

Lake District
National Park



Lake District National Park Local Plan

Annual Monitoring Report
2019- 2020

November 2020

Lake District National Park Annual Monitoring Report 2019 - 2020

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1 Summary

Key findings

- Exceeded all our targets for determining major, minor and other planning applications.
- 92 per cent of applications approved which is above the national average of 88 per cent
- 78 per cent of our targets and measures of performance are being met, a slight increase on last year.
- 94 per cent of the Rural Service Centres and villages named in the Core Strategy (Local Plan Part One) have access to 4 or more local services.
- Exceeded our target for both number of houses granted planning permission and the number of houses built (Local Need and Local Affordable Need).
- Of the 8.9 ha employment land allocated, 5.72ha remains available thus maintaining a minimum rolling 5 year supply
- 157.5 FTE jobs created 268.5 jobs safeguarded exceeding the jobs created figure from 2019/2020

How are we doing?

- 1.1 It is important to note that the new Local Plan is in an advanced stage of production and will be adopted in 2021; this is therefore the last monitoring report on the current Local Plan, with new indicators and targets being reported on next year.
- 1.2 Our Spatial Development Strategy aims to support strong, vibrant and healthy communities by facilitating the right type of development in the most appropriate locations. As witnessed in previous years, the trend continues where applications approved within Rural Service Centres and villages remain below target whilst approvals in Cluster Communities and Open Countryside remains higher than anticipated.
- 1.3 The proportion of development we anticipate in each Distinctive Area, which reflects characteristics such as population, settlement type and capacity of the landscape to accommodate growth, has seen small dips this year in the North, West and Central and South East Distinctive Areas.
- 1.4 The number of approvals for new housing in line with Core Strategy CS18 is above the annual target in all Distinctive Areas. Delivery on the ground remains good, seeing good numbers of local needs dwellings being built, but the delivery of local affordable need remains challenging. Since the adoption of the Core Strategy in October 2010 our policies no longer support development of open market housing in the National Park.
- 1.5 Under Policy CS22a: Reuse of buildings for holiday letting accommodation, 24 units were granted planning permission for holiday letting opportunities. It is estimated that these units will generate an additional spend in the local economy of £401,105. The majority of these applications are located in the Open Countryside. Applications for town centre uses have resulted in an increase of 350m² which could create an extra 41 FTE jobs, and safeguard a further 2.5 FTE jobs. 91 applications for tourism related development were approved, resulting in 2671m² of C1 use (hotels) and creating 18 serviced bed spaces and 135 non-serviced bed spaces. It is estimated that this could generate an additional £1,746,666 spend in the local economy. And additionally, it is

estimated that an extra 49.5 FTE jobs will be created. The majority of applications for tourism related development were at existing tourist facilities / accommodation, and farm diversification schemes. These farm diversification schemes will safeguard approximately 3 FTE jobs and create a further 3 new FTE jobs.

- 1.6 Planning permission was granted for 19 applications for new employment use resulting in 852m² new floorspace being approved. The vast majority of floorspace approved was for B1 (Offices) use. It is estimated that 62 additional FTE jobs will be created and 38 FTE jobs safeguarded as a consequence of these approvals. The employment floorspace completions for (B1, B2 and B8 uses) fall significantly short of the annual target of 2170m² with 1475m² completed. This reflects completion trends since the adoption of the Core Strategy. The majority of this floorspace was delivered in the Central and South East Distinctive Area.
- 1.7 Opportunities to develop more floorspace for employment purposes are proving to be a challenge across the National Park, with no Distinctive Area meeting the completions target. However, the Allocations of Land process identifies several sites for employment in each Distinctive Area; the East Distinctive Area being the exception where no sites are identified. These are being reassessed as part of the Local Plan Review with some new sites being identified. Despite the availability of employment land and a positive policy framework, when coupled with the completion trends in neighbouring districts issues of market forces and a lack of investment appear to be affecting the delivery of employment floorspace. Windfall development will continue to have a significant role in providing employment floorspace opportunities in the future and policies and strategies must continue to reflect this.
- 1.8 Over the last ten years, the net additional homes provided by type shows we have exceeded our target. However, our ten year target of delivering 21,700m² of additional employment floorspace has not transpired, falling short at 67 per cent. This is being addressed through the Local Plan Review.

Local indicator	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	2019 /20	Actual	Target end of the 10 year period
Net additional local affordable and local needs homes provided	30	53	63	75	145	48	110	93	84	67	768	600
Amount of additional employment floorspace completed	1542m ²		1989 m ²	1084 m ²	1224 m ²	3097 m ²	2052 m ²	956m ²	1142 m ²	1475m ²	14561 m ²	21700m ²

2 Introduction to the Annual Monitoring Report

What is an Annual Monitoring Report?

- 2.1 An Annual Monitoring Report (AMR) forms part of the Local Plan and has two key roles. It monitors the implementation of the Local Development Scheme (LDS) and also assesses the progress and effectiveness of planning policies set out in the Local Plan.
- 2.2 The AMR provides us with the opportunity to critically evaluate the effectiveness of our planning policies and monitor whether a policy is working or not. We can also use it to identify and consider any changes in local circumstances which may influence the effectiveness of our policies.
- 2.3 Annual Monitoring Reports ask:
 - Are policies achieving their objectives, and is sustainable development being delivered?
 - Have policies had/having the intended consequences?
 - Are the objectives behind the policies still relevant?
 - Are the targets set out in the Local Plan being achieved?

Why are we producing it?

- 2.4 Under the requirements of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning) (England) Regulations 2012, the Authority as a local planning authority is required to produce an Annual Monitoring Report (AMR).
- 2.5 We can determine the period which the AMR will cover, but this should be no longer than twelve months and should follow on from the end of the Authority's most recent report. We consider that it is appropriate to continue to monitor on an annual basis and therefore this AMR covers the period from 1 April 2019 and 31 March 2020.
- 2.6 Central to this report is the assessment of how our planning policies are delivering sustainable development and shaping our communities. In normal circumstances, this evidence would enable us to scope the future review of the Local Plan, and respond to change if necessary. Given we are at the point of adopting the new Local Plan, the status of this year's AMR is procedural and for awareness only.

Why it matters

- 2.7 Good monitoring and reporting is fundamental in telling people how we are doing. It is central to the overall assessment of how our planning service is performing and where we need to focus our efforts in the future.
- 2.8 It is an effective way to gather evidence for future policy, show how planning is delivering the Vision for the Lake District National Park, demonstrate real outcomes such as houses built and evaluate the effectiveness of planning policy and decision making.
- 2.9 It demonstrates how targets are being achieved.

3 Performance against the Local Development Scheme

3.1 The Local Development Scheme (LDS) sets out the timetable for the preparation of the Local Plan. This section reviews the progress we have made against the targets and milestones set out in the LDS for the period April 2019 to March 2020. The Local Development Scheme was revised in June 2019.

Our Local Plan and progress against the Local Development Scheme

3.2 A local planning authority should review the relevance of its Local Plan at regular intervals to assess whether some or all of it may need updating. Most Local Plans are likely to require updating in whole or in part at least every five years to remain effective.

3.3 The Local Plan Review commenced in 2016.

Local Plan Document	Date of adoption
Local Plan Part One – Core Strategy	October 2010
Local Plan Part Two – Allocations of Land	November 2013
Local Plan Part Three – Minerals Safeguarding Areas	November 2013
Housing Provision: Supplementary Planning Document	October 2010 (original) February 2019 (most recent)
Ambleside Campus: Supplementary Planning Document	May 2011
Landscape Character Assessment: Supplementary Planning Document	October 2011
Wind Energy: Supplementary Planning Document	December 2007

3.4 Consultation on the Pre-Submission Local Plan and Proposed Site Allocations took place from 8 April to 3 June 2019. 521 comments were received from 137 respondents. We submitted the Local Plan to the Secretary of State on 1 August 2019.

