

5 Year Housing Land Position Statement

**Carlisle District Local Plan 2015-2030 Plan Area (Former Carlisle City Council
Boundary)**

February 2026



Introduction

1. We are required to monitor and maintain a 5 year supply of deliverable housing land to meet our housing requirement.
2. This document provides a position statement for the housing land supply for the former Carlisle City Council area for the 5 year period of January 2026 to January 2031. It has been informed by the monitoring of housing completions up until March 2025 and relies on certain assumptions regarding nutrient neutrality.

Housing Requirement

3. Following Local Government Reorganisation in 2023, Carlisle City Council joined with Allerdale, Copeland and Cumbria Councils to become Cumberland Council. Work is progressing on a Cumberland Local Plan, which will amongst other things set a Cumberland-wide housing requirement and allocate sites to meet that need. However, this is not anticipated for adoption until 2027.
4. In the meantime, the Council's development plan comprises the adopted Local Plans from each of the former legacy areas. As such, assumptions on 5 year housing requirements will be reported separately for Carlisle, Copeland and Allerdale.
5. Policy SP2 of the Carlisle District Local Plan (2015-30) (adopted in 2016) would normally provide the baseline requirement to determine the number of homes required over the next 5 years which is now 626 homes per year. However, where plans are older than 5 years, the National Planning Policy Framework (NPPF) (paragraph 78) requires authorities to apply the 'standard method' to identify the housing requirement (unless the strategic policies have been reviewed and found not to require updating). The Council's Review of the Local Plan (March 2022)¹ (at page 11) confirmed the standard method should prevail.
6. Cumberland's local housing need, as per the [Standard Method \(outlined in national Planning Practice Guidance\)](#), is 1,104. Broken down proportionally, based on existing housing stock, this gives Carlisle a need of 440 new homes per annum.
7. The National Planning Policy Framework requires an additional buffer of 5% to be added to this figure, rising to 20% for past, poor delivery. We have delivered well against our previous targets, with the most recent Housing Delivery Tests showing a delivery rate of 260% in Carlisle, so a 5% buffer is appropriate.

¹ [five_year_review_of_the_carlisle_district_local_plan_2015_-_2030.pdf](#)

8. The annualised housing target for Carlisle is: **462**

Table 1: Calculating the Council's Housing Requirement

Local Housing Need (Standard Method: 440 x 5)	2,200
5% Buffer	110
5 Year Housing Requirement (2,200 + 110)	2,310
Annualised Housing Requirement (2,310/5)	462

Housing Supply

9. The deliverable housing supply for Carlisle is **1,774**.

10. To be considered 'deliverable', [as defined in Annex 2 of the NPPF](#), a housing development site needs to have a reasonable prospect of completing construction of new houses on site within the next five years.

11. The deliverable housing supply (as shown in *Table 2*) has been calculated using the following sources of new housing development:

- All remaining housing units still to be constructed on large sites with planning permission (10 dwellings or more) as at 1 January 2026 (*Appendix A*)
- All remaining housing units still to be constructed on small sites with planning permission (9 dwellings or less) as at 1 January 2026 (*Appendix B*)
- Those sites currently with planning approvals held at authority to issue stage, awaiting resolution of nutrient neutrality mitigation matters, that are anticipated to see some delivery over the next 5 years (*Appendix C*)
- Annual windfall allowance of 100 as set out in the Carlisle District Local Plan 2015-2030 (Policy SP2) – this equates to 500 dwellings over 5 years.

Table 2: Calculating Carlisle's deliverable housing land supply

Large Sites (10 or more dwellings) with permission (<i>Appendix A</i>)	640
Small Sites (9 or less dwellings) with permission (<i>Appendix B</i>)	134
Sites with authority to issue pending Nutrient Neutrality solution (<i>Appendix C</i>)	470
Windfall allowance (100x5)	500
TOTAL	1,774

12. For the purposes of this position statement, all housing sites have been assessed with regard to their potential deliverability. This assessment makes the following assumptions against the following 3 site typologies considered deliverable over the next 5 years (unless site specific information has indicated otherwise):

Category 1: Large Sites (10 dwellings or more)

- Based on previous construction rates in Carlisle, a standard 35 homes per year, per site is anticipated;
- Where a planning permission has been technically started (and so by condition has not lapsed) but there is no indication of further progression, the site is not counted.

Category 2: Minor Sites (9 dwellings or less)

