set out by sub area as shown in Figure 2.

Figure 2: Proposed Structure Plan housing requirement by sub area

Structure Plan sub areas* split by Local Planning Authority	Proposed average number of dwellings to be provided per year 2002-2016	Proposed average number of dwellings granted permission per year 2002-2016 (assumes 10% will expire)
City of Carlisle	225	250
North Cumbria Allerdale Carlisle	36 59	40 65
Furness and West Cumbria Allerdale Barrow Copeland South Lakeland	189 99 171 63	210 110 190 70
South and East Cumbria Eden South Lakeland	153 176	170 195
Lake District National Park	0	0
<b>CUMBRIA</b>	<b>1170</b>	<b>1300</b>

\*Sub area boundaries shown on Key Diagram inside back cover of the deposit Structure Plan

- 2.5 The reasonableness of these targets has been informed by discussion with the relevant Local Planning Authorities on local aspirations for development and the likely availability of development sites within each sub area.
- 2.6 These discussions have also highlighted the practical difficulties faced by Local Planning Authorities in implementing the desired annual rate of housing provision. This is partly as a result of the existing number of dwellings with planning permission yet to be constructed at April 2002 but also the degree of restraint implied by Regional Planning Guidance particularly in areas currently experiencing high levels of demand.
- 2.7 Whilst the requirement contained in Regional Planning Guidance is based on dwellings built during this period this can only take place once planning permission has been granted. Structure Plan policies have therefore been framed in the context of planning permissions to provide greater guidance to the Local Planning Authorities charged with implementing these policies and to enable the contribution of existing planning permissions at April 2002 to be taken fully into account.

### **3 Targets for previously developed land (Structure Plan Policy H15)**

- 3.1 Policy UR4 of Regional Planning Guidance requires that at least 50% of new dwellings, including conversions, built in Cumbria from April 2002 should use previously developed land and existing buildings.

- 3.2 Previously developed land has been defined by Planning Policy Guidance Note 3 (DETR) as land which is or was occupied by a permanent structure and associated infrastructure. This definition covers the whole curtilage of the development including incidental open space. It can be found in urban or rural areas. It includes Ministry of Defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made. It excludes agricultural or forestry buildings, land within urban areas such as parks and allotments and land which although previously used has through the process of time blended into the landscape.
- 3.3 Figure 3 sets out the contribution of dwellings on previously developed land that would be expected from sites with planning permission at April 2002. Because the number of dwellings on previously developed land with existing planning permissions is below the target average of 50% for the County, then a higher target than 50% will need to be set for the contribution expected from new permissions.