3.5 As part of the examination process the Inspectors conducted a series of public hearings. These ran from Tuesday 26 November to Thursday 5 December 2019. We received the post-hearing letter from the Inspectors in January 2020, which set out several requirements, such as additional evidence. We responded to these requirements in May 2020.

3.6 Although work has commenced on the Housing and Biodiversity Supplementary Planning Documents, they are behind schedule. This is largely because of the additional work requested by the Inspectors. Members have agreed for the draft Housing SPD to go out for consultation.

3.7 Minerals planning authorities should prepare an Annual Local Aggregates Assessment. We do this jointly with Cumbria County Council and the sixth Joint Annual Local Aggregates Assessment 2019 (incorporating figures for 2018) was published in October 2019.

Figure 1: Local Development Scheme 2019 - 2022

Lake District National Park Local Development Scheme																	
	2019				2020				2021				2022				
	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	
Development Plan Documents																	Local Plan
Local Plan 2020-2035 (including Allocations of Land and Minerals and Waste)		P P	S	H	M M	I	A										Local Plan 2020-2035 (including Allocations of Land and Minerals and Waste)
Supplementary Planning Documents																	Supplementary Planning Documents
Landscape Character	E		C	A													Landscape Character
Housing Provision	R R E				E C	A				R							Housing Provision
Infrastructure and Developer Contributions	E E E E E				E C	A				R							Infrastructure and Developer Contributions
Biodiversity	E E E E				E C	A				R							Biodiversity
Wind Energy - Adopted																	Wind Energy
Site specific guides / development briefs	Ongoing - as required				Ongoing - as required				Ongoing - as required				Ongoing - as required				Site specific guides / development briefs
Process Documents																	Process Documents
Local Development Scheme	R		A		R	A			R	A			R	A			Local Development Scheme
Statement of Community Involvement							R R R										Statement of Community Involvement
Annual Monitoring Report			G G G				G G G				G G G				G G G		Annual Monitoring Report
Key																	
Consultation on document				C						Prepare and publish Annual Monitoring Report				G			
Consultation on published document				P						Hearing in Public				H			
Preparation of plan, on-going engagement with stakeholders as required, and review				E						Consultation on Modifications				M			
Submission to Secretary of State				S						Adoption				A			
Receipt of Inspectors Report				I						Review of document				R			

4 Performance of Development Management Team

Our aim is to provide an effective and efficient Development Management service that makes the best use of available resources, and to offer the best possible customer service to applicants and any other person with an interest in development within the Lake District National Park.

Planning and Tree Application Performance

- 4.1 This section gives details of the number of planning and tree applications we received and the way in which they were processed.

Number of Planning Applications

- 4.2 We received 1,130 planning applications during the year, which is broadly consistent with previous years. We made decisions on 1,053 applications; again, this is in line with the number in previous years.

Approvals

- 4.3 92 per cent of the planning applications we determined were approved, slightly below the percentage for the last couple of years, but still ahead of the 90 per cent target. This compares to a national average for the year ending December 2019 of 88 per cent. Our consistent results are a reflection of our development management approach, in particular by encouraging potential developers to engage with us at an early stage for pre-application advice. We have duty planners available for the public to speak to every day during the week and we hold free planning surgeries in Keswick and Gosforth which allow people to obtain detailed planning information from our Development Management Team. We also offer a range of written pre-application advice, for which charges apply.

Planning Applications decided under Delegated Powers

- 4.4 Of the decisions made on planning applications, 93 per cent were decided by our staff acting under delegated authority, with the remaining applications decided by the Development Control Committee. This figure is directly influenced by our approved Scheme of Delegation. We have now met the government's national guideline figure of 90 per cent for six consecutive years, which indicates the scheme is working effectively. The national average for the year ending December 2019 was 95 per cent.

Year	Planning applications received	Planning applications determined	Planning applications approved	Planning applications decided under delegated powers
2019/20	1,130	1,053	92%	93%
2018/19	1,189	997	95%	92%
2017/18	1,164	1,043	94%	92%
2016/17	1,234	1,104	91%	92%
2015/16	1,132	1,053	92%	93%

Speed of Processing Planning Applications

- 4.5 The government have set statutory targets for the speed of processing planning applications; these are to determine at least 60 per cent of major applications within 13 weeks, 65 per cent of minor applications within eight weeks and 80 per cent of other applications within eight weeks.
- 4.6 We exceeded all three targets, for the ninth consecutive year. We believe this is due to a well-established process and approach to managing applications, stable Planning Officer staffing since summer 2018, and an additional post within the Support Team which has improved performance on the receipt and validation of applications.
- 4.7 We manage our most significant casework using Planning Performance Agreements (PPAs), where the timescales are negotiated separately; these applications are not included in the figures for major, minor and other applications. Since 2017/18 we have made greater use of agreed time extensions for planning applications, and these are also excluded from these figures; as are those with Environmental Impact Assessments (EIAs).
- 4.8 We have set ourselves a target for at least 80 per cent of these specific types of planning application to be determined within their agreed timescales, and we have met or exceeded this target for the past three years.

Year	Different types of planning applications determined within timescale							
	Major applications (within 13 weeks)		Minor applications (within 8 weeks)		Other applications (within 8 weeks)		Applications with PPAs, EIAs or agreed time extensions	
	Actual	Target	Actual	Target	Actual	Target	Actual	Target
2019/20	100% (14 / 14)	60%	82% (332 / 406)	65%	90% (416 / 464)	80%	82% (139 / 169)	80%
2018/19	88% (14 / 16)	60%	79% (301 / 382)	65%	88% (354 / 403)	80%	84% (164 / 195)	80%
2017/18	80% (16 / 20)	60%	82% (342 / 419)	65%	92% (402 / 437)	80%	80% (133 / 166)	80%
2016/17	80% (20 / 25)	60%	73% (395 / 542)	65%	88% (451 / 513)	80%	-	-
2015/16	85% (22 / 26)	60%	71% (347 / 492)	65%	89% (473 / 533)	80%	-	-

Tree Applications

- 4.9 We received 201 tree applications, a similar number to 2018/19, and we made decisions on 185 applications. There are no statutory targets for the speed of processing tree applications, however we aim to determine at least 80 per cent of them within eight weeks and we achieved 100 per cent. This high performance is in line with previous years, and a particularly good achievement given that we have been without a Trees and Woodlands Advisor since autumn 2019.

Year	Tree applications received	Tree applications determined	Tree applications determined within 8 weeks	Target
2019/20	201	185	100%	80%
2018/19	199	189	99%	80%
2017/18	199	200	99%	80%
2016/17	219	219	100%	80%
2015/16	164	168	98%	80%

Planning Appeals

- 4.10 This section gives details about the number of appeals we received and the outcome.
- 4.11 During the year, 20 planning appeals were lodged, a similar amount to previous years. This counts all types, including appeals against planning application decisions and enforcement notices. The number of appeals we receive is very low compared to the total number of applications determined, possibly due to the high proportion of planning applications approved.