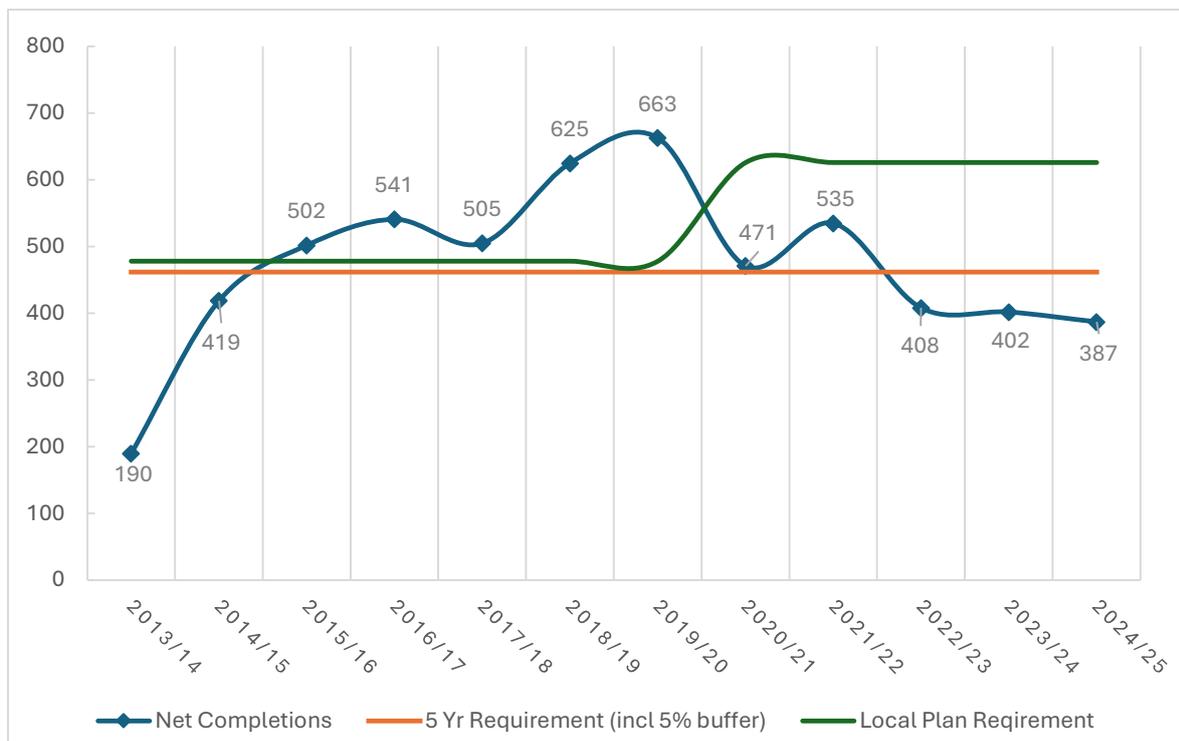
- All small sites (less than 9 dwellings) are considered to be deliverable;
- Any approval granted more than 3 years ago (but has not yet been started) is not counted;

Category 3: Sites with authority to issue pending a Nutrient Neutrality solution

13. In March 2022, Natural England confirmed that nutrient pollution levels within the protected River Eden catchment were unacceptable. Any application involving overnight accommodation (eg new homes), could only be approved where it could be demonstrated there would be no increase of phosphate pollution entering the protected watercourses.

14. As Figure 1 demonstrates, before nutrient neutrality, Carlisle had previously seen strong delivery rates of new homes across the former district, reflective of the City’s ambitions for growth as set out in the Carlisle District Local Plan 2015-2030.

Figure 1: Housing Completions 2013/14 to 2024/25



15. In combination with Covid operating restrictions between 2019 and 2020 and then Nutrient Neutrality, there has been significant disruption to our ability to provide a continuous housing supply pipeline. There have been high levels of uncertainty over the preceding 4 years meaning the housebuilding sector's own activities to acquire land and secure the planning consents have reduced. As such, there has put an effective 'brake' on our ability to add sufficient permissions into supply pipeline. Only a limited number of consents were permitted in the intervening period (that were able to demonstrate nutrient neutral solutions).

16. On 5 February 2026, Natural England confirmed conditions within the River Eden Catchment applying to the former Carlisle district are no longer within unacceptable levels. In short, the nutrient neutrality restrictions are now lifted.

17. During this period, we made the conscious decision to progress planning applications for new homes as far as possible through the decision making process. Where applications were deemed appropriate in all other planning aspects, we secured through planning committee, the authority to issue an approval subject to a nutrient mitigation solution being agreed.

18. With restrictions now lifted, we are not sat on a significant backlog of planning applications that need to be appraised/determined. Active steps are now being taken to prioritise the release of these applications. As such, for the purposes of determining Carlisle's supply of deliverable housing land, we have included contributions from a suite of 'Category 3' sites with the following assumptions made:

- Applications with authority to issue where nutrient neutrality has been the **sole** outstanding issue are included;
- A standard 12-month lead in from approval to the first on site completions has been anticipated;
- For major sites, based on previous construction rates in Carlisle, a standard 35 dwellings per year, per site has been applied;

19. These sites will be subject to annual review and sites which have previously not been considered deliverable (and therefore have not been included within this position statement) may be included in future position statements should new information regarding their deliverability come to light.

The Five Year Land Supply Position (January 2026-January 2031)

20. There is a **3.84 years** supply of housing land in Carlisle (see *Table 3* for details). This equates to a shortfall of 536 dwellings.

Table 3: Carlisle's Five Year Housing Land Supply

Housing Requirement	Annual Housing requirement for the next 5 years	462 (462 x 5 = 2,310)
Total deliverable five year housing supply	Number of dwellings the LPA believes will be delivered in the next 5 years	1,774
Total five year supply	Supply divided by requirement (1774 / 462)	3.84

The Future Housing Pipeline

21. This is the first time that Carlisle has been unable to demonstrate a five year housing land supply in the last 10 years. However, any 5 Year Supply Statement such as this can only provide a snapshot in time that does not necessarily reflect the future housing supply position.