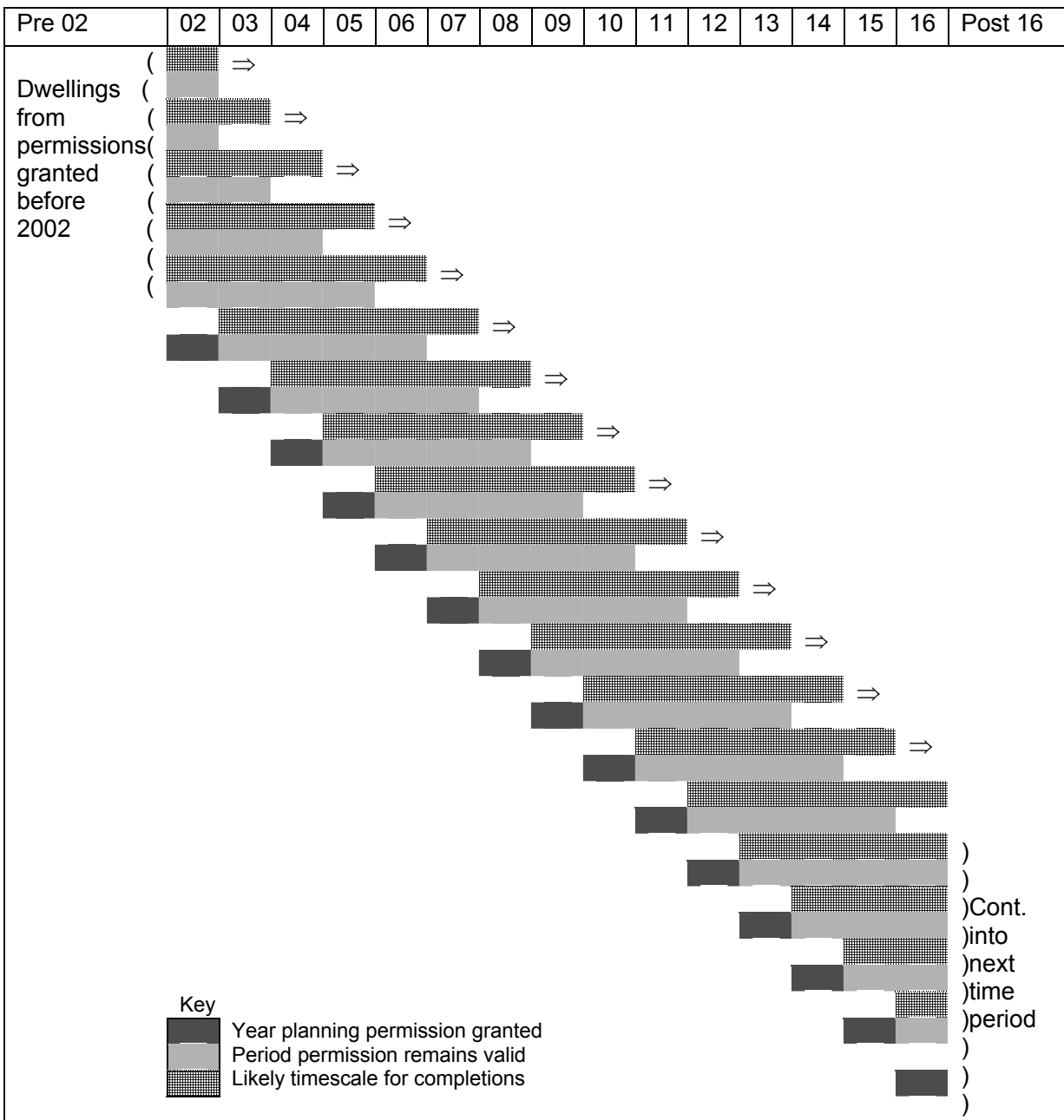
Figure 3 Dwellings with planning permission on previously developed land at April 2002

District (incl. LDNPA)	Dwellings with planning permission <sup>1</sup> on previously developed land at April 2002	Total dwellings with planning permission at April 2002	% of total dwellings expected on previously developed land
Allerdale	1024	1838	56
Barrow	375	749	50
Carlisle	859	1917	45
Copeland	326	973	33
Eden	132	1100	12
South Lakeland	889	1631	54
CUMBRIA	3605	8208	44

<sup>1</sup> Prorata on the basis of information available for sites of 5+ dwellings

- 3.4 To set this target an assessment has to be made at the rate at which development will be brought forward. Figure 4 outlines the likely timeframe over which the development process operates. In particular it shows that planning permissions will not necessarily be completed in the year that they are granted. A period of five years is allowed in which work on site can commence before a planning permission is deemed to expire. Once started a site may take many years to be finally completed. This is particularly the case in large sites where housing demand and the size of the workforce will dictate progress. Planning permissions granted towards the end of the Structure Plan period are likely to contribute to completions beyond the 2016 end date.

Figure 4: Indicative development process



3.5 At the beginning of April 2002 there was outstanding planning permission for 8208 dwellings. This means that in the early part of the plan period, completions will come forward at a higher rate than the target 1170 completions a year that the Structure Plan seeks to achieve, consistent with Regional Planning Guidance. Assuming 10% of the existing permissions expire before they are implemented this could provide an annual completion rate of around 1500 dwellings a year in the first five years. In reality the rate is likely to be higher in the year 2002 tapering down to the year 2007 as restrictions on granting new permissions from the year 2002 onwards begin to have effect. Once this outstanding supply of planning permissions has worked through the development process, then it is anticipated that the granting of planning permission at a rate of 1300 dwellings a year, from 2002 onwards, should secure an average build rate of approximately 1170 a year for the rest of the plan period.

