



Annual Monitoring Report of Planning Performance

April 2011 – March
2012



Lake District National Park Annual Monitoring Report 2011-12

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1 Introduction to the Annual Monitoring Report

What is an Annual Monitoring Report?

- 1.1 An Annual Monitoring Report (AMR) forms part of the Local Plan (formerly known as the Local Development Framework) and it has two key roles. It sets out the implementation of the Local Development Scheme (LDS) and it assesses the effectiveness of our policies in local development documents.
- 1.2 The AMR helps us to evaluate and review the effectiveness of our planning policies. Monitoring enables us to see whether a policy is working or not. We can also identify and consider any changes in local circumstances which may influence the effectiveness of our policies.
- 1.3 The flexibility of the Local Plan allows us to consider adjustments to the policies, ensuring our development plan remains relevant and responds to change.
- 1.4 Qualitative and quantitative data informs the AMR, to provide an analysis of trends, outcomes and effects of policies.

Why are we producing it?

- 1.5 It enables us to assess how our planning policies are shaping our communities, by monitoring the type of development taking place in the Lake District National Park. Its primary purpose is to share the planning service's performance and achievements with our communities.

Why it matters

- 1.6 Good monitoring and reporting is fundamental in telling people how we are doing and who we are working with. 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.
- 1.7 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 The Implementation of the Local Development Scheme

- 2.1 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 2011 to March 2012.

Supplementary Planning Documents

- 2.2 Supplementary Planning Documents (SPDs) do not have the status of Development Plan Documents, but are quicker to prepare and adopt, and therefore quicker to revise. SPDs are particularly useful in providing additional details on how a policy or policies will be interpreted and implemented.

Supplementary Planning Documents – Landscape Character

- 2.3 Consultation on the Landscape Character SPD took place within the LDS timetable. This SPD sets out guidance on landscape character, to assist with the implementation of Core Strategy policy CS25. The National Park Authority adopted the SPD on 19 October 2011.

Milestone	LDS Target Date	Date Achieved
Consultation on draft	May/June 2011	June/August 2011
Adoption	October 2011	19 October 2011

Allocations of Land (Local Plan Part Two)

- 2.4 The production of the Allocations of Land (Local Plan Part Two) has been the principal focus for this monitoring year. The consultation on the Preferred Options was delayed for two months in recognition of the complexities and sensitivities of allocating land, and the need to ensure comprehensive, accurate, detailed and clear information was in place to accompany the consultation.
- 2.5 Following the Preferred Options consultation, where 1862 responses were received from 485 respondents, further assessment of the issues raised has taken place. This has involved the use of specialist expertise from officers and key stakeholders from both within the Authority and external organisations. The detailed nature of assessing every issue raised and undertaking any follow-up actions as necessary did create some delay to the anticipated timetable, although this is not significant – as outlined in the table below.

Milestone	LDS Target Date	Date Achieved
Consultation Preferred Options	July/August 2011	September/November 2011
Consultation on Published document	October/November 2012	Anticipated December 2012/January 2013
Submission to Secretary of State	January 2013	Anticipated March 2013
Hearing in Public	May/June 2013	
Adoption	October 2013	

Minerals Safeguarding Areas (Local Plan Part Three)

- 2.6 Up until this summer we presented Minerals Safeguarding Areas as a component of the Allocations of Land (Local Plan Part Two) document. However, due to the very different nature of 'safeguarding' and 'allocations' and to avoid unnecessary confusion, we have now taken the decision to present them as two separate documents. We still intend to publish them both in tandem and submit them to the Secretary of State together, allowing for a single examination.
- 2.7 The early consultation on the Minerals Safeguarding Areas (Local Plan Part Three) was carried out in parallel with the consultation on the Allocations of Land (Local Plan Part Two). More recently, following specific comments made during the Preferred Options consultation, we made significant changes to the proposed Minerals Safeguarding Areas. The proposed Minerals Safeguarding Areas now includes the full extent of the minerals resources identified as being of economic importance in the Lake District National Park, but with refinements.
- 2.8 These refinements are summarised as follows:
- Exclusion of settlements identified in policy CS02;
 - Exclusion of Limestone Pavement Orders.
- 2.9 As a consequence, we have undertaken a further consultation on the amended document named 'On the Right Track?'. This was supported by a new Sustainability Appraisal and Habitats Regulations Assessment.

Milestone	LDS Target Date	Date Achieved
Consultation Preferred Options	July/August 2011	September/November 2011
On the Right Track?	Not programmed	19 October – 30 November 2012
Consultation on Published document	October/November 2012	Anticipated December 2012/January 2013
Submission to Secretary of State	January 2013	Anticipated March 2013
Hearing in Public	May/June 2013	
Adoption	October 2013	

Duty to Cooperate

- 2.10 The Localism Act 2011 introduced the Duty to Cooperate in relation to planning of sustainable development. This duty requires local planning authorities to co-operate with other local planning authorities, county councils and other prescribed bodies (as defined by the Town and Country Planning (Local Planning) (England) Regulations 2012) in maximising the effectiveness of the preparation of development plan documents. As a matter of standard good practice, we have sought to engage with a range of stakeholders, and we have undertaken a self-assessment to provide details on how we have worked with stakeholders in the production of the Allocations of Land (Local Plan Part Two) and Minerals Safeguarding Areas (Local Plan Part Three) documents. These can be viewed on our website <http://www.lakedistrict.gov.uk/allocations>.

Future revisions of the LDS

- 2.11 The original LDS was published in March 2007, with a number of subsequent revisions to ensure it continues to accurately reflect the planned timing of key milestones. The most recent version of the LDS was adopted in February 2012.
- 2.12 The only notable delay against the LDS timetable has occurred with the Allocations of Land DPD. This is predominantly because of the sheer volume of site suggestions which exceeded what was originally anticipated, and thereafter we had under-estimated the number of sites which would require detailed assessment of complex issues. These were given our careful and thorough consideration, which meant the Preferred Options consultation was put off for a couple of months.
- 2.13 The current LDS covers three years from January 2012 to December 2014. Figure 1 shows the documents we are committed to produce and by when. Slippage in the LDS in respect of the Allocations of Land (Local Plan Part Two) will be acknowledged and updated in the subsequent revision.

3 Performance of Development Management Team

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

Planning applications

3.2 We received 1,143 planning applications, which was a slight increase from 2010-11 and the highest number for five years. We made decisions on 1,051 applications and, in line with previous years, approvals continued to be high, at 93 per cent. We believe one of the reasons is the considerable effort we put into giving 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 locations throughout the National Park, which allow people to obtain detailed planning information from a qualified planner.

3.3 Of the decisions made on planning applications, 87 per cent were decided by our staff acting under delegated authority, with the remaining applications decided by the Development Control Committee. The percentage was slightly higher than in 2010-11 and back up towards the levels in previous years. This figure is directly influenced by our approved Scheme of Delegation, and although it is slightly below the national target of 90 per cent, the difference is not enough to cause us any concerns.

Year	Number of planning applications received	Number of planning applications determined	Per cent of applications approved (%)	Per cent of applications decided under delegated powers (%)
2011-12	1,143	1,051	93	87
2010-11	1,077	998	91	85
2009-10	1,079	924	91	89
2008-09	971	891	91	88

Speed of processing planning applications

3.4 The government has set statutory targets for the speed of processing planning applications. We aim to determine at least 60 per cent of major planning applications within 13 weeks, 65 per cent of minor applications within 8 weeks and 80 per cent of other applications within 8 weeks.

3.5 We met the target for determining other planning applications, and exceeded the targets for the time taken to determine both major and minor planning applications. We believe this is due to taking a more project management approach to managing applications, as well as making the most effective use of staff resources.

Year	Per cent of planning applications determined within timescale (%)					
	Major (13 weeks)		Minor (8 weeks)		Other (8 weeks)	
	LDNPA	Target	LDNPA	Target	LDNPA	Target
2011-12	68	60	66	65	80	80
2010-11	58	60	67	65	75	80
2009-10	86	60	68	65	80	80
2008-09	64	60	66	65	84	80

Satisfaction with the Development Management service

- 3.6 We currently measure the satisfaction of planning applicants with our service by carrying out a survey every other year. During 2011-12 we sent a questionnaire to 190 planning applicants, or their agents. Of the 58 responses received, 76 per cent were either 'very satisfied' or 'fairly satisfied' with our Development Management service. The result is similar to previous years. However, we did not receive enough responses in 2011-12 for us to be certain of the accuracy of the data.

Year	Per cent of planning applicants either 'very satisfied' or 'fairly satisfied' with the Development Management service (%)
2011-12	76
2009-10	71
2006-07	73

Appeals against planning decisions

- 3.7 We received a very low number of planning appeals, compared to the total number of applications we determined. During the year, 23 appeals were decided, with 43 per cent of them successful. We carried out an analysis of the appeals and did not identify any policy or other trend in the appeals which were allowed.

Planning Enforcement

- 3.8 We received 269 reports of potential breaches of planning control, exactly the same as the previous year. The trend over the past few years has been of a falling number of reports. This suggests that less people are breaching planning control. Some of our proactive work, such as our work on advertisements, may have resulted in the public being more aware of planning controls.
- 3.9 The percentage of initial investigations into reports of potential breaches of planning control carried out within 15 working days was 83 per cent. This figure is slightly higher than in 2010-11, but is still at a reduced level from previous years. This is partly because we have changed our working arrangements to work more efficiently, by visiting several sites in one area at the same time, in order to reduce our mileage and associated carbon emissions, and financial costs.

Year	Number of reports received of potential breaches of planning control	Per cent of reports of potential breaches of planning control initially investigated within 15 working days (%)
2011-12	269	83
2010-11	269	80
2009-10	290	89
2008-09	328	96

4 Monitoring our policies

What are we monitoring?

- 4.1 Current planning legislation places an increased emphasis on the plan, monitor and manage approach to planning. This requires Local Planning Authorities to produce an Annual Monitoring Report (AMR) of planning performance.
- 4.2 The AMR covers the monitoring period 1 April 2011 to 31 March 2012 and focuses on the effectiveness of the policies in the adopted development plan during that time. The Core Strategy (Local Plan Part One) which sets out the vision, objectives and spatial strategy for the National Park was adopted in October 2010. The Allocations of Land (Local Plan Part Two) and Minerals Safeguarding Areas (Local Plan Part Three) are at the Published Plan for pre-submission stage and so the subsequent indicators are not therefore included in this AMR.
- 4.3 The main assessment is structured to reflect the key themes of our Core Strategy for the National Park, which together combines to deliver the long term Vision for the Lake District National Park. These key themes comprise of:
 - Spatial Development Strategy
 - Area-based policies
 - Climate Change
 - Vibrant Communities
 - Prosperous Economy
 - Visitor Experiences
 - Spectacular Landscape
 - Minerals and Waste

How do we monitor?