Appeals against Planning Application Refusals

- 4.12 Decisions were made on 16 appeals against the Authority's decision to refuse planning applications, with our decision upheld in three out of four cases considered by the Secretary of State. The four appeals allowed equates to 25 per cent, which means we achieved our internal target of no more than 35 per cent of appeals allowed for the sixth consecutive year. We carried out an analysis of the appeals and did not identify any policy or other trend in the appeals which were allowed.

Appeals against Enforcement Notices

- 4.13 There were decisions made on four appeals against enforcement notices, of which one was successful; therefore we met our internal target for no more than 35 per cent to be allowed. The low number of decisions makes this indicator more volatile. We will continue to review our performance to ensure that formal enforcement action is only being pursued where appropriate and reasonable to do so in the public interest.

Year	Total planning appeals lodged	Appeals against planning applications			Enforcement appeals		
		Decided	Allowed	Target	Decided	Allowed	Target
2019/20	20	16	25%	35%	4	25%	35%
2018/19	24	12	33%	35%	10	50%	35%
2017/18	22	23	26%	35%			
2016/17	20	33	18%	35%			
2015/16	20	18	22%	35%			

Compliance

4.14 This section gives information about our performance in relation to compliance matters.

Number of Potential Breaches of Planning Control

4.15 We received 377 reports of potential breaches of planning control, a continued increase from levels in the last few years and the highest number of new cases opened in any financial year since 2007/08.

Investigations into Potential Breaches

4.16 The percentage of initial investigations into reports of potential breaches of planning control carried out within 15 working days was 70 per cent. Although this is a significant improvement from the previous year, it is still well below our target of 80 per cent. One reason for this is the particularly high number of new cases received during the year.

4.17 Continuing efforts have been made to reduce on-hand casework and an action plan is in place to ensure that the increasing numbers of new cases are investigated and managed within existing ways of working and staff resource. However, in 2020/21 the coronavirus pandemic is likely to limit our ability to investigate cases and take formal action.

Year	Reports received of potential breaches of planning control	Reports of potential breaches of planning control initially investigated within 15 working days	Target
2019/20	377	70%	80%
2018/19	334	60%	80%
2017/18	243	56%	80%
2016/17	237	74%	80%
2015/16	205	85%	80%

5 Performance of our Local Plan policies

What are we monitoring?

- 5.1 The AMR covers the monitoring period 1 April 2019 to 31 March 2020. It focuses on evaluating the current planning policies set out in the adopted Local Plan and assesses whether they are meeting the aspirations of the Authority. Specifically, we monitor the policies set out in:
- The Core Strategy (Local Plan Part One) which sets out the vision, objectives and spatial development strategy for the National Park
 - The Allocations of Land (Local Plan Part Two), and
 - Minerals Safeguarding Areas (Local Plan Part Three)
- 5.2 Section 6 covers the policies in the Spatial Development Strategy, the Distinctive Area policies are covered in Section 7 and the core policies covering design and development, minerals and waste and the vision outcomes are set out in Annex 1.

How do we monitor?

- 5.3 We use 'local indicators'. These are measures of information or data that show us what is happening at the local level. They are helpful in giving an overview of what changes are occurring and the effects on environmental, social and economic conditions. And they are also useful in examining the implementation of policies. Local indicators are set by us to monitor activities that result from implementing planning policies; they include National Park indicators.
- 5.4 Data is collected through internal data management systems, annual surveys and information provided through partner organisations.

How do we measure our success?

- 5.5 Each indicator has been allocated a status of either:
- Green – agreed targets or measures of performance are currently being met or exceeded;
 - Amber – agreed targets or measures of performance are not being achieved but not a recurring trend or concern;
 - Red – agreed targets or measures of performance are not being achieved and it is unlikely that this will be addressed without specific interventions.
- 5.6 Of our Core Strategy, Allocations of Land and Mineral Safeguarding Areas indicators shown in this report, there are 53 indicators with a green status, seven with amber and seven with red. Ten indicators have no status as we have received no applications which relate directly to those indicators. We have maintained a high percentage of targets and measures of performance being met demonstrating the effectiveness of our policies in delivering sustainable development across the National Park. Those indicators where targets are not being met are largely centred on additional employment floorspace provision which we are seeking to address through the Local Plan Review. We recognise the demand for employment space and the way people work is changing, so we are seeking to establish a jobs based target rather than the current floorspace target.

6 Spatial Development Strategy

Indicator(s)	Actual	Target	On Target
CS01: National Significance and distinctive nature of the National Park			
For proposals outside the National Park – Number of applications we have recommended refusal, but have been approved by neighbouring planning authorities	xx	Smaller Better	
CS02: Achieving vibrant and sustainable settlements in the National Park			
Planning applications approved supported by policy (%)	92%	Bigger better	
Planning applications approved contrary to policy (%)	0.5%	Smaller better	
Number of settlements in the National Park with at least four local services choosing from: convenience store, meeting place, primary school, public house, post office, doctors surgery	94%	Bigger better	
CS03: Settlement Form			
Planning applications approved supported by policy (%)	98%	Bigger better	
Planning applications approved contrary to policy (%)	1%	Smaller better	

CS01: National Significance and distinctive nature of the National Park

- 6.1 The purposes of National Park designation, and the statutory duty of the Lake District National Park Authority, are at the heart of the work we do and this is reflected in the Vision for the National Park and in our planning application determinations. Relevant authorities and public bodies are also required to take National Park purposes into account when they make decisions or carry out activities which might affect the National Park.
- 6.2 Between April 2019 and March 2020, we received xx enquiries or consultations from our neighbouring planning authorities. Not all of these were planning applications, in fact xx related to premises licencing applications to which we had no comments or no objection. For the majority of the remaining xx we had no objection or no comment to make. But for xx of the applications whilst we did not object we did offer further planning advice.

CS02: Achieving vibrant and sustainable settlements in the National Park

- 6.3 Policy CS02 aims to direct development of all types to the most appropriate location. It serves to reinforce the distinctive traditional settlement pattern, restricts non-essential

development in the open countryside and ensures on-going protection for the National Park and its Special Qualities.

- 6.4 There is, unsurprisingly, a direct correlation between the size and population of the settlement and its capacity to accommodate further development. And this is reflected in the settlement hierarchy.
- 6.5 The table below outlines the percentages of all development – ranging from minor house improvements to major schemes, approved during the period 01 April 2010 to 31 March 2020, by settlement type.

Settlement Type	Percentage of total applications granted									
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
CS02a – approvals in Rural Service Centres (Target at least 50%)	35.1%	28%	77%	38%	33%	32%	34%	36%	30%	31%
CS02b – approvals in Villages (Target approx. 20%)	9.5%	11%	21%	12%	9%	9%	9%	7%	9%	10%
CS02c – approvals in Cluster Communities and Open Countryside (Target no more than 30%)	55.4%	61%	2%	50%	58%	58%	56%	57%	61%	59%
Total of CS02a, b and c	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

- 6.6 Despite Policy CS02 seeking to direct development to the most appropriate locations, the percentage of applications granted are contrary to targets, and development in cluster communities and open countryside remains consistently above the desired target, with only 2012-13 being the exception. How these indicators are monitored in the future is being reviewed through the new Local Plan.
- 6.7 However, it is important to stress that the type and scale of development proposal likely to get planning permission in different places does differ – Rural Services Centres are the focus for contributing towards meeting local housing and employment needs for example. However, because of environmental and landscape constraints in every Rural Service Centre, this limits their capacity to accommodate new development. So we also recognise that small scale housing, employment and other developments in villages, cluster communities and sometimes in the open countryside are sustainable, where appropriate opportunities arise.
- 6.8 Although the higher than anticipated figures in cluster communities and open countryside locations is a recurring trend, there are valid reasons as to why development is not following the levels anticipated, and it is important we understand the local circumstances that are affecting the figure. As with previous years, the approvals are largely for domestic improvements including extensions, sheds and garages, agricultural related development, hydroelectric schemes, tourism related and agricultural workers dwellings. The development being facilitated in the open countryside is small scale and

reliant on its location whilst helping to sustain rural businesses and vibrant communities, and is consistent with the overall objectives of the Local Plan. Larger scale housing and employment development remains focussed in the Rural Service Centres.