3.6 In setting the target for new permissions on previously developed land the following assumptions have therefore been made:

- Existing planning permissions outstanding at April 2002 will work through the development process at the beginning of the Structure Plan period
- New planning permissions granted during the first 9 years of the Structure Plan period will largely work through the development process during the Structure Plan period
- Land granted planning permission during the last 5 years of the Structure Plan period will largely be completed in the next Structure Plan period
- Where work commences on sites granted planning permission in the last five years of the Structure Plan period any dwellings built during the Structure Plan period will be counterbalanced by some earlier permissions taking longer than the assumed five years to complete and running into the next Structure Plan period
- Land with existing permission taken together with land granted planning permission during the first 9 years of the Structure Plan should provide an average completion rate of at least 50% of houses built throughout the Structure Plan period
- Calculations are based on permission rates as these are controllable and not completions rates which is the desired outcome
- It is expected that 10% of planning permissions will expire and not be implemented. Since targets are set as percentage rates this should not affect the desired outcome. However, since there is no control over whether is previously developed land or green field sites that expire a few percentage points provide some safeguard (ie Cumbria target for new permissions on previously developed land is 54%, see para 3.7, but have allowed for 58%, see Figure 5).

3.7 The calculation for a target for the number of new dwellings from new permissions on previously developed land therefore comprises a number of elements:

The total supply of permissions likely to be completed equates to:

existing planning permission outstanding at April 2002	+ new permissions likely to be completed	= total supply of permissions likely to be completed by 2016
8208	+ (9 x 1300)	= 19908

The 50% target for previously developed land equates to:

total permission	x 50%	= target for dwellings permitted on previously developed land
19908	x 50%	= 9954

The previously developed target required from new permissions equates to:

previously used target	- existing permission on previously used land	= requirement for previously developed land from new permissions
9954	- 3605	= 6349

The % target required from new permissions equates to:

$$\left[ \begin{array}{l} \text{requirement for} \\ \text{previously developed} \\ \text{land from new} \\ \text{permissions} \end{array} \div \begin{array}{l} \text{new permissions} \\ \text{likely to be} \\ \text{completed} \end{array} \right] \times 100 = \begin{array}{l} \% \text{ target} \\ \text{required for} \\ \text{new} \\ \text{permissions} \end{array}$$

$$\left[ 6349 \div (9 \times 1300) \right] \times 100 = 54\%$$

- 3.8 Each of the sub areas identified by the Structure Plan (Policies ST4 – ST8) has different characteristics. North Cumbria for instance represents the largely rural hinterland of Carlisle containing only very small towns and villages. The sub area of Furness and West Cumbria comprises a concentration of older industrial urban areas. Whilst local targets for previously developed land will when taken together have to ensure that the average target for Cumbria as a whole can be met, they also need to reflect the likely availability of previously developed land within these sub areas. Targets also need to respect Structure Plan policy on the location of development and the effect this has on the availability of previously developed land. For instance the focus of development is on key service centres whereas in Cumbria much of the supply of previously developed land is in rural areas, such as at RNAD Broughton Moor.
- 3.9 Information on the availability of previously developed land by each sub area has been drawn from two sources:
- National Land Use Database (NLUD), a nationwide survey conducted every two years by a partnership of the DETR, IDeA, English Partnerships and Ordnance Survey through the assistance of Local Authorities.
  - Urban Potential Studies, (capacity) studies of specific towns of over 10000 population carried out by Local Authorities but based on methodology produced by the North West Regional Assembly. Originally used to inform the preparation of Regional Planning Guidance for the North West they have often since been updated or extended to include smaller towns below 10000 population.
- 3.10 Figure 5 sets out the local targets for previously developed land by Structure Plan sub area and by comparison shows the relationship to previously developed land identified by these studies. These targets have also been the subject of discussion with the relevant Local Planning Authorities.
- 3.11 The % target for new permissions on previously developed land applies to all permissions granted during the plan period. Permissions granted towards the end of the Structure Plan period although unlikely to be implemented within the period will be expected to contribute to targets stretching beyond the 2016 time frame.