- 4.4 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 'family' indicators and Local Area Agreement (LAA) indicators.
- 4.5 Data is collected through internal data management systems, annual surveys and information provided through partner organisations.
- 4.6 A Sustainability Appraisal (SA) of the Core Strategy was undertaken by Land Use Consultants at each stage of production, to assess if there would be any potentially significant effects arising from it. Aside from influencing its development, the conclusions of the SA were also fed into the development of the monitoring framework, so we can continue to measure and assess the implications of the Core Strategy.

How do we measure our success?

4.7 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.

4.8 Of our Core Strategy indicators shown in this report, there are 92 indicators with a green status, 25 with amber and 2 with red. Some of the indicators have no status assigned as yet this year, as the data is not yet available to allow performance to be assessed.

5 Spatial Development Strategy

Policy	Indicator(s)	Type of Indicator	Target	Trend
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	Local	Smaller Better	No data
	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
CS02: Achieving vibrant and sustainable settlements in the National Park	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
	Number of settlements in the National Park with four, five or six services choosing from: convenience store, meeting place, primary school, public house, post office, doctors surgery	Local		
CS03: Settlement Form	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	

CS01: National Significance and distinctive nature of the National Park

Context

- 5.1 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 our Vision.
- 5.2 Policy CS01 recognises that one of the ways the Vision can be achieved is for us to ensure that all development is consistent with National Park purposes and duty. This is a fundamental principle which applies to all development.

- 5.3 The policy also reflects the ‘Sandford Principle’, ensuring that where proposals present a conflict between National Park purposes, greater weight is attached to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area.
- 5.4 This duty extends to all neighbouring authorities and other bodies in considering development proposals inside and outside the National Park – including developments which would affect its setting despite being outside the National Park boundary.

Issues

- 5.5 Whilst the purposes and duty are implicit in the decisions we take (and indeed are reflected by the Vision for the Lake District National Park), it is important to review our use of Policy CS01, particularly for those rare but significant cases where an irresolvable conflict between purposes is possible. This will confirm whether decisions are indeed being taken in accordance with the policy, and if not this will trigger an appropriate action to address this.
- 5.6 Of equal importance is the decision-making by other bodies and organisations, in particular the four neighbouring local planning authorities. We need to monitor their decisions where they could be contrary to National Park purposes and duty, as this duty extends to their remit also.

Analysis

- 5.7 We did not respond to any applications for proposals outside the National Park during period 1 April 2011 - 31 March 2012. This indicates that there were no proposals which our neighbouring local planning authorities believed would be in conflict with National Park purposes and duty.
- 5.8 We received 30 planning applications where Policy CS01 was particularly relevant to their determination. 26 of these were in accordance with the policy and were approved. Meanwhile, 4 were deemed to be contrary to Policy CS01 and were subsequently refused. This indicates that the policy is working effectively.

CS02: Achieving vibrant and sustainable settlements in the National Park

Context

- 5.9 The aim of Policy CS02 is to direct development of all types to the most appropriate location. This requires an effective settlement hierarchy to give this clarity, to enable development to support and maintain the vibrancy and sustainability of settlements and their hinterlands.
- 5.10 The level of development needs to be proportionate to the size and population of individual settlements and their capacity to accommodate further development.
- 5.11 The settlement hierarchy is as follows:
- Rural Service Centres
 - Village
 - Cluster Communities
 - Open countryside

13 settlements have been identified as Rural Service Centres and a further 21 as villages, based on the availability of local service provision in these locations.

- 5.12 At least 50% of development will be facilitated in Rural Service Centres; 20% of development will be facilitated in Villages. By default, up to 30% of development is anticipated in Cluster Communities and/or in open countryside.

Issues

- 5.13 The proportions of development anticipated at each level of the settlement hierarchy are derived from where the population of the Lake District National Park lives - i.e. 50% live in Rural Service Centres, 20% live in Villages, and 30% live in either Cluster Communities or in open countryside.
- 5.14 There is unsurprisingly a direct correlation between where people live and the number of certain types of planning application received in those places. The figures are based on all development which requires planning permission – this can range from minor house extensions to major schemes.
- 5.15 It is important to stress that the type and scale of proposal likely to get planning permission in different places does differ – Rural Service Centres are the focus for contributing towards meeting local housing and employment needs for example, because this is the most effective way of bringing homes, jobs, services and facilities closest together.
- 5.16 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.
- 5.17 This approach has been introduced by the Core Strategy – previous planning policies were less flexible and rarely offered support for new dwellings outside of identified settlement boundaries. This was exacerbating pressures in these areas and, with the adoption of the Core Strategy, the release of this development pressure is evident in the relative proportions of applications approved across the settlement hierarchy.
- 5.18 Once adopted, the Allocations of Land (Local Plan Part Two) document will also provide a mechanism to guide residential and employment developments to locations consistent with Policy CS02.
- 5.19 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.

Analysis

- 5.20 The table below outlines the proportions of all development approved during the period 01 April 2011 to 31 March 2012, by settlement type.

Settlement Type	Number of applications granted	Percentage of total applications granted
CS02a – approvals in Rural Service Centres	240	28%
CS02b – approvals in Villages	92	11%
CS02c – approvals in Cluster Communities and Open Countryside	528	61%
Total of CS02a, b and c	860	100%

- 5.21 The proportions of all development at each level of the settlement hierarchy are expected to more closely resemble those stated in Policy CS02 in future years, when the surge of planning applications resulting from policy changes subside.
- 5.22 This pressure has existed in many Cluster Communities and the open countryside, resulting in high numbers of proposals being submitted in these areas, because the likelihood of obtaining planning permission for certain types of development has increased.
- 5.23 It will be important to monitor emerging trends in future years, to ensure that once the current situation stabilises, Policy CS02 is effective in directing development to the most appropriate locations as set out in that policy.
- 5.24 All of the 13 identified Rural Service Centres, with the exception of Gosforth, have maintained access to or availability of six or more local services. Gosforth does not have a Doctors surgery available within the settlement, but the service is available at the Seascale Health Centre which is only three miles away and is served by a regular bus route. In relation to the villages, the picture is less rosy and communities have to rely on creative provision. By way of example, several of the villages are now served by a mobile post office. The effects of the economic downturn will undoubtedly have a bearing on local service provision and ultimately our ability to meet our aspirations for the settlement hierarchy. This will be considered in our review of the Core Strategy in 2014.

CS03: Settlement Form

Context

- 5.25 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 is essential that development does not compromise the special qualities of the Lake District National Park.
- 5.26 The policy ensures that development takes place where it is within or well related to the form of settlements. This is reinforced by a number of other principles in the interests of the character and setting of settlements.

Issues

- 5.27 Rather than having settlement boundaries which can be somewhat arbitrary delineations over where is or is not well related, regardless of the scale or character of proposed development, CS03 provides guiding principles on determining the acceptability of development on any given site.

- 5.28 The policy does however acknowledge that in some places, it is possible that the combination of pressure for development and the nature of environmental constraints or other constraints mean that a development boundary may be the most appropriate development management tool.
- 5.29 The trigger for considering delineating a settlement boundary is reflected by the indicator for this policy – where we find that applications are consistently being refused against this policy it will be apparent that there is pressure for development that cannot be accommodated in the settlement using the criteria of the policy.
- 5.30 If such trends emerge, we will use the Annual Monitoring Report to establish whether, for instance, housing consents are being granted at an appropriate rate and at a level in line with both the identified need of the locality, and the apportionment of development within Policy CS02 and the Distinctive Area policies.

Analysis

- 5.31 During the monitoring period no planning applications were approved which were deemed to be contrary to Policy CS03.
- 5.32 58 applications made specific reference to Policy CS03, and were considered to be in accordance with the policy. Approximately 86% of these applications were approved.
- 5.33 2 applications have been refused due to being contrary to Policy CS03.
- 5.34 These findings are positive; it indicates that the policy is effective and that unmanageable pressure for development is not occurring in any settlements to date.

6 Area based policies

- 6.1 The Core Strategy recognises that the National Park contains some diverse landscapes and communities, which face their own unique sets of issues, opportunities and aspirations. In order to enable communities to respond to these particular issues and opportunities, we identified five Distinctive Areas.
- 6.2 Each of the Distinctive Areas has a strategic policy which is still consistent with the overall spatial development strategy, but guides us to respond to specific matters and priorities in the area. Our response may have otherwise been contrary to a single 'one size fits all' strategic policy approach.
- 6.3 Distinctive Areas have received widespread community support, and the Inspector at the Core Strategy examination also found this to be a justified and effective approach. It represents a truly innovative means by which the planning system and the work of the National Park Authority can empower local communities to address their needs and priorities, by enabling rather than preventing development. The Distinctive Areas approach is recognised as being central therefore to delivering the Core Strategy, and this commitment will shape the way in which the National Park Authority's services operate in future years.

CS04: North Distinctive Area

Indicators	Type of Indicator	Target	Trend
Percentage of applications processed that support the policy and are approved	Local	Bigger better	
Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need Open market Gypsy/traveller 	Local	60 per annum Park wide (Local need / local affordable need)	
Net additional houses provided, by type <ul style="list-style-type: none"> Affordable Local need Open market Gypsy/traveller 	Local	60 per annum Park wide (Local need / local affordable need)	
Amount of additional employment floorspace granted planning permission			
Amount of additional employment floorspace completed	Core – BD1	0.62ha per annum Park wide	
Employment floorspace on previously developed land	Core – BD2		Not reported
Amount of employment land available	Core – BD3	3.1ha Park wide	
Number of applications for change of use of employment uses refused	Local	Bigger better	
Number of applications for change of use	Local	Smaller better	

of employment uses approved			
Amount of additional floorspace for town centre uses granted planning permission including: <ul style="list-style-type: none"> • Amount within central shopping areas • Amount outside central shopping area 	Core – BD4		
Number of applications relevant tourism development by distinctive area and settlement type.		n/a	
Percentage of approvals in North Distinctive Area	Local	25%	

Context

- 6.4 The North Distinctive Area is a mix of upland limestone, high fell fringe, rugged high fell and upland valleys, woodland and lakes. It hosts a settlement pattern of small villages, hamlets and dispersed farmsteads, supported by a network of minor secondary roads. There is also evidence of prehistoric settlement and industrial archaeology.
- 6.5 Approximately 10,700 people live in this distinctive area, and it has strong social and economic links with the larger towns outside the National Park towards the west coast. Although these towns offer the main high tier services, Keswick has a distinctive and vibrant central shopping area and a secondary school which serves a large catchment area.
- 6.6 The housing market is unbalanced. Many local residents cannot afford housing. Mean House Price to Household Income is 9.9 (CACI 2012) and 293 new affordable homes are required by 2017. There is a high number of holiday lets and second home ownership. Couple this with the number of empty properties and you have a high percentage of the existing housing stock not used for permanent occupation. By way of example, in Above Derwent Parish it is 34.53%, in Bassenthwaite Parish 30.46% and a high of 41.48% in Borrowdale Parish. Areas around Keswick and Borrowdale are the main areas for visitor accommodation and attractions, whilst other areas, particularly around Caldbeck and Uldale, have a quieter character where tourism is less well developed.