- 6.9 The settlement hierarchy was identified following the exploration of a community's access to and/or availability of a range of services and facilities. These include access to schools, shops, post office, community facilities and doctors' surgery. Since the writing of the Core Strategy, we are aware that some of the local services provided in the villages, in particular, are facing challenges to their viability and long term sustainability.
- 6.10 Approximately 94 per cent of the settlements identified in Policy CS02 have retained access to at least four or more local services. With the exception of Gosforth which has five services, all the identified Rural Service Centres have maintained access to six or more local services. And approximately 90 per cent of the villages have maintained access to four or more basic services, the exception being Portinscale, which has access to three local services. Mobile service provision such as the post office service remains increasingly important for rural communities to maintain access to essential services. Several villages have access to other types of provision, such as tea rooms, cafes and restaurants and petrol stations with integrated shop, which all contribute to the vibrancy of an area.

CS03: Settlement Form

- 6.11 During the monitoring period, no planning applications were approved which were deemed to be contrary to Policy CS03. Of the 17 applications which made specific reference to Policy CS03, all were approved.
- 6.12 The focus of Policy CS03 is to ensure that development always respects the character and appearance of settlements, having regard to environmental and infrastructure capacity. It ensures that development takes place where it is within or well related to the form of settlements. The figures are positive; it indicates that the policy is effective and that unmanageable pressure for development is not occurring in any settlements to date. The evidence suggests there is no need to delineate settlement boundaries, although this will once again be considered through the Local Plan Review.

7 Area based policies

CS04: North Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in North Distinctive Area.	24%	25%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	5 15	15 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	0 21	15 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	2 0		
Area of land allocated as Local Green Space lost contrary to policy CS21	zero	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	80%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	-2,580m ²		
Amount of additional employment floorspace completed. 25% of 0.217ha (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	259m ²	542 m ² per annum	
Number of applications for change of use of employment uses approved.	0	Smaller better	No data
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas.	-153m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas.	326m ²		
Number of applications approved relevant tourism development by distinctive area.	16		

7.1 We anticipate that approximately 25 per cent of development approved in the National Park will be focussed in the North Distinctive Area. During this monitoring period, figures

indicate that the share of development approved is 24 per cent. This is slightly lower than the target, but does not cause any policy concerns.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
North Distinctive Area	28%	21%	23%	19%	24%	23%	26%	23%	24%

7.2 The 25 per cent of development corresponds to 15 homes per annum based on our annualised target of 60 homes across the National Park. The number of new build completions minus demolitions, together with any gains or losses through change of use and conversions shows that, in the North Distinctive Area, 21 local need homes were provided during 2019 -20, which is above target. Approximately 33 per cent were in a Rural Service Centre, 57 per cent in a village and 10 per cent in an open countryside location. Two open market dwellings were also built.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Actual	Target
Number of houses built – target 15 pa	16	8	19	38	25	55	18	20	21	220	135

7.3 We also monitor the percentage of approved planning applications for new housing. In the North Distinctive Area a total of 20 new houses have been approved, which includes 14 local need houses, five local affordable dwellings and one manager's/ workers accommodation. Eleven of these was in a Rural Service Centre, seven in villages and two in an open countryside location.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 55%	At least 50%
Village	Approx. 35%	Approx. 20 %
Cluster community / open countryside	Approx. 10%	No more than 30%

7.4 No applications for gypsy or traveller sites were received.

7.5 An additional 259m² of employment floor space (B1, B8 and Sui Generis uses) was provided in the North Distinctive Area, but 2580m² of employment floor space was lost primarily as a result of the former Pencil Factory (Allocated site KE01E) being granted planning permission for redeveloped to serve the needs of the Keswick Convention.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Total	Target
Employment floor space completions	98.5	771	357	972	671	1596	42	466	259	5232.5	4878

*Monitoring of completions did not take place in 2010/11 so two years' worth of completion data was monitored in 2011/12. As such half the completions data has been attributed to 2010/11 and half to 2011/12.

7.6 Five new units were approved for holiday letting, creating 12 new bedspaces.

- 7.7 Applications relating to retail and town centre uses were granted in the North Distinctive Area, resulting in a net loss of 153m² of floorspace within the Central Shopping Area. Applications granted approval outside the Central Shopping Area will result in a net increase of 326m² of additional floorspace.
- 7.8 16 applications for tourism related applications were granted in the North Distinctive Area, all are at existing tourist facilities.
- 7.9 Across employment, retail and tourism developments granted planning permission this year it is estimated a total of 42 FTE jobs were created and 60 were safeguarded in the North Distinctive Area.
- 7.10 Housing and employment delivery across the North Distinctive Area remains ahead of target. The demand for restaurants and cafes continues to grow in places like Keswick, and together with the approval of new holiday accommodation, highlights the strong tourism draw to the area.



CS05: East Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in East Distinctive Area.	11%	7%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 13	4 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	1 1	4 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy CS21	0	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	70m ²		
Amount of additional employment floorspace completed. 7% of 0.217ha. (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	70m ²	151.9 m ² p.a.	
Number of applications for change of use of employment uses approved.	0	Smaller better	No data
Amount of additional floorspace for town centre uses granted planning permission	0m ²		
Number of applications relevant tourism development by distinctive area.	13		

7.11 We anticipate that approximately seven per cent of all development will be in the East Distinctive Area. During the monitoring period 11 per cent of all planning approvals were in this area. This is higher than the target, and mirrors previous years.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
East Distinctive Area	12%	11%	15%	15%	12%	11%	12%	12%	11%

7.12 The seven per cent of development corresponds to four homes per annum based on our annualised target of 60 homes. A total of 13 new homes have been approved during the monitoring period. Five of these were in a rural service centre location, two in a village and four in an open countryside location, reflecting the rural characteristic of the Distinctive Area. No applications for gypsy or traveller sites were received.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 38%	At least 50%
Village	Approx. 31%	Approx. 20 %
Cluster community / open countryside	Approx. 31%	No more than 30%

7.13 Just two local occupancy dwellings were completed during the monitoring period. One was a new build and the other a change of use. All were windfall sites, in an open countryside location.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Actual	Target
Number of houses built – target 4 pa	2	8	8	5	2	5	12	2	2	46	36

7.14 Five new holiday letting units were granted permission creating five bed spaces. 13 applications relating to sustainable tourism were granted permission, seven were at existing tourism facilities/accommodation and two at a geographically fixed location, two were farm diversification, one was in Pooley Bridge, and one was at another location.

7.15 No additional employment floor space was granted approval or completed in the East Distinctive Area, resulting in no net gain in additional floorspace.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Total	Target
Employment floor space completions	0	93.5	0	0	523	0	1	0	70	687.5	1367.1

* Monitoring of completions did not take place in 2010/11 so two years' worth of completion data was monitored in 2011/12. As such half the completions data has been attributed to 2010/11 and half to 2011/12.

7.16 In the East Distinctive Area no new floorspace for town centre uses was granted approval.

7.17 Across employment, retail, and tourism developments granted planning permission this year it is estimated a total of seven FTE jobs were created and 12 were safeguarded.