Figure 5: Targets and potential supply of previously developed land by sub area

Structure Plan sub areas split by Local Planning Authority	Requirement for new permissions (9 x annual requirement)	% of new permissions from previously developed land (target used in Policy H15)	Contribution of new permissions expected from previously developed land	Capacity of previously developed land identified by NLUD*	Capacity of previously developed land identified in Urban Potential Studies
City of Carlisle	2250	65	1462	790	1510
North Cumbria					
Allerdale	360	40	144	0	230
Carlisle	585	40	234	80	#
Furness and West Cumbria					
Allerdale	1890	70	1323	940	1350
Barrow	990	85	842	840	990
Copeland	1710	70	1197	3980	2460
South Lakeland	630	40	252	70	320
South and East Cumbria					
Eden	1530	30	459	N/A	530
South Lakeland	1755	50	877	150	500#
<b>CUMBRIA</b>	<b>11700</b>	<b>58</b>	<b>6790</b>	<b>6850</b>	<b>7890</b>

\* includes only land where proposed use is residential, mixed development or a use has not been identified and only land within defined key service centres

# Urban Potential Studies do not cover all the key service centres identified by the Structure Plan. They have not been carried out for Longtown or Brampton in North Cumbria or for Grange over Sands, Kirkby Lonsdale and Milnthorpe in South and East Cumbria

#### 4 Conclusion

- 4.1 The calculations contained in this technical paper underpin the relevant policies contained in the Structure Plan. It demonstrates how the requirements of Regional Planning Guidance for new housing will be met. It also demonstrates that it is possible to meet the Regional Planning Guidance target for previously developed land, albeit in some sub areas local targets will be challenging.

### APPENDIX 1: HOUSING PROJECTIONS ALLERDALE DISTRICT

ALLERDALE DISTRICT including part Lake District National Park	Projections based on:				
	10 year house building trend (04/92- 03/02)	5 year house building trend (04/97- 03/02)	Zero migration levels	5 year migration trend (03/97- 03/02)	10 year migration trend (03/92- 03/02)
Population at 2001	93600	93600	93600	93600	93600
Population at 2016	98226	98074	90606	86984	88798
Households at 2001	39776	39776	39776	39776	39776
Households at 2016	43840	43783	41057	39660	40359
Dwellings at 2001	43163	43163	43163	43163	43163
Dwellings at 2016	47573	47513	44553	43037	43795
Migration 2001-2016	6971	6832	0	-3480	-1740
<b>Dwellings change 2001-2016</b>	<b>4410</b>	<b>4350</b>	<b>1390</b>	<b>-126</b>	<b>632</b>
<b>Dwellings change (annualised)</b>	<b>294</b>	<b>290</b>	<b>93</b>	<b>-8</b>	<b>42</b>
<i>Annualised dwellings change excluding National Park</i>	<i>254</i>	<i>247</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

Long and short term migration forecasts predict that Allerdale District will experience a net outflow of its resident population. The effect of this, taking into account the likely reduction in household size, is that there would be only a modest need for new dwellings under long term migration rates and no further need under short term migration rates. Zero migration levels would result in a need for 93 dwellings a year. By comparison projecting the long and short term building trends experienced over the last 10 and 5 years would require new housing to be sustained at a rate around 292 dwellings a year.

Regional Planning Guidance policy context:

Housing provision should be 'based on meeting local needs and reducing in-migration into the Lake District National Park'. In view of their regeneration needs development in towns in North Cumbria and Furness and West Cumbria 'should not be constrained below the level of demand where it can be accommodated within environmental limits'.

Proposed Structure Plan requirement:

To maintain the quality of the environment and the need to stem in-migration no allocation is made for general housing within the Lake District National Park. Within North Cumbria and Furness and West Cumbria the combined build rate of 225 dwellings a year is set at a level above that anticipated by predictions based on migration trends. It is slightly below previous build rates outside the National Park but is anticipated to be within likely levels of demand. Build rates in the future are expected to be lower to reflect a slowing down in the overall rate of household growth.