Issues

- 6.7 Development is needed to support the local economy and contribute towards meeting the local affordable housing need, but there is limited capacity to accommodate change without compromising landscape character, visual sensitivity and cultural sensitivity.
- 6.8 The economy relies on tourism and retail, which generally offer only low paid part-time and seasonal employment. And many jobs are low skilled. There is a lack of start-up businesses and business premises to which they can locate to. The agricultural sector is experiencing decline and farm diversification schemes are becoming more common.



- 6.9 The traditional settlement pattern and poor public transport in some areas means that people rely on private transport. The current high cost of fuel is challenging the mobility of rural communities.
- 6.10 A significant proportion of accommodation is tourism-related and demand for all types of housing remains high. House prices are high and there is a shortage of rental properties. This leads to long waiting lists for affordable housing and also an unbalanced housing market. There is an acute need for more affordable housing, especially in Keswick. Community facilities vary and some settlements lack open space and playground provision. There is a demand for allotments in Keswick and Above Derwent.

Analysis

- 6.11 Of the 860 planning applications granted approval during 1 April 2011 and 31 March 2012, 242 were located in the North Distinctive Area. This equates to 28 per cent which is above the target of 25 per cent set out in the policy. In addition, of those applications processed that were supported by the policy, 100 per cent were approved. No applications which were contrary to the intentions of the policy were approved.
- 6.12 14 planning permissions for new housing development were approved – 12 for local need housing and 2 agricultural workers dwellings. 8 of these were in a Rural Service Centre, 2 in villages and the 2 agricultural workers dwellings understandably in open countryside locations. Approximately 85 per cent of the housing approvals were in Rural Service Centres which is in accordance with the objectives of policy CS02. In addition, we also approved the conversion of a garage/ store to manager's accommodation and approved a Certificate of Lawful Use (existing) for a property in Keswick. No applications for gypsy or traveller sites were received.
- 6.13 16 dwellings were built in the monitoring period which meets the target of 16 per annum. There are currently 15 houses under construction, a significant portion of which will hopefully be completed in the next monitoring period. And since April 2012, 54 new houses have been granted planning permission in line with our policy requirement for the delivery of local need and local affordable need housing. It must be stressed however that whilst we can influence the delivery of new housing by granting planning permission, we have no control or influence over whether houses are ultimately built.
- 6.14 Keswick and Caldbeck are the two Rural Service Centres serving this distinctive area. The most recent housing needs survey for Keswick identifies a requirement for 80 affordable houses by 2016, and in Caldbeck there is a need for 20 units by October 2012. To support this we are currently developing our Allocations of Land (Local Plan Part Two) which, at the time of writing, is at the Publication period (Regulation 19) stage. This seeks to identify sites which we consider suitable for affordable housing to meet the identified affordable housing need until 2025. Through this process, a total of 2.86 hectares has been identified across the North Distinctive Area which has the potential to deliver 86 affordable houses if all sites are allocated.
- 6.15 16 applications for new tourism developments or improvements were granted approval. Two in a Rural Service Centre, three in villages and the remainder in either cluster communities or open countryside. Approximately 81 per cent of these applications were for the re-development, extension and improvement to existing tourism accommodation, facilities and attractions. An application for new tourism development was approved in a Rural Service Centre, a village and cluster community /open countryside.

- 6.16 The amount of floorspace completed in the North Distinctive Area in the 2010/11 and 2011/12 monitoring periods was 197 square metres (approximately 0.03 Ha) across three sites. This net figure includes the loss of some 100 square metres of floorspace. In 2011/12 the amount of floorspace granted planning permission was 963 square metres (approximately 0.18 Ha) across seven sites. We acknowledge the trend of under delivery with regards to employment land and buildings which is emerging during the early part of the plan period. Our main intervention to help address this issue is the development of our Allocations of Land (Local Plan Part Two), which identifies land which we consider suitable for future employment development.
- 6.17 Park-wide, four applications which sought the change of use from employment to a non-employment use were refused planning permission, two of these were in the North Distinctive Area, specifically Keswick and Caldbeck. However, six applications were granted planning permission, three of these in the North Distinctive Area. These permissions aim to provide two new dwellings and camping barn accommodation. Although our policies aim to retain existing employment land and buildings these approvals were supported by a number of other policies. On balance we considered these proposals as acceptable and do not at this time give rise to cause for concern.
- 6.18 We have approved seven applications which involved development proposals for town centre uses. This resulted in a floorspace gain of 385m², a loss of 29m² and 384m² of retail floorspace changing to another town centre use. The loss of floorspace resulted in permission being granted for the village shop to be subsumed into existing residential. The additional floorspace has largely been created through the provision of new cafes. The loss of floorspace (147m²) from retail to cafes continues to exacerbate the issue of skewed retail provision, whilst also reacting to the demands and challenges of the current economic climate. There was no net gain of additional floorspace in the Central Shopping Area in Keswick.

CS05: East Distinctive Area

Indicators	Type of Indicator	Target	Trend
Percentage of applications processed that support the policy and are approved	Local	Bigger better	
Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> • Affordable • Local need • Open market • Gypsy/traveller 	Local	60 per annum Park wide (Local need / local affordable need)	
Net additional houses provided, by type <ul style="list-style-type: none"> • Affordable • Local need • Open market • Gypsy/traveller 	Local	60 per annum Park wide (Local need / local affordable need)	

Amount of additional employment floorspace granted planning permission			
Amount of additional employment floorspace completed	Core – BD1	0.62ha per annum Park wide	
Employment floorspace on previously developed land	Core – BD2		Not reported
Amount of employment land available	Core – BD3	3.1ha	
Number of applications for change of use of employment uses refused	Local	Bigger better	No applications
Number of applications for change of use of employment uses approved	Local	Smaller better	No applications
Amount of additional floorspace for town centre uses granted planning permission including: <ul style="list-style-type: none"> • Amount within central shopping areas • Amount outside central shopping area 	Core – BD4		No applications
Number of applications relevant tourism development by distinctive area and settlement type.		n/a	
Percentage of approvals in North Distinctive Area	Local	7%	

Context

- 6.19 The East Distinctive Area is characterised by the rugged and craggy volcanic high fells of Helvellyn, Fairfield and High Street massifs split by the upland valley catchments of Ullswater and Haweswater/Lowther. This is a predominantly rural area and has the lowest population of any of the distinctive areas with just 3700 people. Settlements are sparse and small-scale with this distinctive area having only one Rural Service Centre – Glenridding and Patterdale. A number of smaller settlements also provide some basic services but areas outside the National Park, such as Penrith, have an influence on communities in the East and how they access services.
- 6.20 Agriculture and Tourism play a significant part in shaping the area’s economy. There is a higher proportion of self-employment, and the majority of firms are small, lifestyle and family established businesses. Lake Ullswater is the main focus for tourism related activity as the lake is one of four navigable lakes in the National Park. However, fell walking, climbing and other mountain pursuits are popular and Helvellyn is possibly one of the busiest summits in the National Park. Plans to make Lowther Castle into a new visitor destination are likely to result in more visitors attending this Distinctive Area.
- 6.21 House prices in the East Distinctive Area are high when compared to average incomes. Income to house price ratio using mean figures is 8.4:1. This can be attributed to significant demand for second and holiday homes which currently make up 18 per cent of the housing stock.

Issues

- 6.22 There is a lack of affordable housing either to rent or buy in the East Distinctive Area. Current housing needs surveys have identified a housing need of 25 affordable dwelling units by 2015.

- 6.23 Due to the lack of large settlements in the East Distinctive Area communities are reliant on services and facilities in Penrith but rural transport infrastructure is poor.
- 6.24 There is a reliance on the tourism economy resulting in a high proportion of part-time, low wage, and seasonal work resulting in seasonal drops in trade and employment.
- 6.25 Future trends in the camping and caravan industry are likely to shape the visitor experience. The recent trend is towards static caravans and lodges, away from touring pitches, and for static caravans and lodges to be larger in size. There are a number of caravan and camping sites in the East Distinctive area in particular around Lake Ullswater so there may be pressure to extend sites to accommodate more pitches.
- 6.26 The opening of Lowther Castle as a visitor destination attraction will result in additional visitor numbers. Providing alternatives to the private car and enabling people to choose sustainable transport options is one way that the issue can be addressed.

Analysis

- 6.27 Of the 860 planning applications granted approval during 01 April 2011 and 31 March 2012, 102 were located in the East Distinctive Area. This equates to 12 per cent which is above the target of seven per cent. In addition, of those applications processed that were supported by the policy, 100 per cent were approved. One application which was contrary to the intentions of the policy was approved; however the same application also had elements which were supported by the policy.
- 6.28 5 planning permissions for new housing development were approved – 2 for local need housing, 1 live/work unit and 2 agricultural workers dwellings, which is reflective of the sparsely populated and largely agricultural characteristic of the Distinctive Area. One of the local needs houses was in a village and the remainder in either a cluster community or open countryside location. This equates to 20 per cent of housing approvals in villages which is in line with the objectives of policy CS02. Understandably the agricultural workers dwellings require an open countryside location, and the remaining two approvals had site specific material considerations and where consistent with the objectives of other policies within the Core Strategy. No applications for gypsy or traveller sites were received.
- 6.29 Only 2 dwellings were completed in the monitoring period which falls short of the target of 6 dwellings per annum. Both were unfettered. With only 1 dwelling built in the previous monitoring period, concerns around meeting our housing target are being raised. However, there are currently 17 dwellings under construction in the area. Whilst a significant number of these are historic sites where the planning permission is extant, from our Housing Land Availability survey, we anticipate 7 of these will be completed in the next monitoring period.
- 6.30 Glenridding/ Patterdale is the only Rural Service Centre serving this distinctive area. The most recent housing needs survey for the parish of Patterdale identifies a requirement for 4 affordable houses by 2015, and an overall requirement of 25 by 2015. Through the Allocations of Land process, a total of 0.91 hectares has been identified across the East Distinctive Area which has the potential to deliver 27 affordable houses if all sites are allocated.

- 6.31 Nine applications for new tourism developments or improvements were granted approval. One was in a Rural Service Centre, one in a village and the remainder in either cluster communities or open countryside. Approximately 89 per cent of these applications were for the re-development, extension and improvement to existing tourism accommodation, facilities and attractions. Just one application for new tourism development was approved; this was located in a Rural Service Centre in accordance with policy CS24. No applications were received for sustainable tourism in Pooley Bridge.
- 6.32 No employment floorspace was completed in the East Distinctive Area in the 2010/11 and 2011/12 monitoring periods. In 2011/12 the amount of floorspace granted planning permission was 60.5 square metres (approximately 0.01 Ha) on one site. Park-wide four applications, which sought the change of use from employment to a non-employment use, were refused planning permission; and six applications were granted planning permission, none of these were in the East Distinctive Area.
- 6.33 We received no applications for development proposals involving town centre uses.