22. We remain committed to the growth ambitions for Carlisle building on the Carlisle District Local Plan (2015-2030) and we have a growing pipeline of emerging sites which for now, have had to be discounted from this 5 Year Supply Statement, but will feature in future annual Position Statements:

- With Homes England as a key partner, we are delivering a Plan-led solution towards meeting our housing requirements. Through a site specific local plan that will be adopted later this summer, St Cuthbert's Garden Village will deliver some 10,000 homes and supporting infrastructure over the next 30 years. It will be supported by a Locally Led New Town Development Corporation to accelerate and sustain housing delivery (which is anticipated to be operation in mid-2027). With applications already under consideration within St Cuthbert's (that could deliver the first 351 homes), we anticipate other sites will also come on stream over the same 5 year monitoring period that could in total deliver some 1,059 homes;
- In addition, we are now moving towards preparing a new Cumberland Local Plan that will allocate new sites to meet the new Cumberland wide needs. A combination of Local Government Reorganisation and reforms to the planning system have delayed progress, but we now have greater clarity to press forward.
- We currently have a wider suite of major planning applications (listed at Appendix D), which in part have stalled because of Nutrient Neutrality, but are also not as advanced as those listed at Appendix C where a decision can be made. Assuming these were all deemed acceptable, they could add some 1,408 homes to the supply pipeline (albeit not all would be delivered within 5 years);

- Notwithstanding nutrient neutrality, as is evident from Figure 1, the Carlisle District Local Plan has been successful in allocating deliverable sites which clearly demonstrates the Carlisle housing market is strong and capable of meeting its requirements. Of those suite of housing site allocations listed at Policy HO1– only 6 sites remain to have come forward (2 of which have previously secured planning consent). In total, these sites could collectively deliver some 458 homes;
- On the assumption that build out rates will average 35 completions per annum, three major sites (with a total capacity for 1,177 homes) are projected to deliver some 809 homes beyond the next 5 years.

Next Steps

23. The Council will continue to monitor the progress of these emerging sites, and they will be included in future housing land Position Statements in addition to other unlisted applications that are subsequently approved.

24. In Summer 2026, we will issue an updated 5 Year Housing Land Position Statement. This will include developer/landowner input regarding their intentions to bring sites forward (including stalled allocations and sites with outline consent) including likely lead-in times and an understanding of the planned build out rates on a site by site basis. This will provide a robust basis on which future Position Statements are based (as opposed to applying assumptions).

25. There are a wider suite of operational actions we intend to introduce including:

- Fast-tracking reserved matters to convert outline consents into implementable schemes and prioritising proposals for new homes;
- Resolving potential delays in signing Sn 106 agreements
- Working with Homes England and landowners as to why consented sites/allocations have stalled and explore the potential mechanisms to unblock these sites. This may include funding applications to Homes England’s National Housing Bank, National Delivery Fund and the Social Affordable Housing Programme, preparing planning briefs or development frameworks to de-risk the sites.

Appendix A – Large Sites (10 or more units) with Planning Permission

Planning Permission Reference	Site Address	Permission Date	No. Units (Total Approved)	No. Units remaining (31.12.25)	25/26	26/27	27/28	28/29	29/30	5 Year Supply Yield	Notes
21/0194	Harker Industrial Estate	6 April 2022	300	300	10	35	35	35	35	150	Technical start - site cleared, Gleeson signs and fencing on site.
21/1068	Land south of A69, Scotby	26 June 2025	112	112	7	35	35	35	0	112	Construction underway. Allocated site R15.
21/0351	Land At Morton Bounded By Wigton Road, Peter Lane And Dalston Road, Carlisle, Cumbria	5 December 2025	720	720	0	18	35	35	7	95	Partial Nutrient Neutrality Mitigation agreed via Section 106 including following land enabling 95 dwellings to be released up to 2030.
23/0148	Land to the west of junction on Orton Road & Sandsfield Lane, Carlisle	11 December 2024	90	90	20	35	35	0	0	90	Construction commenced late summer 2025, actively being built.
19/0905	Deer Park Stainton	24 June 2021 (at appeal)	79	79	0	35	35	9	0	79	No commencement yet, but site seems to be actively being brought forward with numerous variation and discharge of conditions applications decided, and an apparent technical start.
22/0822	Land to south east of St Michaels Drive, Brampton Road, Longtown	27 June 2024	62	42	10	32	0	0	0	42	Actively under construction

23/0806	Land to the West of Aballava Way, Burgh by Sands	20 November 2023	27	27	10	17	0	0	0	27	No commencement yet, but site has been cleared (technical start).
20/0623	Leslies Nurseries, Durdar Road, Carlisle	6 Oct 2025	21	21	0	21				21	Second phase of an already implemented site. Active developer, no reasons to suspect implementation will be delayed.
19/0871	Land North of Holme Meadow, Cumwhinton, Carlisle	20 Jan 2025	14	14	7	7	0	0	0	14	Self Build site, recent reserved matters approvals on plots suggest it is being actively implemented.
24/0309	Land adj to 19 Bellsfield, Longtown	6 Feb 2025	10	10	5	5	0	0	0	10	Recent approval (6 Feb 2025)
TOTAL			1,445	1,425						640	