Allerdale District split by sub area	Average annual housing provision 2002-2016	Average number of dwellings granted permission per year 2002-2016 (assumes 10% expire)
North Cumbria	36	40
Furness and West Cumbria	189	210
Lake District National Park	0	0
<b>Total</b>	<b>225</b>	<b>250</b>

## APPENDIX 2: HOUSING PROJECTIONS BARROW DISTRICT

BARROW DISTRICT	Projections based on:				
	10 year house building trend (04/92-03/02)	5 year house building trend (04/97-03/02)	Held at zero migration	5 year migration trend (03/97-03/02)	10 year migration trend (03/92-03/02)
Population at 2001	72000	72000	72000	72000	72000
Population at 2016	74339	73048	72545	65585	68187
Households at 2001	31113	31113	31113	31113	31113
Households at 2016	33290	32804	32621	29876	30899
Dwellings at 2001	32580	32580	32580	32580	32580
Dwellings at 2016	34860	34350	34159	31284	32355
Migration 2001-2016	1494	328	0	-6600	-4140
<b>Dwellings change 2001-2016</b>	<b>2280</b>	<b>1770</b>	<b>1579</b>	<b>-1296</b>	<b>-225</b>
<b>Dwellings change (annualised)</b>	<b>152</b>	<b>118</b>	<b>105</b>	<b>-86</b>	<b>-15</b>

Long and short term migration forecasts predict that Barrow will experience a net outflow of its resident population and therefore no further need for new dwellings. Holding migration at zero would however result in a need for 105 dwellings a year. This is similar to the rate of new dwellings required by projecting forward short term building rates. Long term build rates would suggest a higher rate of 152 dwellings a year could be sustained.

Regional Planning Guidance policy context:

Regional Planning Guidance identifies Barrow as a regional town where 'development will be concentrated'. In view of its regeneration need this 'should not be constrained below the level of demand where it can be accommodated within environmental limits'.

Proposed Structure Plan requirement:

In view of the need to reflect the emphasis of Regional Planning Guidance a build rate of around 100 dwellings a year is proposed. It aims to stem out migration and is anticipated to be within the likely level of demand as demonstrated by recent build rates. Existing long term build rates are unlikely to be sustainable in view of the current economic climate, availability of building land and the slowing down in the overall rate of household growth.

Barrow District	Average annual housing provision 2002-2016	Average number of dwellings granted permission per year 2002-2016 (assumes 10% expire)
Barrow	99	110

### APPENDIX 3: HOUSING PROJECTIONS CARLISLE DISTRICT

CARLISLE DISTRICT	Projections based on:				
	10 year house building trend (04/92-03/02)	5 year house building trend (04/97-03/02)	Held at zero migration	5 year migration trend (03/97-03/02)	10 year migration trend (03/92-03/02)
Population at 2001	100900	100900	100900	100900	100900
Population at 2016	108015	107492	98595	100216	97880
Households at 2001	43352	43352	43352	43352	43352
Households at 2016	49000	48801	45388	46046	45098
Dwellings at 2001	45364	45364	45364	45364	45364
Dwellings at 2016	51274	51064	47495	48183	47191
Migration 2001-2016	8645	8167	0	1560	-690
<b>Dwellings change 2001-2016</b>	<b>5910</b>	<b>5700</b>	<b>2131</b>	<b>2819</b>	<b>1827</b>
<b>Dwellings change (annualised) 2001-2016</b>	<b>394</b>	<b>380</b>	<b>142</b>	<b>188</b>	<b>122</b>

Long and short term migration rates both anticipate an increasing population which would require the development of further new dwellings, although neither rate is as high as projections based on a continuation of recent and long term house building rates would suggest. Long and short term building rates show a fairly consistent level of activity.

Regional Planning Guidance policy context:

Regional Planning Guidance identifies Carlisle as a regional city where 'development will be concentrated'. In view of its regeneration need this 'should not be constrained below the level of demand where it can be accommodated within environmental limits'. The guidance also stresses the role of Carlisle and its surrounding area as a gateway to adjoining regions.

Proposed Structure Plan requirement:

A combined build rate of 284 dwellings a year is proposed for the district. Whilst below a projection based on build rates it is considerably above migration trends and reflects a realistic assumption of the likely level of demand. Build rates in the future are likely to be lower to reflect a slowing down in the overall rate of household growth. Recent build rates have also been influenced by the availability building land which is likely to be more difficult to find in the future and by high construction rates within the rural hinterland. The proposed split focuses development on the urban area of the City of Carlisle consistent with Regional Planning Guidance but allows for some regeneration within the largely rural area of North Cumbria to be supported.