CS06: West Distinctive Area

Indicators	Type of Indicator	Target	Trend
Percentage of applications processed that support the policy and are approved	Local	Bigger better	
Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need Open market Gypsy/traveller 	Local	60 per annum Park wide (Local need / local affordable need)	
Net additional houses provided, by type <ul style="list-style-type: none"> Affordable Local need Open market Gypsy/traveller 	Local	60 per annum Park wide (Local need / local affordable need)	
Amount of additional employment floorspace granted planning permission			
Amount of additional employment floorspace completed	Core – BD1	0.62ha per annum Park wide	
Employment floorspace on previously developed land	Core – BD2		Not reported
Amount of employment land available	Core – BD3	3.1ha Park wide	
Number of applications for change of use of employment uses refused	Local	Bigger better	No applications
Number of applications for change of use of employment uses approved	Local	Smaller better	No applications
Amount of additional floorspace for town	Core – BD4		No

centre uses granted planning permission including: <ul style="list-style-type: none"> • Amount within central shopping areas • Amount outside central shopping area 			applications
Number of applications relevant tourism development by distinctive area and settlement type.		n/a	
Percentage of approvals in West Distinctive Area	Local	10%	

Context

- 6.34 The coastline is an important feature of the West Distinctive Area stretching approximately 19 kilometres from Drigg and Ravenglass to Silecroft. Low-lying areas between the coast and the dramatic High Fell Ridge provide a variety of different characteristics.
- 6.35 The population of the West Distinctive Area is the second smallest in the National Park with approximately 4094 people spread across small scattered communities. The main settlements in this area are Gosforth and Bootle, although a number of smaller settlements provide some basic services and facilities. Links to centres outside the National Park for example Millom, Cleator Moor, Egremont, and Whitehaven are important for service provision.
- 6.36 The housing market is generally balanced in the West Distinctive Area partly as a result of significantly lower numbers of second and holiday homes. However, there are pockets, such as Eskdale and Wasdale, where the market is not balanced.
- 6.37 The nuclear sector and its related supply chain is important to the West Distinctive Area and West Cumbria more generally as the sector provides better paid jobs. However, away from the nuclear sector low income is a characteristic of the area.

Issues

- 6.38 Although there tends to be a more balanced housing market in the West Distinctive Area affordable housing need has been identified. By 2025 it is anticipated that 26 per cent of the population will be aged 65 or over.
- 6.39 Decommissioning work continues at Sellafield and jobs continue to be cut as this process continues, but proposals for a new nuclear power station adjacent to the Sellafield site is likely to result in a significant number of new jobs being created. This will lead to infrastructure pressures and may result in additional demand on the housing stock. In addition to the potential nuclear new build, the West Cumbrian Authorities are speaking to Government about a geological disposal facility for higher level radioactive waste being potentially located in West Cumbria. Further consideration will need to be given to establish if there is likely to be any impact on the National Park or businesses operating within.
- 6.40 Public transport services are limited and the M6 and West Coast mainline are not easily accessible creating a perception of remoteness. However the coastal railway line offers potential to improve services. Commuter traffic using high fell roads result in localised congestion.

Analysis

- 6.41 Of the 860 planning applications granted approval during 01 April 2011 and 31 March 2012, 84 were located in the West Distinctive Area. This equates to ten per cent which meets the target of ten per cent. In addition, of those applications processed that were supported by the policy, 100 per cent were approved. And one application which was contrary to the intentions of the policy was approved.
- 6.42 5 new dwellings were completed in the West Distinctive Area during the monitoring period therefore achieving the target of four dwellings per annum. 2 were unfettered, 2 were agricultural workers dwellings and 1 had a local occupancy condition. 40 per cent were in a Rural Service Centre and the remaining 60 per cent in either a cluster community or open countryside location. This is not aligned to the intentions of policy CS02, but is not surprising given that 40 per cent of the completions are agricultural workers dwellings. During this monitoring period 3 local needs dwellings, 1 agricultural workers dwelling and 1 unit of tied accommodation were approved. And 12 units are currently under construction, the majority of which we anticipate will be completed during the next monitoring period. No applications for gypsy or traveller sites were received.
- 6.43 The most recent housing needs survey for the distinctive area identifies a requirement for 88 affordable houses by 2014. Through the Allocations of Land process, a total of 2.45 hectares has been identified across the West Distinctive Area which has the potential to deliver 85 affordable houses if all sites are allocated.
- 6.44 Six applications for new tourism developments or improvements were granted approval; all in either a cluster community or open countryside. Approximately 83 per cent of these applications were for the re-development, extension and improvement to existing tourism accommodation, facilities and attractions. Just one application for new tourism development was approved; this was located in either a cluster community or open countryside location.
- 6.45 No employment floorspace completed in the West Distinctive Area in the 2010/11 and 2011/12 monitoring periods. However, the amount of floorspace granted planning permission in the 2011/12 monitoring period was 333 square metres (approximately 0.07 Ha) across two sites. Park-wide four applications, which sought the change of use from employment to a non-employment use, were refused planning permission; and six applications were granted planning permission, none of these were in the West Distinctive Area.
- 6.46 We received no applications for development proposals involving town centre uses



CS07: Central and South East Distinctive Area

Indicators	Type of Indicator	Target	Trend
Percentage of applications processed that support the policy and are approved	Local	Bigger better	
Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need Open market Gypsy/traveller 	Local	60 per annum Park wide (Local need / local affordable need)	
Net additional houses provided, by type <ul style="list-style-type: none"> Affordable Local need Open market Gypsy/traveller 	Local	60 per annum Park wide (Local need / local affordable need)	
Amount of additional employment floorspace granted planning permission			
Amount of additional employment floorspace completed	Core – BD1	0.62ha per annum Park wide	
Employment floorspace on previously developed land	Core – BD2		Not reported
Amount of employment land available	Core – BD3	3.1ha Park wide	
Number of applications for change of use of employment uses refused	Local	Bigger better	No applications
Number of applications for change of use of employment uses approved	Local	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission including: <ul style="list-style-type: none"> Amount within central shopping areas Amount outside central shopping area 	Core – BD4		
Number of applications relevant tourism development by distinctive area and settlement type.		n/a	
Percentage of approvals in North Distinctive Area	Local	44%	

Context

- 6.47 With 13,000 people living in the Central and South East Distinctive Area, it is the most populated; most visited, and most developed part of the National Park. The Rural Service Centres of Windermere and Bowness, Ambleside, Grasmere and Staveley are in this area, along with the villages of Elterwater and Chapel Stile, Troutbeck and Troutbeck Bridge, Crosthwaite, Witherslack and Lindale.

6.48 Windermere Lake is a prominent landscape feature in this area. There are hotels and attractions along the length of the lake. The upland valleys support working communities, and are popular with visitors, especially outdoor enthusiasts. Langdale and Grasmere are relatively busy, while Kentmere and Longsleddale are less developed and offer more tranquillity. The southern part of the area is generally lower lying, with a generally quiet character.

6.49 There is a good range of shops, services and facilities in Windermere, Bowness and Ambleside. The Central and South East Distinctive Area also has good links to services in Kendal and in Grange-over-Sands. There is good access from the M6, via the A590 and the A591, and the Lakes Line train links Staveley and Windermere to the west coast main line. A car ferry, launches and steamers operate on Windermere, and we want to build on these for use as public transport. Lakeside also has a railway link between the lake and Haverthwaite.

6.50 Tourism is the main income earner and employer for the Central and South East area. There is a long history of tourism, resulting in a range of accommodation and facilities to meet visitors' demands. Bowness-on-Windermere is a particularly popular destination, and is the first experience of the National Park for many visitors.



Issues

6.51 House prices in this area are high, particularly compared to average earnings. Many of the settlements are popular for second homes and holiday homes, which has put pressure on house prices.

6.52 There are some existing business sites, for example the Mill Yard in Staveley, and Alnet Business Park in Lindale. However, these sites have few vacancies and there is little available employment land in the area. Away from the larger settlements, many people work in the agricultural industry and there are an estimated 336 active farms. The National Trust is a major landlord.

6.53 High visitor numbers and commuting patterns result in significant congestion in some places at certain times. This adversely impacts on residents' and visitors' experiences, and produces significant carbon emissions.

6.54 Open market housing is unaffordable for some local people, and there are limited opportunities for people to access affordable housing. Housing prices combined with the low wage economy mean that young people and young families find it difficult to stay in the area. This has knock-on effects on shops and service provision, particularly in smaller settlements like Crosthwaite.

Analysis

6.55 We approved 860 planning applications in the National Park. 342 of these were in the Central and South East Distinctive Area. This is 40 per cent of approvals. Development in the area was slightly lower than the target of 44 per cent, but the difference is not

significant enough to indicate that there is a problem. In addition, of those applications processed that were supported by the policy, 95 per cent were approved. And one application which was contrary to the intentions of the policy was approved and one refused.

- 6.56 There were 15 completions for the year 2011-2012 in the Central and South East Distinctive. This is lower than the target of 24 per annum, indicating that there are factors which are affecting the delivery of the level of housing that we are aiming to deliver in this area.
- 6.57 Of the 15 additional homes, 8 were local needs homes, 1 live/work unit, 4 agricultural workers dwellings and 2 open market (or unfettered) homes. Looking at location, 5 were in rural service centres, 2 in villages and 8 in cluster communities or the open countryside. This equates to approximately 33 per cent were in rural service centres and 13 per cent in villages. This is below the delivery intentions of policy CS02 but not significant enough to indicate that there is a problem at this early stage of monitoring the Core Strategy.
- 6.58 During the monitoring period 37 local affordable dwellings, 28 local needs dwellings, 4 agricultural workers dwelling and 1 live/work unit were approved. And 1 unfettered unit was also approved. Approximately 65 per cent were in a Rural Service Centre and the remaining 35 per cent in either a cluster community or open countryside location. This distinctive area has the highest number of rural service centres and so we anticipate that the figures should accord with the intentions of policy CS02. No applications for gypsy or traveller sites were received.
- 6.59 In future we expect there to be lower levels of open market homes, as our policies no longer enable development of open market housing in the National Park. We are currently working to allocate sites for affordable housing in Windermere and Bowness, Staveley, Ambleside, Grasmere, Crosthwaite, Troutbeck Bridge, and Witherslack. We anticipate allocating 7.88 hectares of land which could facilitate approximately 256 new affordable homes.
- 6.60 18 applications for new tourism developments or improvements were granted approval; all in either a rural service centre or cluster community / open countryside location. Approximately 67 per cent of these applications were for the re-development, extension and improvement to existing tourism accommodation, facilities and attractions. Six applications for new tourism development were approved; three in a rural service centre and three in either a cluster community or open countryside location.
- 6.61 The amount of floorspace completed in the Central and South East Distinctive Area in the 2010/11 and 2011/12 monitoring periods was 600 square metres (approximately 0.11 Ha) across eight sites. In 2011/12 the amount of floorspace granted planning permission was -24 square metres (approximately -0.04Ha) across ten sites, this is as a result of the loss of 358 square metres of floorspace and granting of approval of just 334 square metres of floorspace. Park-wide four applications, which sought the change of use from employment to a non-employment use, were refused planning permission; and six applications were granted planning permission, two of these were in the Central and South East Distinctive Area.
- 6.62 We have approved 16 applications which involved development proposals for town centre uses. This resulted in a floorspace gain of 211.32m², a loss of 344.23m² and

1067.58m² of retail floorspace changing to another town centre use. The loss of floorspace resulted largely as a consequence of permission being granted for the change of use to residential. The additional floorspace has been created through the provision of a new shop, hairdressers and extension to existing leisure facility. There was a loss of 58.7m² floorspace in the Central Shopping Areas of this Distinctive Area.