Appendix B – Minor Sites (9 or Less) with Planning Permission

Planning Permission Reference	Site Address	Expiry Date	No. Units (Total Approved)	No. Units remaining (31.12.25)	25/26	26/27	27/28	28/29	29/30	5 Year Supply Yield	Notes
22/0579	Holmes Mill, Burgh by Sands, Carlisle,	23-Dec-22	2	2	2					2	Change Of Use Of Agricultural Barn To Provide 2no. Dwellings
22/0933	Derry Gore, Brunstock, Carlisle,	7-Feb-23	1	1	1					1	Demolition Of Existing Bungalow & Erection Of Replacement Dormer Bungalow
22/0764	Halltown Farm, Rockcliffe, Carlisle	6-Mar-23	5	5	5					5	Change Of Use Of Redundant Farm Buildings To Provide 5no. Dwellings
23/0056	Old Thorneylands, Easton, Longtown, Carlisle,	20-Mar-23	1	1	1					1	Erection Of Replacement Dwelling
22/0218	Land adjacent to Fair Lea, Moorhouse, Carlisle	31-Mar-23	4	4	4					4	Erection Of 4no. Dwellings (Reserved Matters Application Pursuant To Outline Application 19/0517)
22/0636	Barns at Castletown Estate, Rockcliffe, Carlisle,	31-Mar-23	2	2	2					2	Change Of Use Of Barn To Provide 2no. Dwellings
22/0879	Former Fern Leaf Hotel, Todhills, Blackford, Carlisle,	31-Mar-23	2	2	2					2	2 Dwellings
23/0003/COU	Stone Flatts House, Kirklington, Carlisle,	13-Apr-23	2	2	2					2	Conversion Of 2no. Barns To Form 2no. Dwellings
23/0162	Cavalaire, The Knells, Houghton, Carlisle,	25-Apr-23	1	1	1					1	Demolition Of The Building Formerly Known As 'Rose Cottage' & Erection Of Replacement Dwelling

23/0143	Land adjacent to The Gables, Little Orton, Carlisle,	26-Apr-23	1	1	1					1	Erection Of 1no. Dwelling And Associated External Works Including New Vehicular Access
21/0010/cou, 23/0166	Chalkfoot Farm, Chalkfoot, Dalston, Carlisle,	28-Apr-23	1	1	1					1	Erection Of 1no. Dwelling In Lieu Of The Permission To Convert The Agricultural Barn To A Residential Dwelling (Application 21/0010/COU)
22/0965	Land Adjacent to Beech Cottage, Cumwhinton, Carlisle,	31-May-23	1	1	1					1	Erection Of 1no. Dwelling (Revised House Type To Plot 10) & Change Of Use Of Land To Domestic Curtilage To Serve Plots 8, 9 & 10 (Revised Application)
22/0728	Land South of The Plough Inn, Wreay, Carlisle	5-Jun-23	1	1	1					1	1 Dwelling
23/0282	Willow Hill Farm, Smithfield, Kirkclinton, Carlisle,	30-Jun-23	1	1	1					1	Erection Of 1no. Dwelling In Lieu Of Permission To Convert Agricultural Barn (22/0648)
23/0352	Parkdale, 3 Park Road, Scotby, Carlisle	17-Jul-23	1	1	1					1	Demolition Of Existing Dwelling & Garage; Erection Of Replacement Dwelling
22/0001/COU	Seat Hill Farm, Laversdale Lane End, Irthington, Carlisle,	27-Jul-23	3	3	3					3	Conversion Of Agricultural Buildings To Form 3no. Dwellings
23/0222	Land South East of Roebuck Pastures, Great Orton, Carlisle	2-Aug-23	3	1	1					1	Erection Of 3no. Detached Dwellings, Associated Access & Landscaping
23/0605	Land to the south of Scaurbank, Netherby Road, Longtown, Carlisle,	30-Aug-23	7	7	7					7	Erection Of 7no. Bungalows
23/0604	Land to the rear of 42-50 Durdar Road, Carlisle	30-Aug-23	1	1	1					1	Erection Of 1no. Dwelling (Revised Application)

23/0005/COU	23 Bridge Street, Longtown, Carlisle,	5-Sep-23	1	1	1					1	Change Of Use From Bank To Provide Additional Living Accommodation To 25A Bridge Street
23/0501	Rose Cottage, Crosby Moor, Crosby on Eden, Carlisle	19-Sep-23	1	1	1					1	Demolition Of Existing Dwelling; Erection Of 1no. Replacement Dwelling With Detached Garage
23/0567	Stoneknowe Cottage, Scaleby, Carlisle	5-Oct-23	1	1	1					1	Erection Of Replacement Dwelling & Detached Garage (Revised/Part Retrospective Application)
23/0450	Walton Mill, Walton, Brampton	13-Oct-23	1	1	1					1	Demolition Of Existing Farmhouse; Erection Of Replacement Farmhouse
23/0739	Cornhill Farm, Moorhouse Road, Moorhouse, Carlisle,	25-Oct-23	2	2	2					2	Change Of Use Of Existing Garage To Provide 1no. Dwelling; Single Storey Front Extension And Changing Flat Roof To Pitched Roof
23/0757	Plot 10, Land Adjacent to Beech Cottage, Cumwhinton, Carlisle,	1-Nov-23	1	1	1					1	Sub-Division Of 1no. Existing Dwelling To Provide 2no. Dwellings
22/0700	Land at Longlands Head, The Stripes, Cumwhinton, Carlisle,	7-Nov-23	1	1	1					1	Erection Of 1no. Dwelling
23/0797	Haggistone Holme Farm, Longtown, Carlisle, CA6 5TS	15-Nov-23	1	1	1					1	Erection Of 1no. Dwelling (Revised House Type To Plot 10) To Include New Workshop And Car Port
22/0861	Ardencaple, Banks, Brampton,	16-Nov-23	2	2	2					2	Full Demolition Of Property & Partial Demolition Of Property Together With Infilling Of Existing Basement; Erection Of 2no. Replacement Dwellings With Associated Access & Parking