Carlisle District split by sub area	Average annual housing provision 2002-2016	Average number of dwellings granted permission per year 2002-2016 (assumes 10% expire)
City of Carlisle	225	250
North Cumbria	59	65
<b>Total</b>	<b>284</b>	<b>315</b>

#### APPENDIX 4: HOUSING PROJECTIONS COPELAND DISTRICT

COPELAND DISTRICT including part Lake District National Park	Projections based on:				
	10 year house building trend (04/92- 03/02)	5 year house building trend (04/97- 03/02)	Held at zero migration	5 year migration trend (03/97- 03/02)	10 year migration trend (03/92- 03/02)
Population at 2001	69000	69000	69000	69000	69000
Population at 2016	73378	72197	68838	61125	63803
Households at 2001	29291	29291	29291	29291	29291
Households at 2016	32484	32058	30847	27935	28942
Dwellings at 2001	31111	31111	31111	31111	31111
Dwellings at 2016	34501	34051	32764	29671	30741
Migration 2001-2016	4080	3005	0	-7350	-4800
<b>Dwellings change 2001-2016</b>	<b>3390</b>	<b>2940</b>	<b>1653</b>	<b>-1440</b>	<b>-370</b>
<b>Dwellings change (annualised)</b>	<b>226</b>	<b>196</b>	<b>110</b>	<b>-96</b>	<b>-25</b>
<i>Annualised dwellings change excluding National Park</i>	<i>217</i>	<i>187</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

Long and short term migration forecasts predict that Copeland will experience a net outflow of its resident population and therefore no further need for new dwellings. Holding migration at zero would however result in a need for 110 dwellings a year. Long term build rates would suggest a higher rate of 226 dwellings, but short term build trends suggest this could not be sustained.

Regional Planning Guidance policy context:

Housing provision should be 'based on meeting local needs and reducing in-migration into the Lake District National Park'. In view of their regeneration needs development in towns in Furness and West Cumbria 'should not be constrained below the level of demand where it can be accommodated within environmental limits'.

Proposed Structure Plan requirement:

To maintain the quality of the environment and the need to stem in-migration no allocation is made for general housing within the Lake District National Park. Within Furness and West Cumbria the proposed build rate of 171 dwellings a year is set at a level above that anticipated by predictions based on migration trends. It is slightly below the short term build rates of 185 dwellings a year for the area outside of the Lake District National Park but this is anticipated to be within likely levels of demand. Build rates in the future are likely to be lower to reflect a slowing down in the overall rate of household growth.

Copeland District split by sub area	Average annual housing provision 2002-2016	Average number of dwellings granted permission per year 2002-2016 (assumes 10% expire)
Furness and West Cumbria	171	190
Lake District National Park	0	0
<b>Total</b>	<b>171</b>	<b>190</b>

### APPENDIX 5: HOUSING PROJECTIONS EDEN DISTRICT

EDEN DISTRICT including part Lake District National Park	Projections based on:				
	10 year house building trend (04/92- 03/02)	5 year house building trend (04/97- 03/02)	Held at zero migration	5 year migration trend (03/97- 03/02)	10 year migration trend (03/92- 03/02)
Population at 2001	50000	50000	50000	50000	50000
Population at 2016	55427	54776	48875	63550	55491
Households at 2001	21390	21390	21390	21390	21390
Households at 2016	24579	24340	22169	27925	24750
Dwellings at 2001	24358	24358	24358	24358	24358
Dwellings at 2016	27988	27718	25245	31800	28184
Migration 2001-2016	6056	5458	0	14100	6330
<b>Dwellings change 2001-2016</b>	<b>3630</b>	<b>3360</b>	<b>887</b>	<b>7442</b>	<b>3826</b>
<b>Dwellings change (annualised) 2001-2016</b>	<b>242</b>	<b>224</b>	<b>59</b>	<b>496</b>	<b>255</b>
<i>Annualised dwellings change excluding National Park</i>	<i>231</i>	<i>212</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

Short term migration rates suggest a considerable increase in population could be expected with a resulting need for almost 500 new dwellings a year. Long term migration rates are less at slightly above predictions based on long term build rates. To hold migration at zero would reduce the consequent need for new dwellings to around 60 a year.