CS08: Windermere Waterfront Programme

Indicators	Type of Indicator	Target	Trend
Number of applications relating to this policy	Local	Contextual	
Percentage of applications processed that support the policy and are approved	Local	Bigger better	
Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	

Context

- 6.63 Policy CS08 is an area-based policy, which seeks to provide a world class visitor experience around Windermere lake. The Windermere Waterfront Programme will enable the delivery of world class visitor accommodation and facilities. It will ensure that Windermere lake is the centre of a cohesive destination, with sustainable transport options linking attractions and accommodation.
- 6.64 The Windermere Waterfront Programme is made up of key sites around the lake, providing visitor attractions and facilities. We are working with landowners and stakeholders to deliver improvements and developments at the key sites. Policy CS08 enables us to support proposals for sustainable tourism and to seek developer contributions for transport and public realm investment.
- 6.65 Within the Windermere Waterfront Programme, we consider Bowness Bay and The Glebe area to be particularly important. We have identified it as the best place in the Lake District to deliver a world class visitor experience. Bowness Bay and The Glebe is a strategic regeneration location, and we will define the boundary and details in the Allocations of Land Development Plan Document (DPD). The site allocation will assist us in securing private and public investment to deliver improvements to Bowness Bay and The Glebe.

Issues

- 6.66 Windermere Waterfront Programme involves several landowners and stakeholders. We have set up the Windermere Waterfront Steering Group to facilitate discussions between landowners, tourism operators and stakeholders, so we can deliver the programme's aspirations.
- 6.67 We have prepared our Preferred Options report for the Bowness Bay and The Glebe site allocation. The report identifies an overall site boundary for the strategic regeneration location, and preferred future developments within that boundary. It includes development sites and open space. Changes in the general economic situation mean that we may not be able to deliver some of our earlier aspirations. We are working with partners, such as South Lakeland District Council, to identify alternative funding for public realm enhancements.

Analysis

- 6.68 Just five applications were considered relevant for the application of policy CS08. All of these were supported by the policy and were approved. No applications were considered contrary to the intentions of the policy.
- 6.69 Although we have only received a small number of applications relevant to policy CS08, the decisions on those indicate that we are meeting the intention of the policy. Two of the applications, construction of high ropes course at Brockhole and replacement hotel will contribute to visitor attractions around Windermere lake.

CS09: South Distinctive Area

Indicators	Type of Indicator	Target	Trend
Percentage of applications processed that support the policy and are approved	Local	Bigger better	
Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need Open market Gypsy/traveller 	Local	60 per annum Park wide (Local need / local affordable need)	
Net additional houses provided, by type <ul style="list-style-type: none"> Affordable Local need Open market Gypsy/traveller 	Local	60 per annum Park wide (Local need / local affordable need)	
Amount of additional employment floorspace granted planning permission			
Amount of additional employment floorspace completed	Core – BD1	0.62ha per annum Park wide	
Employment floorspace on previously developed land	Core – BD2		Not reported
Amount of employment land available	Core – BD3	3.1ha Park wide	
Number of applications for change of use of employment uses refused	Local	Bigger better	
Number of applications for change of use of employment uses approved	Local	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission including: <ul style="list-style-type: none"> Amount within central shopping areas Amount outside central shopping area 	Core – BD4		
Number of applications relevant tourism development by distinctive area and		n/a	

settlement type.			
Percentage of approvals in North Distinctive Area	Local	14%	

Context

- 6.70 The South Distinctive area is dominated by the backdrop of sweeping high fells, which include the Old Man of Coniston and Scafell Pike. Away from the main settlements, there is a very strong sense of remoteness, isolation, wilderness and tranquillity. This is characterised by open and natural valleys, frequent small patches of deciduous woodland, and an extremely sparse settlement pattern of isolated farmsteads dotted amongst pasture fields. Its industrial legacy, for example copper mining, is evident in the present-day landscape.
- 6.71 The population of the area is 6033, and most people live in the main settlements of Coniston, Hawkshead, Broughton-in-Furness, Backbarrow and Haverthwaite. These are Rural Service Centres and provide access to a range of local services including a secondary school in Coniston. The north of the area has good links with Ambleside, Windermere and Bowness, and to Barrow and Ulverston outside the National Park in the south. Both Barrow and Ulverston provide access to a range of services, such as hospitals, and retail provision not available locally within the Distinctive Area.

6.72 The whole area is popular for recreation and offers a variety of tourist attractions. Tourism and agriculture are an important part of the local economy, contributing to the area’s strong identity as a living and working community.



6.73 There is a high demand and high pressure housing market, with limited opportunities to buy affordable housing. The mean house prices in 2012 were £307,418 and mean income £34,671 giving an affordability ratio mean house price to household income of 8.8. The average income for those in the lower quartile is £14,919. The market is distorted by high numbers of second homes and holiday homes. Approximately 15 per cent of the housing is used for second homes, rising to 51 per cent in Coniston.

Issues

- 6.74 There is a lack of affordable housing throughout the area. Recent surveys have identified a housing need of 157 affordable dwelling units. In addition, by 2025 we anticipate that 31 per cent of the population will be age 65 and over, which will influence future residential needs.
- 6.75 The area has very low unemployment rates, but these hide significant levels of deprivation when looking at the quality of employment, limited access to different types of employment and the limited access to services. Wages are relatively low and there is underemployment in both the tourism and agriculture sectors, with a high proportion of double jobbing and part-time working.

- 6.76 Farming forms an important part of the economy but is facing pressures ranging from national and international economic factors to an ageing workforce and a lack of young people entering the industry.
- 6.77 Pressure for more tourism related development in Hawkshead and Coniston is unlikely to diversify the economy, and may not be compatible with local community interests.
- 6.78 Future development at Grizedale Visitor Centre could increase traffic on the minor roads. This would change the character of minor roads and tracks. Similarly, pressure for access to the high fells could cause lasting landscape scars. Increased access to Coniston Water may increase levels of pollution and will raise the risk of introducing invasive species.
- 6.79 The opening of the High and Low Newton by-pass makes part of this area more accessible to visitors.
- 6.80 The area is highly sensitive to noise and light pollution. Pressure from new development could result in a loss of tranquillity, which is a key feature of the area outside the main settlements. Pressure to regenerate the area may also impact on the industrial archaeology.
- 6.81 Flooding is becoming worse both in frequency and scale. Coniston, in particular, has major flooding concerns.
- 6.82 Broughton-in-Furness straddles the National Park boundary, meaning the settlement benefits from the planning services of the National Park Authority and South Lakeland District Council. It is important that both Authorities provide a consistent planning approach for Broughton-in-Furness as a whole.

Analysis

- 6.83 In Policy CS09 we anticipate that approximately 14 per cent of development will be in the South Distinctive Area. During the monitoring year 10 per cent of the planning approvals were in this area. This is slightly lower than the target but the difference is not significant enough to indicate that there is a problem. In addition, of those applications processed that were supported by the policy, 95 per cent were approved. And one application which was contrary to the intentions of the policy was refused.
- 6.84 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, 24 additional homes were provided during 2011-12. This includes 19 affordable homes, two agricultural workers dwellings, two local needs dwellings and one unfettered dwelling. Five of the new homes are in a Rural Service Centre and the remaining 19 in cluster communities or open countryside, of which eight are in Torver which is a specific delivery aim of policy CS09.
- 6.85 We have also monitored the percentage of approved planning applications for new housing in the South Distinctive Area. A total of six new houses have been approved, which includes five local needs houses and 1 agricultural workers dwelling. We are currently working to allocate sites for affordable housing in Coniston, Hawkshead, Broughton in Furness and Backbarrow. We anticipate allocating 1.11 hectares of land

which could facilitate approximately 33 new affordable homes. No applications for gypsy or traveller sites have been received.

- 6.86 Six applications for new tourism developments or improvements were granted approval; all in either a rural service centre or cluster community / open countryside location. Approximately 83 per cent of these applications were for the re-development, extension and improvement to existing tourism accommodation, facilities and attractions. Just one application for new tourism development was approved; this was in a cluster community or open countryside location.
- 6.87 The amount of floorspace completed in the South Distinctive Area in the 2010/11 and 2011/12 monitoring periods was 745 square metres (approximately 0.14 Ha) across three sites. In 2011/12 the amount of floorspace granted planning permission was 139 square metres (approximately 0.02 Ha) on just one site. Park-wide four applications, which sought the change of use from employment to a non-employment use, were refused planning permission – two in Hawkshead; and six applications were granted planning permission, one, again in Hawkshead Parish.
- 6.88 We have approved just two applications which involved development proposals for town centre uses, which resulted in a floorspace gain of 72m². The additional floorspace has been created through the provision of a café extension and the provision of two additional letting rooms in a public house. The public house was in an open countryside location and the café extension in a rural service centre.

7 Design and development

- 7.1 The National Park is a living and working environment of outstanding natural quality, but is not immune to the pressure for change required to support and sustain a modern society. Development in the National Park needs to complement and reinforce the spectacular landscape and its special qualities.

Policy	Indicator(s)	Type of Indicator	Target	Trend
CS10: Achieving design excellence	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
CS11: Sustainable Development Principles	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
	New and converted houses on previously developed land	Core – H3		
	Employment floorspace on previously developed land	Core – BD2		No data
	Percentage of applications relating to farm diversification that involve reuse or extend existing buildings		Bigger better	
CS12: Major Developments	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
CS13: Planning Obligations	Percentage of applications processed that support the policy and are approved	Local	Bigger better	Policy implementation requires SPD
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	Policy implementation requires SPD

CS10: Achieving Design Excellence

Context

- 7.2 We want to see design that's high quality and innovative, and that takes its inspiration from the National Park landscape. Development should achieve design excellence, be of the right type and in the right location, in order to add to the existing high quality natural environment and enhance the built environment. Through consistently encouraging high quality design, we will establish a reputation for design that inspires people to live, work and enjoy the National Park.