22/0903	Land to the North of Rose Cottage, Gelt Road, Brampton, Cumbria	17-Nov-23	1	1	1					1	1 Dwelling
23/0806	Land to the West of Aballava Way, Burgh by Sands, Carlisle,	20-Nov-23	5	5	5					5	Residential Development & Associated Infrastructure
23/0512	10 Bousteads Grassing, Carlisle	27-Nov-23	1	1	1					1	Demolition Of Existing Dwelling; Erection Of Replacement Dwelling (Part Retrospective)
23/0830	High Meadows Farm, Carleton, Carlisle,	4-Dec-23	1	1	1					1	Erection Of Dwelling In Lieu Of The Barn Conversion Approved Under Application 21/0009/COU
22/0798	Land adjacent to 33, Ghyll Road, Scotby, Carlisle.	21-Dec-23	1	1	1					1	1 Dwelling
22/0484, 19/0354	L/A North of Nutwood Cottage, Newbiggin, Heads Nook, Brampton	9-Jan-24	1	1	1					1	Erection Of Dwellings (Reserved Matters Application Pursuant To Outline Consent 19/0354)
23/0570	Land to the south west of Partridge Hill, Talkin, Brampton	12-Jan-24	5	5	5					5	Erection Of 5no. Dwellings
20/0762, 22/0318	Land adjacent The Bungalow, 2 Boon Hill, Farlam, Brampton,	7-Feb-24	1	1	1					1	1 Dwelling
20/0735, 22/0510	Site Adjacent Sandy Hill, Faugh, Heads Nook, Brampton	19-Feb-24	3	3	3					3	3 Dwellings
23/0428	Land to the West of Walby Farm & Fairholme Farm, Birky Lane, Crosby on Eden, Carlisle	6-Mar-24	1	1	1					1	Erection Of Agricultural Workers Dwelling On Land Associated With Walby Farm, Together With The Replacement Of The Existing Septic Tank With A Biological Package Treatment Plant At Fairholme Farm, Walby

23/0397	Land to rear of Braefoot, Lanercost Road, Brampton	12-Mar-24	1	1	1					1	Demolition Of Agricultural Outbuildings; Erection Of 1no. Dwelling Together With Additional Landscaping (Resubmission Of Previously Approved Application)
22/0002/COU	Kirkhouse Farm, Kirkhouse, Brampton	15-Mar-24	1	1	1					1	Change Of Use Of Barn To 1no. Dwelling
24/0196	Gateshaw Mill, Cumrew, Heads Nook, Brampton,	20-Mar-24	1	1	1					1	Demolition Of Existing Agricultural Sheds And Erection Of New Estate House Including Associated Operations
24/0209	Land west of Wraycroft, Welton Road, Wetheral, Carlisle,	25-Mar-24	1	1	1					1	Erection Of Single Storey Agricultural Workers Dwelling And Associated Solar Panels
24/0069	Whiteclose Rigg, Longtown, Carlisle,	26-Mar-24	1	1	1					1	Demolition Of Existing Farmhouse & Erection Of Replacement Dwelling
24/0227	Land at Millholme, Rowelton, Carlisle,	27-Mar-24	1	1	1					1	Erection Of Dwelling In Lieu Of Barn Conversion Approved Under Application 20/0009/COU; Demolition Of Aforementioned Barn And Adjoining Barns To Facilitate A Change Of Use Of The Agricultural Land And Its Inclusion In The Domestic Curtilage Of Millholme Along With Erection Of A Detached Garage Serving Millholme; Erection Of 2no. Agricultural Buildings
24/0233	Eden Meadows, Linstock, Carlisle,	28-Mar-24	1	1	1					1	Demolition Of 1no. Bungalow; Erection Of 1no. Replacement Two Storey Dwelling

23/0006/COU	Croft House Farm,Stainton, Carlisle,	1-May- 24	2	2	2					2	Change Of Use Of Agricultural Barn To 2no. Dwellings
20/0523, 24/0163	Land adj to Old Swinford, Harker, Carlisle	20-May- 24	1	1	1					1	1 Bungalow
23/0342	Knorren Lodge, Walton,Brampton	7-Jun-24	2	2	2					2	Subdivision Of Unit 4 Into 1no. Residential & 1no. Holiday Let Including Internal & External Alterations
24/0389	Pennine View, Kirkhouse,Brampton,	12-Jun- 24	1	1	1					1	Erection Of Replacement Dwelling, Including Associated Landscaping, And Renovation Of Existing Garage
24/0083	White Flatt, Newtown, Irthington,Carlisle,	26-Jun- 24	1	1	1					1	Demolition Of Existing Dwelling; Erection Of Replacement Dwelling
24/0124	Chalkfoot Farm, Chalkfoot,Dalston, Carlisle,	5-Jul-24	1	1	1					1	Demolition Of Existing Barn (Consented To Be A Dwelling Under Application 23/0537) & Erection Of A New Dwelling
21/0682	Beaumont Sustainable Development Farm Project, Riverbank Farm, Beaumont, Carlisle	19-Jul-24	1	1	1					1	Conversion Of Existing Building To Form An Energy Self-Sufficient Dwelling To Be Occupied In Conjunction With The Existing Renewable Energy Research Business
24/0114	Whinney Brow, Rowelton,Carlisle,	22-Jul-24	1	1	1					1	Conversion Of Redundant Farm Barn & Erection Of Link Building To Form 1no. Rural Workers Dwelling & Siting Of Temporary Caravan During Building Works
24/0426	L/A Willowdale, Fenton, How Mill, Carlisle CA8 9LZ	28-Aug- 24	2	2	2					2	Erection of 2no Detached Dwellings
24/0431	Alby Top, Cumwhinton, Carlisle,	24-Sep- 24	1	1	1					1	Erection Of Replacement Dwelling