Regional Planning Guidance policy context:

Housing provision should be 'based on meeting local needs and reducing in-migration into the Lake District National Park and its southern and eastern hinterlands'.

Proposed Structure Plan requirement:

To maintain the quality of the environment and the need to stem in-migration no allocation is made for general housing within the Lake District National Park. To take forward the emphasis of Regional Planning Guidance that in-migration will be stemmed, in South East Cumbria a build rate of 153 dwellings is proposed for the area outside the National Park. This is below long and short term migration rates but still considerably higher than a scenario based on controlling migration to zero. Set at approximately 70% of projections based on house building trends within this area, it takes a realistic view that in-migration will still take place by purchase into the existing housing stock and that some new housing will therefore be needed to meet local needs, match housing to employment requirements and maintain an active house construction industry.

Eden District split by sub area	Average annual housing provision 2002-2016	Average number of dwellings granted permission per year 2002-2016 (assumes 10% expire)
South and East Cumbria	153	170
Lake District National Park	0	0
<b>Total</b>	<b>153</b>	<b>170</b>

### APPENDIX 6: HOUSING PROJECTIONS SOUTH LAKELAND DISTRICT

SOUTH LAKELAND DISTRICT including part Lake District National Park	Projections based on:				
	10 year house building trend (04/92- 03/02)	5 year house building trend (04/97- 03/02)	Held at zero migration	5 year migration trend (03/97- 03/02)	10 year migration trend (03/92- 03/02)
Population at 2001	102600	102600	102600	102600	102600
Population at 2016	113021	112813	96798	119857	107004
Households at 2001	45009	45009	45009	45009	45009
Households at 2016	50725	50646	44466	53942	48639
Dwellings at 2001	51733	51733	51733	51733	51733
Dwellings at 2016	58303	58213	51108	62001	55905
Migration 2001-2016	15001	14809	0	22260	9810
<b>Dwellings change 2001-2016</b>	<b>6570</b>	<b>6480</b>	<b>-625</b>	<b>10268</b>	<b>4172</b>
<b>Dwellings change (annualised) 2001-2016</b>	<b>438</b>	<b>432</b>	<b>-42</b>	<b>685</b>	<b>278</b>
<i>Annualised dwellings change excluding National Park</i>	<i>364</i>	<i>347</i>	<i>N/A</i>	<i>N/A</i>	<i>N/A</i>

Short term migration rates suggest that within South Lakeland a considerable increase in population could be expected with a consequent need for almost 700 new dwellings a year. Long term migration rates are lower with a need for new dwellings below that based on projections of build rates. To hold migration at zero would mean no further new dwellings would be required before 2016. Long and short term build rates show a consistent need for around 435 dwellings a year.

Regional Planning Guidance policy context:

Housing provision should be 'based on meeting local needs and reducing in-migration into the Lake District National Park and its southern and eastern hinterlands'. In view of their regeneration needs development in towns in Furness and West Cumbria 'should not be constrained below the level of demand where it can be accommodated within environmental limits'.

Proposed Structure Plan requirement:

To maintain the quality of the environment and the need to stem in-migration no allocation is made for general housing within the Lake District National Park. To also stem in-migration into South and East Cumbria a build rate of 176 dwellings a year is proposed. A build rate of 63 dwellings a year for Furness and West Cumbria is expected to meet general demand. The combined total is below long and short term migration rates but still considerably higher than controlling migration to zero. Set at approximately 70% of predictions based on house building trends (about 355 dwellings excluding the National Park) it takes a realistic view of the effect of in-migration on the existing housing stock and allows some new housing to meet local needs, match housing to employment maintain an active house construction industry.

South Lakeland District split by sub area	Average annual housing provision 2002-2016	Average number of dwellings granted permission per year 2002-2016 (assumes 10% expire)
Furness and West Cumbria	63	70
South and East Cumbria	176	195
Lake District National Park	0	0
<b>Total</b>	<b>239</b>	<b>265</b>

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