Issues

- 7.3 Design is not only about how a building or a place looks, it should contribute to a sense of local identity and incorporate sustainable development principles. Design should reflect the townscape and wider landscape, as well as complementing neighbouring buildings. It should be the basis for durable and flexible developments, that can adapt to climate change and wider social and economic changes. Designing accessible and safe places is another consideration, and policy CS10 aims to address these issues.
- 7.4 We have replaced the indicator summarising the Civic Trust Awards with a new one that assesses the proportion of applications that support policy CS10, that are approved against this policy.

Analysis

- 7.5 We received 359 applications that were relevant to policy CS10. Of those, 336 supported policy CS10 and we granted permission for 333 and refused three.
- 7.6 23 applications were contrary to policy CS10, and we refused 19 of them (83%).
- 7.7 The monitoring data indicates that we are approving applications that meet policy CS10's design requirements, and refusing those that don't.

CS11: Sustainable Development Principles

Context

- 7.8 Our Vision states that we aim to be an inspirational example of sustainable development in action, and this policy sets out the guidelines on how new development should contribute to achieving this.
- 7.9 Sustainable development means enabling communities to develop in a way that provides for their current needs, but protects the National Park's landscape, special qualities and resources for future generations so that they are able to provide for themselves.

Issues

- 7.10 Opportunities for development are restricted in the National Park. Topography and designations are physical limitations of some of our larger settlements. On-going problems with wastewater network capacity, flood risk and environmental constraints challenge our ability to accommodate the level of development needed in some towns and villages.

7.11 The overarching intention of policy CS11 is for all developments to demonstrate that they meet sustainable development principles. However, we receive a considerable number of planning applications for minor schemes, where we do not consider it appropriate to refer to sustainable development principles. Minor applications, such as an external porch or single storey house extension, are examples of development that we do not consider proportionate to the intended use of the policy.

Analysis

7.12 During the monitoring period 313 applications have referred to policy CS11, of which 290 were approved. 29 applications were considered contrary to policy but we granted permission for 11 of these. The principles of sustainable development are implicit throughout the Core Strategy, and the 11 applications approved contrary to policy were supported by a number of other policies. This equates to just over three per cent of the applications to which this policy was relevant; therefore, on balance we considered these proposals as acceptable.

Table 1: Applications contrary to policy CS11

Application no.	Proposal	Decision
7/2010/3106	Proposed conversion and change of use of barn building to form Physiotherapy Unit	Granted
7/2010/5650	Proposed change of use and extension of existing stable block to a walkers hostel, siting of four camping pods and provision of car parking	Refused
7/2011/2039	Proposed extension and alteration	Refused
7/2011/2081	Single storey extension to the side and rear, together with detached garage	Refused
7/2011/2157	Proposed garage/workshop building	Granted
7/2011/2158	Conversion of barn to form holiday letting unit as part of farm diversification	Refused
7/2011/2187	A small terrace house on a vacant site	Refused
7/2011/2279	Barn conversion to create one three bedroom dwelling for permanent residential use and one two bedroom dwelling for holiday letting	Refused
7/2011/3061	Addition of single bay to existing agricultural building to provide a covered midden for the storage of farm yard manure	Granted
7/2011/3096	To construct a single storey building to accommodate a biomass boiler and associated pellet (fuel) storage for the purpose of heating the church premises	Granted
7/2011/3129	Change of use for Askham Hall and curtilage buildings from private residence to 25 bed hotel, function venue, tea room and associated facilities	Granted
7/2011/5001	Conversion of existing byre to single dwelling	Refused
7/2011/5083	Demolition of existing dwelling and erection of 1 no. replacement dwelling and 3 no. dwellings to meet local housing need	Refused
7/2011/5099	Change of use of garage/workshop to self catering holiday accommodation	Granted
7/2011/5102	Development of business park (including B1, B2 and B8 Uses) and ancillary modal transfer facility (to include provision for potential park and ride) on 15.5ha site, approximately 25% of the site would be developed as	Refused

	buildings (providing an initial phase of up to 26,000 sq m of floor space with latent capacity for a total of 39,000 sq m floor space), 15% as parking and 60% as landscaping. Access to be provided by a new roundabout on the A591 (Resubmission of 7/2009/5665)	
7/2011/5173	Proposed five additional guest suites, Biomass Boiler, Laundry and Plant storage facilities, drainage alterations and upgrade; improved delivery/car parking alterations, alterations to existing opening and construction of a new balcony to the conference facility	Refused
7/2011/5204	Single storey extension to existing single storey private residence. Removal of existing entrance and storage area and new septic tank	Granted
7/2011/5217	Construction of rear extension/orangery	Granted
7/2011/5402	Extension of dwelling, erection of shed and alterations to boundary fence	Granted
7/2011/5458	Development of 14 static caravan pitches	Refused
7/2011/5508	Demolition and reconstruction of cottage	Refused
7/2011/5521	Installation of a ground mounted solar pv array	Refused
7/2011/5534	Change of use of barn (currently used as ancillary accommodation to Hagg End Farmhouse at first floor and a tearoom at ground floor, see planning permission 7/2006/5243) to a local needs dwelling	Granted
7/2011/5585	Proposed second storey extension and alterations	Refused
7/2011/5603	Rebuilt agricultural building (retrospective)	Refused
7/2011/5606	Change of use of redundant agricultural building to woodworking workshop and construction of ancillary building (retrospective)	Refused
7/2011/5607	Solar pv panels	Refused
7/2011/5638	Change of use of disused residential care home to single dwelling	Refused
7/2011/5655	Proposed extension to dwelling and alteration to existing curtilage building to provide ancillary accommodation	Granted

- 7.13 Of the 12 applications received for farm diversification, six of these related to farm diversification that involved the reuse or extension of existing buildings, 100 per cent of which were approved.
- 7.14 Of the 62 houses built during the monitoring year, 38 of these were on previously developed land which equates to 61 per cent. This is lower than previous years which have remained consistent at 70 per cent. This year's figure demonstrates that development opportunities on previously developed land are finite and it will be increasingly difficult to find those opportunities in the future.

CS12: Major Developments

Context

- 7.15 We define major development as development which is more than local in character and which has a significant adverse impact on the special qualities of the National Park.

- 7.16 National Parks are not appropriate locations for major development, unless in exceptional circumstances where the development is absolutely necessary, is in the national interest and where there is no practical alternative.
- 7.17 Examples of major development proposals include road schemes, pipelines, energy supply schemes, water supply schemes, large scale tourism or leisure schemes, major minerals workings or proposals for major new waste disposal or management facilities.

Issues

- 7.18 Major development outside of the National Park boundary may also impact on the National Park. Proposals for a new nuclear power station near Sellafield and facilities for the radioactive waste disposal in West Cumbria would require upgrades to the existing infrastructure, and have the potential for significant adverse effects on our special qualities.
- 7.19 We are working with the relevant Cumbrian authorities and partners to ensure we are fully involved in these proposals, so we can help identify appropriate mitigation measures.

Analysis

- 7.20 We received just three applications which required assessment against this policy. Two supported the intentions of the policy and were approved and one was contrary to policy and subsequently refused.

CS13: Planning Obligations

Context

- 7.21 In order for development to take place within infrastructure capacity, without unacceptable harm, or in accordance with planning policies, we sometimes ensure that developments are accompanied by restrictions or requirements which cannot be secured by using planning conditions.
- 7.22 These legal agreements are commonly known as 'Section 106 agreements' or 'planning obligations'.
- 7.23 Planning obligations can only be used where they are necessary to make development acceptable in planning terms. For instance, we have used this type of restriction on housing to meet affordable local needs for several years.
- 7.24 Policy CS13 identifies the circumstances when an obligation may be sought, the matters that such obligations may relate to and the policy areas where such a requirement may arise.

Issues

- 7.25 A matter which was discussed with the appointed Inspector during the examination of the Core Strategy was the proposed means of implementing Policy CS13.
- 7.26 The policy is intended to provide a 'hook' for a subsequent Supplementary Planning Document (SPD), which will set out the detail with regard to developer contributions and the implementation of this policy requirement.

- 7.27 Due to the range of developments which may come forward within the National Park, and within the plan period of 2010 – 2025, we cannot pre-empt the form that all developer contributions may take.
- 7.28 Until the SPD is prepared, we continue to use developer contributions where appropriate and necessary.
- 7.29 The adopted Local Development Scheme indicates that consultation on a Planning Obligations SPD will take place during September and October 2013, with adoption anticipated in March 2014. Although our original intention was to produce a Planning Obligations SPD, we are currently reviewing this approach in light of more recent guidance from Government on the Community Infrastructure Levy.

8 Climate Change

- 8.1 There is scientific consensus that climate change is occurring, and that it is primarily a result of increased greenhouse gases that alter the planet's natural heating and cooling processes. Carbon dioxide is one of the main greenhouse gases, and carbon dioxide emissions have been gradually increasing due to human activity.
- 8.2 Climate changes are likely to have wide reaching effects on biodiversity, increased flood risk, visitor trends and changing agricultural patterns. This will impact the National Park, its economy and its communities. We are actively pursuing adaptation and mitigation measures through our planning policies and through the Lake District National Park Partnership actions.

Policy	Indicator(s)	Type of Indicator	Target	Trend
CS14: Sustainable Transport Solutions	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
CS15: Maximising Energy Efficiency	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
CS16: Generating Renewable and Low Carbon Energy	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
CS17: Development and Flood Risk	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
	No. of planning permissions granted contrary to Environment Agency advice on flooding and water grounds	Core – E1	0 per annum	

CS14: Sustainable Transport Solutions

Context

- 8.3 Traffic and transport affects us all, be it for business, domestic or leisure uses, and whether we use private vehicles or travel more sustainably. Our challenge is to tackle traffic growth and protect environmental quality, without compromising business interests or restricting residents from their day-to-day activities.
- 8.4 Government policy in recent years has focused on reducing the need to travel, and promoting sustainable travel choices. This is clear in the Transport Act 2000, the White Paper 'A New Deal for Transport: Better for Everyone', Planning Policy Guidance Note 13, and 'Low Carbon Transport: A Greener Future'. The emphasis is on integrated planning, more sustainable movement of freight, reduced parking and adopting road hierarchies based on road character. The Government advises that, subject to safety, environmental quality should be the primary aim for road planning, management and design in National Parks.
- 8.5 The Local Transport Plan sets out a vision for Cumbria's transport network that provides safe access to jobs and services; supports a sustainable economy; maintains and improves the quality of the built and natural environment; and contributes to better public health. Other key reports include the Countryside Access Strategy and Cumbria Rights of Way Improvement Plan 2007 which promote access opportunities for walkers, cyclists, horse-riders and people with limited mobility'.
- 8.6 We have identified a delivery programme with Cumbria County Council which includes:
- transport hub development (including the improvement of interchange between different modes of transport, and parking provision)
 - traffic management (including the management of access to, and within, different areas of the National Park)
 - cycling and horse riding network development (including the strategic development of networks)
 - passenger transport improvement (including development of high quality waiting facilities, information provision, service and ticketing integration, marketing and communications).
 - low carbon vehicle network development (including demonstration of alternatively fuelled vehicles, market appraisal and development of recharge and refuelling infrastructure).