7.19 Housing delivery across the East Distinctive Area remains ahead of target, with a steady stream of permissions coming forward each year. However, another poor year for employment floorspace completions and approvals continues the trend of not meeting the target. Demand for retail and tourism development is strong and approvals support this, contributing to providing the employment in the area.



CS06: West Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in West Distinctive Area.	9%	10%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 10	6 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type: <ul style="list-style-type: none"> Affordable Local need 	0 7	6 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy CS21.	zero	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	2803m ²		
Amount of additional employment floorspace completed 10% of 0.217ha (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	-265m ²	217m ² p.a.	
Number of applications for change of use of employment uses approved.	0	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission.	0m ²		
Number of applications relevant tourism development by distinctive area and settlement type.	10		

7.20 We anticipate approximately 10 per cent of development approved in the National Park will be focussed in the West Distinctive Area. During this monitoring period, figures indicate that the share of development approved is 9 per cent. This is slightly below the target but does not cause concern.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
West Distinctive Area	10%	11.5%	9%	8%	7%	7%	5%	11%	9%

7.21 Seven new dwellings were completed in the West Distinctive Area during the monitoring period, each restricted to local occupancy. Over the last nine years, 42 new homes have been delivered in the West Distinctive Area which is short of the target. However, there are currently ten new dwellings under construction, and 88 with planning permission. This includes the development on the allocated site at Wellbank, Bootle, which has full permission for 18 new homes and outline permission for 32 new dwellings, is capable of delivering 50 new homes for the area.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Actual	Target
Number of houses built – target 6 pa	5	3	0	17	3	2	6	6	7	49	54

7.22 Ten new local need dwellings were granted planning permission – two in a Rural Service Centre and eight in the open countryside, reflecting the rural nature of the area. No applications for gypsy or traveller sites were received.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 20%	At least 50%
Village	Approx. 0%	Approx. 20 %
Cluster community / open countryside	Approx. 80%	No more than 30%

7.23 Applications for the change of use to other uses has resulted in a loss of 265m² employment floor space, meaning the overall provision being significantly below the aspiration for the area. The allocated mixed use site at Bootle (BT01M) remains with planning permission but development has not yet started. A new egg production unit accounts for the majority of the new 2,803m² floorspace that has been granted permission.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Total	Target
Employment floor space completions	0	125	0	146	0	236	0	0	-265	242	1953

* Monitoring of completions did not take place in 2010/11 so two years' worth of completion data was monitored in 2011/12. As such half the completions data has been attributed to 2010/11 and half to 2011/12.

7.24 Applications for holiday letting were granted permission resulting in five additional units and five bed spaces in the West Distinctive Area, while 10 applications for tourism related development were granted permission. Three were farm diversification schemes and seven at an existing tourist facility or accommodation.

- 7.25 No additional floorspace to support town centre uses. Across all employment, retail and tourism developments granted planning permission this year it is estimated a total of 11.5 FTE jobs were created and 2 tourism jobs safeguarded.
- 7.26 Housing delivery both through permissions and completions has been strong in the West Distinctive Area this year, and although actual delivery is behind target new housing approvals is significantly higher than the norm and will have a bearing on future supply. The provision of new employment floorspace remains a concern as it is significantly below the aspiration for the area, and this is being considered through the Local Plan Review.



CS07: Central and South East Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in Central and South East Distinctive Area	41%	44%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	12 27	26 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	10 21	26 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	3 0		
Area of land allocated as Local Green Space lost contrary to policy CS21	0	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	89%	100% of planning applications are granted planning permission	
Waste Management and Treatment Facilities	No data	Approval of appropriate permission for waste management and treatment facility at Kendal Fell Quarry	No data
Amount of additional employment floorspace granted planning permission	368m ²		
Amount of additional employment floorspace completed 44% of 0.217ha (0.217ha is 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1).	1526m ²	954.8m ² p.a.	
Number of applications for change of use of employment uses approved	2	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas	19m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas	157m ²		
Number of applications relevant tourism development by distinctive area and settlement type.	35		

7.27 This area is the most populated of the Distinctive Areas, and has the highest number of Rural Service Centres. We anticipate 44 per cent of all development to occur in this area and this year the figure was 41 per cent, which is slighter lower than the average but does not create cause for concern.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
Central and South East Distinctive Area	40%	45%	49%	40%	45%	46%	44%	41%	41%

7.28 There were 34 houses built during the monitoring year 2019 - 2020 in the Central and South East Distinctive, which is above the target of 26 per annum. Ten were local affordable homes, 21 for local need and three unfettered homes. Approximately 85 per cent were located in a Rural Service Centre, 12 per cent in a village location and 3 per cent in open countryside.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Actual	Target
Number of houses built – target 26 pa	15	39	40	71	12	39	37	40	34	327	234

7.29 During the monitoring period 42 new dwellings were approved in the Distinctive Area – all were local needs dwellings, including two agricultural workers homes. 13 were in a Rural Service Centre, 18 in a village and the remaining 11 in either a cluster community or open countryside location.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 31%	At least 50%
Village	Approx. 43%	Approx. 20 %
Cluster community / open countryside	Approx. 26%	No more than 30%

7.30 29 applications for new tourism developments or improvements were granted approval; 23 of these applications were for the re-development, extension and improvement to existing tourism accommodation, two farm diversification schemes, and one which used a geographically fixed location and three in a Rural Service Centre. Seven new units of holiday accommodation resulting in an additional 22 bed spaces have also been approved.

7.31 368m² employment floor space was granted planning permission in the Distinctive Area. And 1526m² additional floor space was completed this year. Across the employment, retail and tourism developments granted planning permission this year, it is estimated a total of 86.5 FTE jobs will created and 172.5 safeguarded. Given the amount of additional employment floor space completed over the last eight years, further policy intervention is being considered through the Local Plan Review.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Total	Target
Employment floor space completions	300	289	693	106	1,903	175	1025	635	1526	6652	8593.2

* Monitoring of completions did not take place in 2010/11 so two years' worth of completion data was monitored in 2011/12. As such half the completions data has been attributed to 2010/11 and half to 2011/12.

7.32 Central Shopping Areas are established in Ambleside, Bowness, Windermere and Grasmere and within these areas we approved applications resulting in a net gain of 19m² new floor space to serve town centre uses (shops, financial and provisional services). Outside of the central shopping areas 327m² of town centre uses was created.



CS08: Windermere Waterfront Programme (Including Bowness Bay and the Glebe).