22/0581	Land to the rear of Kimberdale and The Watch, Cotehill, Carlisle,	25-Oct-24	1	1	1					1	1 Dwelling
24/0173	Fenton Farm, Fenton, How Mill, Brampton,	11-Nov-24	9	9	9					9	Erection Of 9no. Bungalows
24/0575	Millersholme, Lanercost, Brampton,	14-Nov-24	1	1	1					1	Demolition Of Dwelling & Erection Of Replacement Dwelling With Associated Landscaping
24/0162	2 Cardew Hall Cottages, Cardew, Dalston, Carlisle,	20-Dec-24	1	1	1					1	Demolition Of Cottage & Erection Of Replacement Dwelling
24/0546	Cross Hill Farm, Irthington, Carlisle,	24-Dec-24	1	1	1					1	Demolition Of Existing Farm Shed; Erection Of 1no. Agricultural Workers Dwelling With Associated Infrastructure Including Replacement Of Septic Tank Infrastructure Including Replacement Of Septic Tank
24/0118	Marsh House, Station Road, Burgh By Sands, Carlisle,	8-Jan-25	3	3	3					3	Erection Of 3no. Detached Dwellings Within The Grounds Of Marsh House; Closing Of Existing Access And Forming New Entrance Onto Highway; In Conjunction With The Renovation Of Marsh House Including Removal Of Dilapidated Outbuildings.
24/0597	Engine House Cottage, Hallbankgate, Brampton,	9-Jan-25	1	1	1					1	Erection Of Replacement Dwelling
24/0665	Land at Reedley, Greenhill, Brampton,	9-Jan-25	1	1	1					1	Erection Of 1no. Dwelling & New Access Road
24/0003/COU	50 Front Street, Brampton,	24-Jan-25	1	1	1					1	Change Of Use From Use Class E (Formerly B1) To Reinstate Dwellinghouse (Use Class C3)

24/0179	Ellers Mill, Ellers Mill Lane, Dalston, Carlisle,	27-Jan-25	3	3	3					3	Change Of Use And Erection Of First Floor To Former Canteen To Provide 3no. Dwellings
23/0002/COU	Hillfield, Walton, Brampton,	14-Feb-25	3	3	3					3	Change Of Use Of Barns To 3no. Dwellings
24/0004/cou, 25/0001/COU	Granary Cottage, Moorhouse, Carlisle,	2-Apr-25	1	1	1					1	Change Of Use From Office To 1no. Dwelling
25/0053	Garth Head Farm, Castle Carrock, Carlisle,	16-Apr-25	1	1	1					1	Erection Of 1no. Dwelling In Lieu Of 2no. Class C3 Residential Units Approved Under 22/0385
25/0065	Kimdale, Orton Rigg, Great Orton, Carlisle,	17-Apr-25	1	1	1					1	Erection Of 1.5 Storey Detached Dwelling
24/0756	Chapelton, Easton, Longtown, Carlisle,	1-Jul-25	1	1	1					1	Demolition Of Existing Dwelling; Erection Of Replacement Dwelling
25/0259	Galesyke, Corby Hill, Carlisle,	9-Jul-25	1	1	1					1	Erection Of Replacement Dwelling
25/0327	The Caravan & Stables, Land adjacent Ryecroft, Ruleholme, Carlisle,	24-Jul-25	1	1	1					1	Erection Of Replacement Dwelling
23/0216	Plot 5, Land to the North of Moor Yeat, Plains Road, Wetheral,	31-Jul-25	1	1	1					1	Erection Of 1no. Dwelling (Relating To Plot 5 Of Previously Approved Permission 17/0115)
24/0705	Barn at West Summerhill Farm, Scaleby Hill, Carlisle, CA6 4LY	15-Aug-25	1	1	1					1	Demolition Of Existing Barn (Consented To Be Converted To A Dwelling Under Application 23/0510) & Erection Of A Self-Build Dwelling Together With The Replacement Of The Existing Septic Tank With A Package Treatment Plant At The Adjoining Property West Summerhill Farm
22/0291	Watty's Field, Laversdale, Carlisle, CA6 4DJ	29-Aug-25	1	1	1					1	Erection Of 1no. Detached Dwelling

23/0201	Oak Bank, Longtown, Carlisle, CA6 5NA	10-Sep- 25	2	2	2					2	Conversion Of Dwelling Into 2no. Dwellings
25/0409	Chalkfoot Farm, Chalkfoot, Dalston, Carlisle, CA5 7JH	17-Sep- 25	1	1	1					1	Demolition Of Existing Dwelling & Erection Of Replacement Dwelling
24/0089	Land between 36 and 44 Broomfallen Road, Scotby, Carlisle CA4 8DE	9-Oct-25	5	5	5					5	Erection Of 5no. Dwellings And Provision Of New Access
25/0453	Land north of Tanglewood, Grange Park Road, Orton Grange, Carlisle	31-Oct- 25	1	1	1					1	Erection Of Single Storey Detached Self Build Dwelling
TOTAL			134	134						134	