Issues

- 8.7 The National Park is served by a network of roads, bus routes, rail links, cycle ways, bridleways and footpaths, together with boat services on some of the larger lakes. But Cumbria has a dispersed population and settlement pattern, and for many residents there are limited transport choices. Residents often need private vehicles to access jobs, goods and services.

8.8 About fifteen per cent of households do not have access to a car, and rely on other forms of transport. This too presents problems. In some areas frequent bus services are not commercially viable, and rail services can only provide for a limited proportion of demand. And we need efficient transport links if we are to regenerate areas like the west coast, which has suffered industrial decline and has relatively high levels of unemployment.



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- 8.9 Tourism adds significantly to traffic in the National Park. Most visitors come to, and travel around, the National Park by car, and sightseeing by car is one of the most popular activities. Congestion is common on weekends and holiday periods, particularly on key routes, such as the A591, and at popular destinations in the central Lake District. This adversely affects visitors' enjoyment, residents' quality of life, and public safety.
- 8.10 Car parks in the National Park are a mix of pay and display and free parking, owned and operated by public and private bodies. There is on and off street parking, formal or otherwise, both in and out of settlements. This mix leads to a fragmented management approach, with differences in the quality of car parking and facilities such as toilets and information points. Road side parking on minor roads can disrupt the day-to-day lives of residents and local businesses.
- 8.11 'Rural Roads at Risk' highlights how the character of many Cumbrian roads has changed in recent years. An increase in traffic has been accompanied by larger signs, more surface markings and colourings, and more lighting and curbing. Many roads have had major changes in layout to provide for, or make them safer for, more and faster traffic. The 'fit for purpose' approach is contrary to maintaining and enhancing landscape character and local distinctiveness.
- 8.12 Carbon emissions, not just from visitor-related trips, are contributing significantly to climate change.

Analysis

8.13 During the monitoring period 43 applications have referred to policy CS14, of which 35 supported the policy and were approved. Eight applications were considered contrary to the intentions of the policy but we granted permission for five of these. These applications were supported by a number of policies; therefore, on balance we considered these proposals as acceptable.

Table 2: Applications contrary to policy CS14

Application no.	Proposal	Decision
7/2010/3106	Proposed conversion and change of use of barn building to form Physiotherapy Unit	Granted
7/2011/3073	Conversion and extension of barn to form new agricultural workers dwelling, new general purpose agricultural	Granted

	building and access track	
7/2011/3087	Change of use of barn to dwelling	Granted
7/2011/3129	Change of use for Askham Hall and curtilage buildings from private residence to 25 bed hotel, function venue, tea room and associated facilities	Granted
7/2011/5280	Change of use of redundant barn and conversion to dwelling	Granted

CS15: Maximising Energy Efficiency

Context

- 8.14 Burning fossil fuels for heating, lighting, and air conditioning our homes and workplaces contributes to carbon emissions. Minimising energy consumption and increasing energy efficiency is the first step towards meeting our carbon budget and for reducing carbon emissions. We can reduce energy use in developments through effective layout and design, and by incorporating high standards of insulation.
- 8.15 We aim to help reduce carbon emissions in the Lake District National Park and reduce people's energy costs, by achieving the highest practical energy efficiency in developments.

Issues

- 8.16 The National Park's climate means that energy efficiency is important not only for reducing carbon emissions, but for providing buildings that are comfortable to live and work in. Most new housing in the National Park will be affordable housing, to meet local affordable need. People in need of affordable housing are most susceptible to rising energy bills, and should not bear the cost of energy inefficient homes.
- 8.17 Building regulations are progressively requiring better energy efficiency standards, and will require all new homes to achieve zero carbon by 2016. We can further influence energy efficiency by working with developers to ensure that building orientation, location, and layout maximises solar gain and minimises wind. Design also plays a part, for example where windows are placed and window size.
- 8.18 Assessing how a building functions is a new area of influence for development management. We anticipate that making changes to the way that people design and build will be a gradual process as development management planners, developers and planning agents become more familiar with policy CS15 and with incorporating energy efficiency features into building proposals.

Analysis

- 8.19 We assessed 56 applications against policy CS15. 55 applications were supported by the policy and we granted permission for 51 of these proposals which equates to 93 per cent. One application was contrary to policy CS15, and we refused planning permission for it.
- 8.20 The data indicates that we have achieved our target of 'Bigger better' for the percentage of applications that support policy CS15 that are approved.

CS16: Generating Renewable and Low Carbon Energy

Context

- 8.21 We want to increase the amount of low carbon and renewable energy generated in the National Park.
- 8.22 The UK Renewable Strategy (2009) suggests that 15% of our total future energy needs should come from renewable sources by 2020. Although we don't expect that this aspiration will be disaggregated to local areas, Cumbria is committed to contributing to renewable energy generation. We recognise that the National Park has a significant role in reducing Cumbria's carbon emissions, and we want to be a leader in promoting decentralised and small-scale renewable energy schemes.
- 8.23 Policy CS16 supports renewable and low carbon energy schemes in the National Park, where they do not adversely affect landscape character or the special qualities. We are also contributing to reducing carbon emissions by requiring renewable or low carbon energy generation as part of new developments. We require all new housing developments, and all developments for other uses of 200sqm or more floorspace to reduce the predicted carbon emissions of the development by 10 per cent or more through generating renewable or low-carbon energy.

Issues

- 8.24 Cumbria's total energy demand is likely to be 14000 - 18000 GWh in 2030. It is forecast that Cumbria has deployable onshore renewable energy resources of 606 MW by 2030 (both figures are from the 2011 Cumbria Renewable Energy Capacity and Deployment Study). Cumbria needs to significantly increase its current level of deployment (295 MW) if it is to meet the 606 MW that is considered deployable.
- 8.25 The Lake District National Park has abundant natural resources for renewable energy, but any renewable energy schemes need to be developed in a way that maintains or enhances the landscape and special qualities. Planning Policy Statement 22 is clear that in National Parks, we should only grant planning permission for renewable energy projects where the proposal does not compromise the objectives of the designation. There is therefore a presumption against large scale wind energy development in the National Park. This approach is consistent with the Cumbria Wind Energy Supplementary Planning Document (2007).
- 8.26 We did not fully implement the 10% renewable energy requirement during the monitoring period, because we are currently piloting a small number of cases in order to find the least onerous and most effective way of implementing that part of the policy.

Analysis

- 8.27 Domestic installation of solar photovoltaic units and solar thermal panels do not require planning permission, unless on a listed building or in a Conservation Area, so we do not hold data for all of the renewable energy installations in the National Park.
- 8.28 We referred to policy CS16 in our assessment of 99 applications for renewable energy installations. We granted permission for 91 of them, four applications were considered contrary to policy, but we approved two of them.
- 8.29 Although we have referred to the policy for the assessment of 99 applications, in reality we have approved 106 applications for renewable energy installations which are set out

in the table below. Information on capacity is still not consistently provided so we have only included the figures where this information was available.

Table 3: Amount of renewable energy generation equipment installed by capacity and type

Renewable Energy Type	Number of applications granted which reference this type of energy generation	Total capacity (megawatts)	Total capacity (kilowatts)
Wind – onshore	5	0.058	48.1
Hydropower	7	0.3491	unknown
Solar photovoltaics	57	0.11986	unknown
Solar thermal	12	19 panels total	19 panels total
Biomass boilers	10	unknown	unknown
Air source heat pumps	7	unknown	unknown
Ground source heat pumps	5	unknown	unknown
Combined Heat & Power (CHP)	3	unknown	unknown
Total	106		

- 8.30 During the monitoring year we have had an increase in the number of planning applications received for renewable energy installations. The review of planning applications demonstrates that we are making progress towards increasing Cumbria’s proportion of energy generated from renewable sources.
- 8.31 We are no longer using the North West targets from the Regional Spatial Strategy. We participated in the Cumbria Renewable Energy Capacity and Deployment Study, which estimates 606MW of deployable renewable energy for Cumbria at 2030. The figure for the Lake District National Park is 27MW. We expect that we will meet this through small scale renewable energy schemes, with biomass and hydropower being important contributors.

CS17: Development and Flood Risk

Context

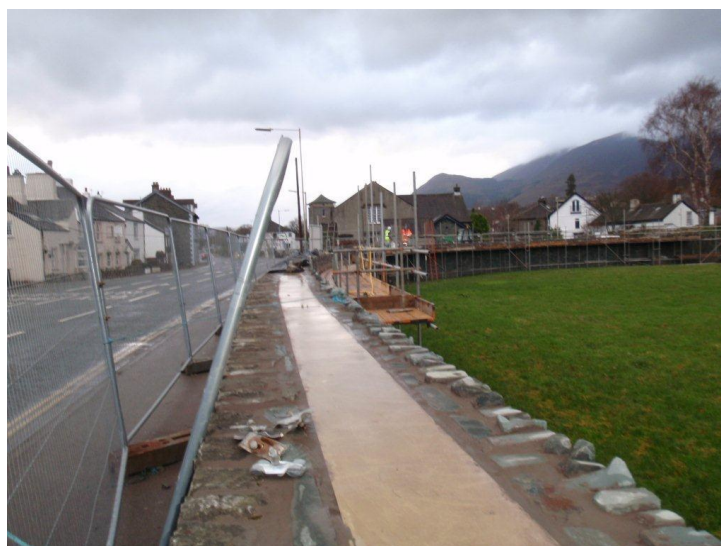
- 8.32 Water is a key feature of the National Park, with 9,158km of watercourses, 19km of coastline and a further 58.28sq km of still water including the 18 main lakes. Flood events are becoming more frequent. Experts predict that climate change could mean an increase in flooding as we experience milder, wetter winters and hotter, drier summers. In 2009, UK Climate Projections indicated a possible increase of 16 per cent in average winter rainfall in the North West.
- 8.33 New development should not be permitted in locations where people and buildings are at risk of flooding or where the consequences of the development will increase the risk elsewhere. A precautionary approach to the increased risk from climate change is also a key consideration for the planning process.

Issues

- 8.34 The average rainfall for the whole of the UK is 1080mm. On the fell tops around Derwent water, the annual rainfall is as high as 4175mm, and when it rains, the high fell rivers rise very quickly, typically within three to five hours.
- 8.35 In November 2009 Cumbria experienced severe storms and flooding. Cockermouth, on the boundary of the National Park, was severely affected with water levels in the town reaching 2.5m, Keswick and Backbarrow were also badly affected. In January 2005 Keswick had over 228.6mm rainfall in 48 hours.
- 8.36 Most of our Rural Service Centres are located along the banks of our main rivers, where some of the existing development is located in high risk areas. Backbarrow, Coniston, Grasmere, Staveley and Keswick are examples.
- 8.37 The Environment Agency is working on the Keswick Flood Alleviation Scheme which replaces and repairs existing flood defences, builds new flood defences and associated flood resilience measures along the River Greta. Following approval of the scheme in 2011, the work is substantially complete.