Local Indicators	Actual	Target	On target
Number of applications relating to this policy	5		
Percentage of applications processed that support the policy and are approved	100%	100% Bigger better	
Percentage of applications processed that are contrary to the policy and are approved	0%	0% Smaller better	

7.33 Five applications were considered against Policy CS08 and all were approved.

CS09: South Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in South Distinctive Area	15%	14%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 11	8 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type: <ul style="list-style-type: none"> Affordable Local need 	0 6	8 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 			
Area of land allocated as Local Green Space lost contrary to policy CS21.	zero	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	191m ²		
Amount of additional employment floorspace completed. 14% of 0.217ha (0.217ha is 35% plot ratio development of 0.62ha -the annual completion target, see Annex1).	-115m ²	303m ² p.a.	
Number of applications for change of use of employment uses approved	0	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas	0		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas	0		
Number of applications relevant tourism development by distinctive area and settlement type.	17		

7.34 We anticipate that approximately 14 per cent of development will be in the South Distinctive Area. During the monitoring year 15 per cent of the planning approvals were recorded in this area.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20
South Distinctive Area	10%	11.5%	4%	18%	12%	13%	13%	13%	15%

7.35 The 14 per cent of development corresponds to eight homes per annum based on our annualised target of 60 homes. The number of new build completions minus demolitions, together with any gains or losses through change of use and conversions shows that, in the South Distinctive Area, six additional homes were built during 2019 – 2020, which is lower than previous years. All had a local occupancy condition. Approximately 83 per cent of these new homes were in an open countryside or cluster community location, with 17 per cent in a village.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	Actual	Target
Number of houses built – target 8 pa	24	12	9	20	6	10	22	14	6	123	72

7.36 We also monitor the number of approved planning applications for new housing in the South Distinctive Area. A total of 11 local need homes have been approved, located mainly in either a village or a cluster community or open countryside location.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 10%	At least 50%
Village	Approx. 45%	Approx. 20 %
Cluster community / open countryside	Approx. 45%	No more than 30%

7.37 17 applications for new tourism developments were granted approval, the majority of these were located at an existing tourist facility / accommodation, three farm diversification schemes, and one in a geographically fixed location. Six units of holiday accommodation were approved.

7.38 A loss of 115m² of employment floorspace was recorded within the area, and only 191m² of employment space was created last year. Targets are not being achieved due to the lack of applications coming forward seeking permission for employment uses.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	19/20	Total	Target
Employment floor space completions	373	752	34	0	0	45	0	-115	1089	2424

7.39 Central Shopping Areas have been defined for Coniston and Hawkshead. Applications received resulted in the change of use of 37m² of retail floorspace to restaurant / café within the Central Shopping Area. No additional floor space for town centre uses outside the Central Shopping Areas was approved. Across the employment, retail and tourism developments granted planning permission this year, it is estimated a total of 10.5 FTE jobs will be created and 22 safeguarded.

7.40 Development is slightly above the anticipated target for the area, with housing again exceeding expectations, with 11 new houses granted planning permission. Opportunities for sustainable tourism are being created, and town centre uses are starting to reflect this situation through change of use applications from retail to restaurants / café capitalising on the café culture associated with tourism. However with very little net additional employment floorspace being granted and none being completed, diversifying the economy in this Distinctive Area remains a challenge.



8 Allocations of Land (Local Plan Part Two)

Allocated sites for employment

Site Reference	Location /Distinctive Area	Area of land available (hectare)	Status and floorspace of development (square metres)			Use type of floorspace (square metres)			
			No PP	With Full PP/ under construction	Complete	B1	B2	B8	Sui generis
		Total							
CA01M	Caldbeck/ North DA	0.20	✓						
KE01E	Keswick/ North DA			(-6445) 3635		- 6445			3635
KE02E	Keswick/ North DA	0.51	✓						
TH01E	Threlkeld/ North DA			145	630 ¹	194	194	194	
BT01M	Bootle / West DA			972		972			
ST01E	Staveley/ C&SE DA	0.24	✓						
ST02E	Staveley/ C&SE DA	0.69	✓						
WN01E	Windermere/ C&SE DA	0.73	✓						
HV01E	Haverthwaite/ South DA	2.82	✓						
HV01M	Haverthwaite/ South DA	0.25	✓						
CO01E	Coniston/ South DA	0.28	✓						

8.1 Land that has been allocated provides landowners and developers with the certainty that these sites are acceptable in principle for the land-use proposed, and that there are not any insurmountable constraints which may prevent development taking place. That said, much of the implementation is reliant on landowners and developers bringing proposals forward, and with this in mind, the effectiveness of the allocations of land is assessed based on the development of the site identified.

8.2 The Allocations of Land (Local Plan Part Two) was formally adopted by the Authority in November 2013. To date, just three of the eleven sites have either been developed or have planning permission to do so, both contributing to the delivering of sustainable development in the National Park.

¹ Plus 48m² extension to one unit

- 8.3 Supporting development which transforms the economy of the National Park according to where it is needed remains a strategic objective of the Authority. Our policies provide opportunities for diversification and incubation of new business and the allocations of land for employment use supports this approach. Ideally we should aim for a permissions rate of at least 10 per cent above the target figure to provide a buffer for non-completions, and this will remain under review. Take up is much slower than anticipated. We believe this is because of issues ranging from lack of a marketing strategy, poor mobile phone coverage and super- fast broadband and decreases in working age population, all of which we are seeking to address with the help of the Lake District Partnership.

Allocated sites for housing

- 8.4 It is seven years since we allocated land specifically for housing and during that time 177 new dwellings have been built on allocated sites. 35 per cent of the sites allocated for housing have been built out. This year three dwellings are under construction [almost complete] and an additional 50 new homes have either full or outline permission. It's fair to state that the policy is having the desired effect, objectives are being achieved and sustainable development is being delivered.
- 8.5 No houses were completed on allocated sites during the monitoring period. The scheme at Portinscale for three houses will be signed off by Allerdale Borough Council Building Control during the 2020/21 monitoring period.
- 8.6 The sites allocated for new housing could provide a further 468 new homes over the plan period assuming a density of 30 dwellings per hectare. However, as part of the Local Plan Review these sites has been reassessed, with the proposal to deallocate some of the smaller sites and allocate new sites.

Site Ref	Location/ Distinctive Area	Approx. number of dwellings assuming 30	With PP/under construction	Complete – March 2020	Complete – March 2019	Complete – March 2018	Complete – March 2017	Complete – March 2015	Complete – March 2014
AM01H	Ambleside/ C&SE DA	28	-						
AM02H		10	-						
AM03H								23	
GR01H	Grasmere/ C&SE DA				11				
GR02H									15
GR03H		3	-						
ST01H	Staveley/ C&SE DA							18	
ST02H		36	-						
WN02H	Windermere / Bowness/ C&SE DA								12
WN03H		3	-						
WN04H		49	-						
WN05H		11	-						
CR01H	Crosthwaite/ C&SE DA				13				
TB01H	Troutbeck Bridge/ C&SE DA	5	-						
WI01H	Witherslack/ C&SE DA	5	-						
WI02H		5	-						
HV01H	Haverthwaite/ South DA	14	-						
HV01M		7	-						
CO01H	Coniston/ South DA							5	
CA01M	Caldbeck/ North DA	6	-						
KE01H	Keswick/ North DA								11
KE03H						10	45		
KE02H		10	-						
PT01H	Portinscale/ North DA	3	3						
RS01H	Rosthwaite/ North DA	10	-						
AS01H	Askham/ East DA	7	-						
PB01H	Pooley Bridge / East DA	11	-						
BT01M	Bootle/ West DA	33	50						
BT01H								14	
WB01H	Waberthwaite/ West DA	4	-						
SI01H	Silecroft/ West DA	14	-						
Totals				0	24	10	45	60	38

9 Minerals Safeguarding Areas (Local Plan Part Three)

- 9.1 Whilst 596 applications were approved within the Mineral Safeguarding Areas; none of these were deemed to be contrary to the intentions of the policy or would compromise mineral extraction in future years.
- 9.2 Planning permission will be granted for non-mineral development within Minerals Safeguarding Areas where;
- The location of the proposal relates to a settlement recognised by Core Strategy Policy CS02.
 - The proposal can demonstrate that it will not affect the overall value of the mineral resource.
 - The mineral can be extracted satisfactorily prior to the development taking place.
 - The development is of a temporary nature, can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed.
 - There is an overriding need for the development.