Appendix C - Sites with authority to issue pending a Nutrient Neutrality solution

Planning Permission Reference	Site Address	Permission Date	No. Units (Total Approved)	No. Units remaining (31.12.25)	25/26	26/27	27/28	28/29	29/30	5 Year Supply Yield	Notes
21/0623	Land at Carleton Clinic, to the west of Cumwhinton Drive, Carlisle		157	157	0	18	35	35	35	123	Authority to issue permission subject to NN solution
21/0744	Land at Currock Yard, Off South Western Terrace, Carlisle, CA2 4AY		92	92	0	18	35	35	4	92	Approved by Committee subject to S106 and NN solution
23/0454	Land to the south of Greenhill, Brampton, Carlisle CA8 1SU		61	61	0	18	35	8	0	61	Approved by Committee subject to NN solution
23/0655	Land north of Hurley Road and east of Little Corby Road, Little Corby, Carlisle		42	42	0	18	24	0	0	42	Approved by Committee subject to S106 and NN solution
20/0797	Land to the North West of Stainton Gardens,		33	33	0	18	15	0	0	33	Approved by Committee subject to S106 and NN solution

	Stainton Road, Etterby, Carlisle										
24/0515	Land to the north of Burgh Road, Carlisle, CA2 7NB		31	31	0	18	13	0	0	31	Approved by Committee but S106 not signed pre NN
22/0626	6 Spencer Street, Carlisle, CA1 1BG		8	8	0	8	0	0	0	8	Stalled due to NN
23/0007/COU	1-4 Market Street, Carlisle, CA3 8QJ		8	8	0	8	0	0	0	8	Authority to issue permission subject to NN solution
22/0158	46-48 London Road, Carlisle, CA1 2EL		7	7	0	7	0	0	0	7	Authority to issue permission subject to NN solution
22/0977	7 Chatsworth Square, Carlisle, CA1 1HB		6	6	0	6	0	0	0	6	Authority to issue permission subject to NN solution
21/0088	Land adjacent 34 St Ninian's Road, Carlisle		5	5	0	5	0	0	0	5	Stalled due to NN
21/0325	Land to rear of The Grange, 12-16 Wood Street, Botcherby, Carlisle, CA1 2SF		5	5	0	5	0	0	0	5	Authority to issue permission subject to NN solution
23/0357	Land adjacent to Shortdale Cottage, Tarraby Lane, Tarraby, Carlisle, CA3 0JT		4	4	0	4	0	0	0	4	Authority to issue permission subject to NN solution - PTP upgrade explored
22/0737	Land To West Of Milton Mains		3	3	0	3	0	0	0	3	Authority to issue permission subject to NN solution

	Farm, Milton, Brampton, CA8 1JD										
24/0134	Bank Barn, How Mill, Brampton, CA8 9JY		3	3	0	3	0	0	0	3	Authority to issue permission subject to NN solution
22/0972	Former Wellspring Christian School, Cotehill, Carlisle, CA4 0EA		3	3	0	3	0	0	0	3	Authority to issue permission subject to NN solution
22/0011	Land East of The Pavillion Carrs Court, Morton Street, Carlisle		2	2	0	2	0	0	0	2	Authority to issue permission subject to NN solution
22/0411	MGM Motors, Morton Street, Carlisle, CA2 5UU		2	2	0	2	0	0	0	2	Authority to issue permission subject to NN solution
22/0672	The Park, Rickerby, Carlisle, CA3 9AA		2	2	0	2	0	0	0	2	Authority to issue permission subject to NN solution
22/0866	81-85 English Street, Carlisle, CA3 8LU		2	2	0	2	0	0	0	2	Stalled due to NN
23/0385	Garden Street, Carlisle, CA3 9LT		2	2	0	2	0	0	0	2	Authority to issue permission subject to NN solution
23/0436	10-12 Grinsdale Avenue, Carlisle, CA2 7LX		2	2	0	2	0	0	0	2	Authority to issue permission subject to NN solution

24/0008	Whitegate, Wetheral, Carlisle, CA4 8JD		2	2	0	2	0	0	0	2	Authority to issue permission subject to NN solution
24/0366	The Heugh, Walton, Brampton, CA8 2JW		2	2	0	2	0	0	0	2	Authority to issue permission subject to NN solution
22/0931	3 Castle Street, Carlisle, Cumbria, CA3 8SY		2	2	0	2	0	0	0	2	Authority to issue permission subject to NN solution
21/1091	Barn adj Dalston House, Townhead Road, Dalston, Carlisle, CA5 7PZ		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
22/0118	30 Lonsdale Street, Carlisle, CA1 1DB		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
22/0538	Land South of Petergate, Station Road, Cumwhinton, Carlisle, CA4 8DJ		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
22/0934	Warwick Grange, Warwick on Eden, Carlisle, CA4 8PR		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
23/0047	119 Denton Street, Carlisle, CA2 5EN		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution

23/0240	26 Main Street, Brampton, CA8 1RS		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
23/0351	Land to the rear 5-8 Sewell Place, Carlisle, CA2 4QR		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
23/0373	First Floor, Souter Howe, High Cross Street, Brampton, CA8 1RP		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
23/0557	Barn at Holme House, Wetheral, Carlisle, CA4 8NR		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
23/0846	36 - 36A Cecil Street, Carlisle, CA1 1NT		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
24/0201	1 Elmfield, Brampton, CA8 1TE		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
24/0424	219 Wigton Road, Carlisle, CA2 6JY		1	1	0	1	0	0	0	1	
24/0547	Land adjacent Carwinley, Durdar Road, Carlisle, CA2 4SB		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
25/0277	Tanglewood, Cumwhinton, Carlisle, CA4 8DL		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution

22/0405	Red Cat House, Newbiggin Road, Durdar, Carlisle, CA2 4UP		1	1	0	1	0	0	0	1	PTP upgrade proposed
23/0526	Land at Hillside, Wood Street, Botcherby, Carlisle, CA1 2SF		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
25/0071	50 Front Street, Brampton, CA8 1NT		1	1	0	1	0	0	0	1	Authority to issue permission subject to NN solution
25/0403	Brunswick House, 1 Brunswick Street, Carlisle, CA1 1ED		1	1	0	1	0	0	0	1	Stalled due to NN
TOTAL			504	504						470	

Appendix D: Emerging Housing Sites – NOT COUNTED IN 5 YEAR HOUSING LAND SUPPLY

Apps with NN+Other Issues	SCGV applications	Major consents >5yrs	Allocated sites
1, 408 homes	351 homes	809 homes	458 homes

Planning Permission/ Allocation Reference	Site Address	Planning Status	Permission Date	No. Units remaining (31.12.25)	5 Year Supply Yield	Anticipated Additional Yield	Notes
21/0351	Land At Morton Bounded By Wigton Road, Peter Lane And Dalston Road, Carlisle, Cumbria	Authority to issue (NN Reasons)		720	95	625	Part of site has permission to deliver up to 95 units by 2030. Remainder of units still subject to further NN mitigation.
17/0883 U7	Land at New House Farm, Newby West, Carlisle, CA2 6QZ	Outline (Allocated Site). Authority to Issue (NN Reasons)		480	0	480	Allocated site with outline authority to issue, stalled due to NN reasons.
21/1109	Land at High Crindledyke Farm, Kingstown, Carlisle	Hybrid application – stalled due to NN and other reasons		461	0	461	Major application for next phase of Crindledyke development to the north of Carlisle. Process has stalled due to NN reasons, as well as other issues.
25/0207	Land at Garlands Road and Cumwhinton Road north of Speckled Wood, Garlands Road, Carlisle	Outline Application in Garden Village		180	0	180	Application currently under consideration within St Cuthbert's Garden Village.

23/0783	Land at Carleton Road, Carlisle CA1 3DP	Outline Application in Garden Village		171	0	171	Application currently under consideration within St Cuthbert's Garden Village.
U6	Land at Garden Village, west of Wigton Rd, Carlisle	Allocated Site		169	0	169	Allocated site, has seen applications in the past but currently no serious movement on site.
21/0194	Harker Industrial Estate	Full Approval	6 April 2022	300	150	150	Remainder of units to be delivered beyond 5 years
R3	Land north of Greenfield Lane, Brampton	Allocated Site		140	0	140	Allocated site. Application currently being considered (Ref: 25/0139)
20/0015	Land off St Ninians Road and Cammock Crescent, Carlisle	Outline – Authority to Issue (NN Reasons)		132	0	132	Outline site with authority to issue, stalled due to NN reasons.
R4	Site of former Lochinvar School, Longtown	Allocated Site		106	0	106	Allocated Site. Local Authority owned.
17/0992 U8	Land North of Burgh Road	Full Approval (Allocated Site)	22 Feb 2018	83	0	83	Allocated site with extant permission (technical start). Not included in supply as no sign of genuine commencement.
U11	Land east of Lansdowne Close	Allocated Site		75	0	75	Allocated Site. Has seen significant interest. Previous application refused. Recent resubmission of application on site currently being considered (ref: 25/0655)
21/0655 R20	Land to the west of Steels Bank, Wetheral	Outline – Authority to Issue (NN Reasons)		70	0	70	Allocated Site with outline authority to issue, stalled due to NN reasons.
R2	Land West of Kingwater Close, Brampton	Allocated Site		60	0	60	Allocated Site. Local Authority owned.
21/0623	Land at Carleton Clinic, to the west of Cumwhinton Drive, Carlisle	Authority to issue (NN Reasons)		157	123	34	Site has authority to issue subject to NN mitigation. Anticipated 5 year supply yield counted (see Appendix C). Remainder of site yield included here.

23/0266	Land to south of Chapel Close, Warwick Bridge	Outline – authority to issue (NN reasons)		30	0	30	Outline site with authority to issue, stalled due to NN reasons.
R18	Land to the south of Corby Hill/Heads Nook Road	Allocated Site		30	0	30	Allocated Site.
24/0200	Land at Cardunneth, Langley Gardens, Corby Hill	Outline – authority to issue (NN reasons)		20	0	20	Outline site with authority to issue, stalled due to NN reasons.
R14	Land at Tower Farm, Rickerby, Carlisle	Allocated Site		10	0	10	Allocated Site.
TOTAL						3,026	