10 Neighbourhood Plans

- 10.1 A neighbourhood plan forms part of the development plan and sits alongside the Local Plan prepared by the local planning authority. Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations. It attains the same legal status as the local plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority.
- 10.2 We have two neighbourhood development plans in the National Park which have gone through referendum and been made legal by the Authority. The Matterdale Neighbourhood Development Plan was adopted in December 2015 and the Coniston Neighbourhood Development Plan was adopted in February 2016.
- 10.3 The policy used most frequently in determining applications in-line with the Matterdale Neighbourhood Plan was Policy MN8 – Environment.
- 10.4 The policies used most frequently in determining applications in-line with the Coniston Neighbourhood Plan are CNP1 – Our Community, CNP2 – Businesses, CNP3 – Housing and CNP8 – Environmental sustainability
- 10.5 We will continue to monitor and assess planning applications against the policies in the made neighbourhood plans through the Annual Monitoring report.

11 Self Build

- 11.1 We are required to keep a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom house building. Those that wish to express an interest in custom/self-build in the Lake District National Park can complete a form which is available on our website.
- 11.2 Where a relevant authority sets eligibility criteria, the register kept by that authority must be divided into two parts, referred to as Part 1 and Part 2, as described below...
- a) Part 1 – where the applicant satisfies both the basic eligibility conditions and the local eligibility conditions, or
- b) Part 2 – where the applicant satisfies the basic eligibility conditions but do not meet the local connection test
- As of 31 October 2020, there are currently **41** individuals on the register and no associations, with **20** applicants under Part 1 and **21** under Part 2 of the register.
- 11.3 As the local planning authority we have a duty to have regard to the self-build register when carrying out our planning functions. An authority must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period.

Base period	Time allowed for compliance with the duty	Nos of applicants	Part 1 / Part 2	Nos of permissions
Base period 1 16/03/2016 – 30/10/2016	-	0	0	-
Base period 2 31/10/2016 – 30/10/2017	31/10/2017 – 30/10/2020	8	Part 1 – 6 Part 2 - 2	-
Base period 3 31/10/2017 – 30/10/2018	31/10/2018 – 30/10/2021	6	Part 1 – 2 Part 2 - 4	
Base period 4 31/10/2018 – 30/10/2019	31/10/2019 – 30/10/2022	12	Part 1 – 6 Part 2 - 6	
Base period 5 31/10/2019 – 30/10/2020	31/10/2020 – 30/10/2023	15	Part 1 – 6 Part 2 - 9	

- 11.4 The majority of the land owned by the Authority is not suitable for the delivery of new housing. Our ability to satisfy the duty is therefore reliant on developers who submit applications for new housing on allocated sites to be amenable to the provision of service plots for self-build in the final scheme.
- 11.5 Historically, the majority of new housing in the Lake District was provided by individuals on windfall sites as self-build opportunities. Although we now have allocated sites, a significant amount of housing is still provided on windfall sites by individuals for their personal use. See Annex 3.

ANNEX 1: Local Indicator Summary 2019-2020

Local indicator	2019 - 2020		On target
	Actual	Target	
Vision Outcome: Contributing to a Prosperous Economy			
Planning applications approved supported by policy.	100%	Bigger better	
Planning applications approved contrary to policy.	0%	Smaller better	
Amount of additional employment floorspace granted planning permission (B1, B2, B8)	852 m ²		
Amount of additional employment floorspace completed (B1, B2, B8)	1475 m ²	Approximately 2170 m ² (pa) ²	
Amount of employment land available on allocated sites.	5.72ha	Decreasing from 9.2ha	
Number of applications for change of use of employment uses approved.	2	Smaller better	
Number of houses (holiday lets) approved	24		
Percentage of applications relating to farm diversification that involve reuse or extend existing buildings.	8 (53%)	Bigger better	
Amount of employment land granted planning permissions on allocated sites.	3635	0.74 ha per year (Approximately 2590m ² pa)	
Number of employment jobs safeguarded (estimated)	268.5		
Number of additional employment jobs created (estimated)	157.5		
Vision Outcome: Contributing to World Class Visitor Experiences			
Planning applications approved supported by policy	(99%)	Bigger better	
Planning applications approved contrary to policy	(1%)	Smaller better	
Percentage of new tourism development in rural service centres, Ravenglass and Pooley Bridge	No data	Bigger Better	No data

² Using research on plot ratio's prepared by Roger Tym & Partners in 4NW Setting Employment Land Targets for North West England 2010; it is possible to convert employment land targets from hectares to square metres to allow comparisons to be drawn against employment floorspace completed.

They suggest on page 31 "For industrial and warehousing development and for out-of-centre offices, a reasonable plot ratio assumption is around 35%...offices plot ratios can and do vary... the plot ratios we have estimated should be used as defaults where no specific estimates are available." As such it is appropriate to use a 35% plot ratio given the rural nature and mix of B-use developments in the Lake District.

Local indicator			2019 - 2020		On target
			Actual	Target	
Number of applications relevant to tourism development.			118		
Vision Outcome: Contributing to Vibrant Communities					
Planning applications approved supported by policy			(97%)	Bigger better	
Planning applications approved contrary to policy			(3%)	Smaller better	
Number of houses granted planning permission by type: <ul style="list-style-type: none"> Local Affordable Local need 			5 92	60 per annum	
Number of houses granted planning permission by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 			0 0		
Net additional house built, by type: <ul style="list-style-type: none"> Local Affordable Local need 			11 56	60 per annum	
Net additional house built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 			5 0		
Density of new housing built.			28%> 30dph ³	100% > 30 dph	
Number of houses granted planning permission on allocated sites (in accordance with Policy CS18).			0	40	
The density of approved housing on allocated housing sites (See the below)			No data	At least 30 dwellings per hectare	No data
Site Ref	Amount of land allocated	Density at 30dph	No data	Actual density	No data
Percentage of dwellings on allocated housing sites (except West Distinctive Area) that have been granted planning permission for affordable housing.			No data	100% affordable housing on allocated sites	No data
Area of land allocated as Local Green Space lost contrary to policy CS21.			zero	zero	
Number of applications for change of use of a community facility approved contrary to policy.			0	Smaller better	

³ Many of our development opportunities are through conversions, or on small sites and in rural settlements, making it difficult to apply a minimum density requirement consistently. When assessing housing density, we give careful consideration to the character and appearance of the locality.

Local indicator	2019 - 2020		On target
	Actual	Target	
Amount of additional floorspace for town centre uses granted planning permission within Central Shopping Areas.	-134m ²		
Amount of additional floorspace for town centre uses granted planning permission outside Central Shopping Areas.	484m ²		
Number of applications for change of use to a non-town centre use which has been approved.	2	Smaller better	
Vision Outcome: Contributing to a Spectacular Landscape, Wildlife and Cultural Heritage			
Planning applications approved supported by policy.	(98%)	Bigger better	
Planning applications approved contrary to policy.	(2%)	Smaller better	
Percentage of listed building and conservation area consent applications processed that support policy CS27 and are approved.	100%	Bigger better	
Percentage of listed building and conservation area consent applications processed that are contrary to policy CS27 and are approved.	0%	Smaller better	
Minerals and Waste			
Planning applications approved supported by policy.	N/A (none received)	Bigger better	
Planning applications approved contrary to policy.	0%	Zero	
Number of applications approved within a Mineral Safeguarding Area.	N/A		
Design and development			
Planning applications approved supported by policy.	(99.5%)	Bigger better	
Planning applications approved contrary to policy.	(0.5%)	Smaller better	
New and converted houses provided on previously developed land.	44%		
No. of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	0	0 per annum	

ANNEX 2: Five year land supply (2020 - 2025)

The Local Planning Authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements set out in the Core Strategy. The supply of specific deliverable sites should in addition include a buffer of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

Land Supply		Calculation	Figure
a	Housing requirement: 1 April 2010 – 31 March 2025	15 yrs. X 60	900
b	Net completions: 1 April 2010 – 31 March 2020		775
c	Residual Requirement	900 - 775	125
d	5-year requirement	25 x 5	125
e	5-year requirement plus 5%	125 x 1.05	131(26.2 pa)
f	Deliverable ⁴ land supply comprising <ul style="list-style-type: none"> • Sites with planning permission at 31 March 2020 under construction less 10% (171) • Allocations of Land (0-5 years) (53) 	Total supply from sources	224
g	5-Year Land Supply Position at 1 April 2020		8.54 years supply

Based on the deliverable land supply of **224** units, the Authority can demonstrate a supply of **8.54** years of housing land against its local housing need using the methodology set out in the table above. It does not identify an under supply within the National Park against the Core Strategy target of 60 houses per annum. The requirement takes account of net dwelling completions from April 2010 to March 2020, and divides the residual requirement by the remaining years in the plan period to 2025. We have applied the five per cent buffer.

The deliverable sites are those which have planning permission and are currently under construction or not started, which are reviewed annually. We have applied a ten per cent adjustment to those sites with planning permission to account for historical non implementation / non completion of planning permissions. The Allocations of Land (Local Plan Part Two) was adopted in November 2013. We have not phased those sites identified in the Allocations of Land DPD.

As of 31 March 2020, there are currently 515 new homes that have planning permission and are either under construction or not started. **Using our net projected completions, we anticipate at least 224 houses will be completed on the deliverable sites over the next five years based on our survey work on sites currently under construction.** This does not account for any new applications granted planning permission and commencements made during the next five years. These assumptions remain provisional and will be adjusted annually.

⁴ Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

ANNEX 3: Housing delivery on Windfall Sites

The five year land supply includes a windfall allowance (i.e. sites not previously identified or allocated which come forward unexpectedly). The NPPF (paragraph 70) allows for the inclusion of windfall sites in the five year land supply, where there is compelling evidence that they will provide a reliable source of supply. As a rural authority, most of our housing has been developed on small sites or non-allocated sites, usually as self-build schemes. The table below identifies the number of windfall completions between April 2010 and March 2020.

	Windfall Completions	Non-Windfall Completions	Total Completions	% Windfall Completions
2010-2011	30		30	100 %
2011-2012	53		53	100 %
2012-2013	63		63	100 %
2013-2014	37	38	75	49 %
2014-2015	85	60	145	59 %
2015-2016	48	-	48	100 %
2016-2017	65	45	110	59 %
2017-2018	85	10	95	89 %
2018-2019	60	24	84	71%
2019-2020	72	-	72	100%
Total	598	177	775	

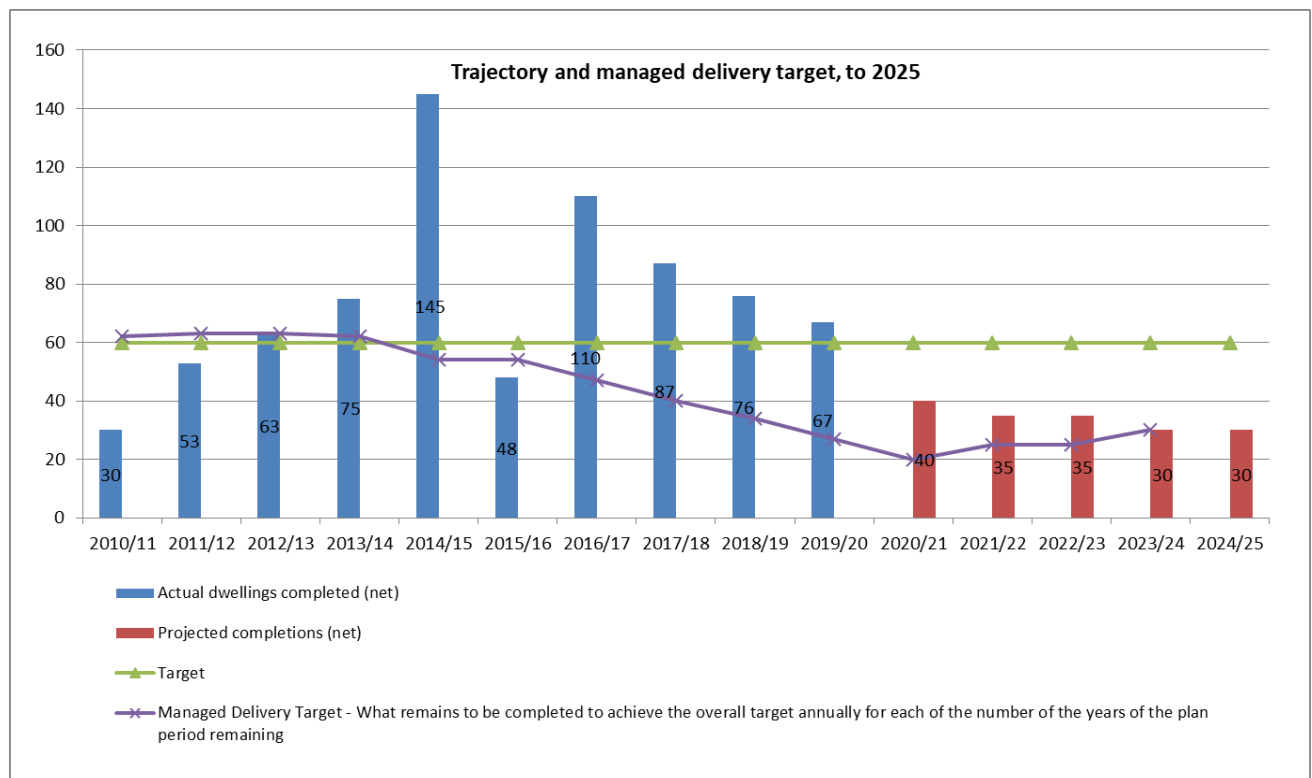
The table below identifies the number of windfall permissions between April 2010 and March 2019.

	Windfall Permissions	Non-Windfall Permissions	Total Permissions	% Windfall Permissions
2010-2011	75		75	100 %
2011-2012	99		99	100 %
2012-2013	188		188	100%
2013-2014	128	37	165	77.5 %
2014-2015	103	91	194	53 %
2015-2016	94	-	94	100 %
2016-2017	88	11	99	89 %
2017-2018	104	19	123	84.5 %
2018-2019	78	-	78	100%
2019-2020	97	-	97	100%
Total	1054	158	1212	

For note: Three applications on sites at Ambleside (AM03H), Grasmere (GR02H) and Windermere (WN02H) - collectively delivering 61 new houses, were granted planning permission on sites which were subsequently allocated for housing, but have not been reflected in the permissions table above as the approvals were granted before the Authority adopted the Allocations of Land (Local Plan Part Two), but have been captured in the completions table.

ANNEX 4: Housing Trajectory

The National Planning Policy Framework requires local planning authorities to illustrate the expected rate of housing delivery through a housing trajectory for the plan period.



Lake District National Park

With its world renowned landscape, the National Park is for everyone to enjoy, now and in the future.

It wants a prosperous economy, world class visitor experiences and vibrant communities, to sustain the spectacular landscape.

Everyone involved in running England's largest and much loved National Park is committed to:

- respecting the past
- caring for the present
- planning for the future

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