Analysis

- 8.38 53 applications were assessed against this policy. Of the applications which were consistent with the intention of the policy, 52 were approved. No applications were approved contrary to this policy, and it is particularly encouraging to see that no applications were approved contrary to Environment Agency advice during this period. We aim to ensure that, wherever possible, concerns relating to flood risk and water quality which may arise from development proposals are resolved as early in the planning process as possible. We work with the Environment Agency and applicants to address flood risk concerns in a way that is appropriate for the circumstance.



9 Vibrant Communities

9.1 Vibrant Communities is one of the four key themes of the Vision for the Lake District National Park with the specific outcome ‘People successfully living, working and relaxing within upland, valley and lakeside places where distinctive local character is maintained and celebrated’. The work of the Authority is prioritised in order to achieve the aspirations of the Vision.

Policy	Indicator(s)	Type of Indicator	Target	Trend
CS18: Housing Provision	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
	Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need Open market Gypsy/traveller 	Local	60 per annum (Local need / local affordable need)	
	Net additional houses provided, by type <ul style="list-style-type: none"> Affordable Local need Open market Gypsy/traveller 	Local	60 per annum (Local need / local affordable need)	
	Density of new housing	Contextual	100% > 30 dph	
CS19: Community, health and education facilities	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	No applications
	Number of applications for change of use of a community facility approved contrary to policy	Local		No applications
CS20: Vibrant settlement centres	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
	Amount of additional floorspace for town centre uses granted planning permission including:	BD4		-35.7m ²

	<ul style="list-style-type: none"> Amount within Central shopping areas Amount outside Central shopping area 			
	Number of applications for change of use to a non-town centre use which has been refused	Local	All	
CS21: Open space and recreation	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	

CS18: Housing Provision

Context

- 9.2 Each year we monitor the number of housing completions through our annual housing land availability survey. The continuing high cost of homes in the Lake District National Park is largely due to both high levels of second home ownership and the outstanding environment that attracts people to the area who are able to afford the high prices. This puts immense pressure on the existing housing stock, and makes it extremely difficult for people relying on local wages to compete for housing in an open market.
- 9.3 As part of delivering our Business Plan and our quest to restore and retain our vibrant communities, we need to ensure that all new dwellings contribute towards meeting an identified local need or local affordable need - helping to redress the imbalances in the local housing market. This approach also provides social and economic benefits for local communities, as a vital means of maintaining the social cohesion and networks necessary to support an ageing population as well as supporting the local services, clubs and activities which are an integral part of community life for all ages.
- 9.4 The indicator of our success is based on approving 60 dwellings per annum – to make provision for 900 new dwellings by 2025. This indicator reflects the Authority’s commitment to facilitating the delivery of local and local affordable needs housing.
- 9.5 There is a key limitation to the control that we have; ultimately the Authority cannot ensure that sufficient planning applications are made, nor can we ensure proposals with planning permission are actually constructed and completed. With this in mind, for monitoring purposes data on additional homes is based on those properties which are built in the plan period. When planning approval is granted, a standard time condition of 3 years is applied.

Issues

- 9.6 Housing often reflects the economic climate, and completions data helps us to appreciate the economic vibrancy of the Park. The credit crunch has caused affordability to worsen in the National Park. Increased deposit requirements and the unwillingness of lenders to extend finance on properties with occupancy conditions attached outweighs any beneficial fall in properties prices, and makes it increasingly difficult for young

families to get a foothold on the housing ladder. By way of example, Lower Quartile House Price to Household Income is 12.9 (CACI 2012)

- 9.7 As a result of the Comprehensive Spending Review (October 2010), the housing market has been fundamentally changed. Funding reforms have seen the introduction of the Affordable Homes Framework (launched February 2011) which sets out how the development of new affordable housing will be funded through public subsidy over the next 4 years. Affordable rent will be the primary housing product supported by the Homes and Communities Agency (HCA) funding and will enable providers to set rent at up to 80% of market rent. Housing Associations, the main provider of affordable homes, will find it increasingly difficult to bring forward new schemes which utilise the reduced public subsidy but continue to contribute towards meeting the identified local affordable need.
- 9.8 The availability of suitable land for development remains a challenge in the National Park. Both developers and communities require certainty that if a need for affordable housing is identified within a locality then suitable sites will be available to meet that need. The Allocations of Land (Local Plan Part Two) document seeks to find these sites. This has reached an advanced stage of preparation; we aim to submit the document to the Secretary of State in spring 2013 with adoption in autumn 2013. Once adopted it is anticipated it will facilitate the release of land for the delivery of more affordable housing which will be reflected in subsequent Annual Monitoring Reports.

Analysis

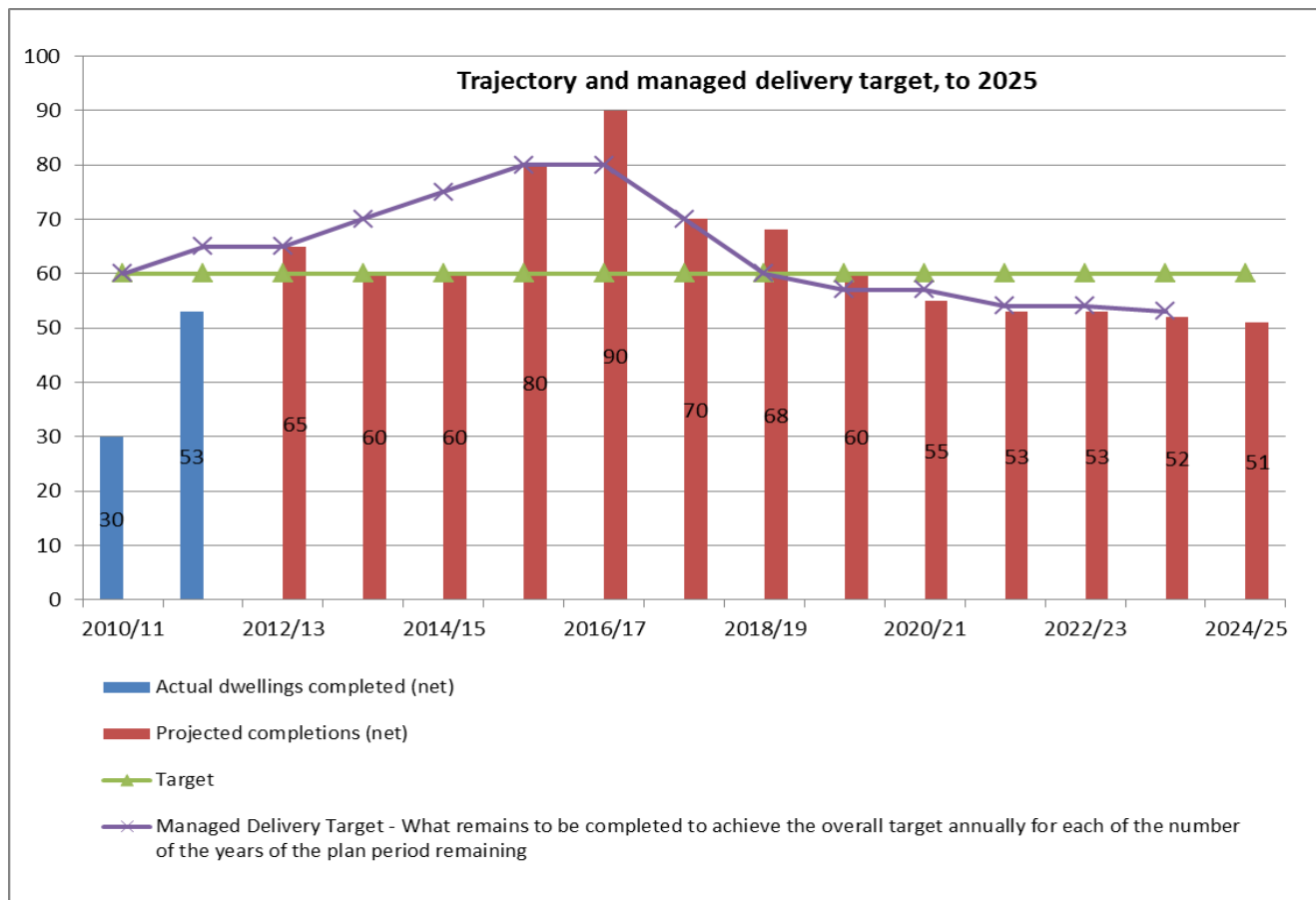
- 9.9 Of the applications received that referred to policy CS18, 51 were granted approval and 7 were refused, which equates to 88 per cent. Of the nine applications which were not supported by the policy, seven were granted approval and 2 refused. Further investigation into these applications shows that five of the applications relate to proposed holiday accommodation.

Actual dwellings completed (net)

- 9.10 Within the monitoring period 62 new houses have been completed; 53 (85 per cent) in line with current planning policy:
- 25 units for local need - a local occupancy condition and
 - 28 units for affordable housing
- 9.11 In addition to the 53 new dwellings, a further nine houses were built that were unfettered. Unfettered houses do not have occupancy restrictions attached, so when they are sold, in theory they will be sold at full open market value to anyone who can afford them. These are not consistent with the aspirations of Policy CS18 but all are a consequence of historic planning permissions where development had started but taken several years to complete.
- 9.12 As Figure 2 shows this has been a difficult year. Although we have met our annualised delivery target of 60 houses built per year the cumulative figure remains low. If this trend continues it will significantly compromise our ability to meet our target over the plan period of 900 new dwellings. House building is outside our control and ultimately we have little or no influence over whether planning permissions are implemented. By way of example, the biggest challenge being faced once planning permission has been achieved is sourcing the finance / obtaining a mortgage.

9.13 This is the second year of monitoring. We are experiencing challenging economic times and it is too soon to initiate changes to policy as a consequence of this year's figures.

Figure 2: Housing Trajectory



Development on Previously Developed Land (PDL)

9.14 The National Park is a sparse rural area with an increasingly limited supply of vacant and derelict sites and buildings which are considered suitable for redevelopment. Many of our development opportunities have traditionally been through conversions, or on small sites in rural settlements and this remains the case. The conversion of buildings previously used for agricultural purposes are currently classed as greenfield land, as is land in built-up areas such as private residential gardens.

Year	New Build (net)				Conversions including subdivision (net)		Total		Total	%
	Greenfield	PDL	Total	%PDL	Greenfield	PDL	Greenfield	PDL	All Sites	PDL
2011-12	21	15	36	42%	3	23	24	38	62	61%

9.15 Trend data from previous years indicate since 2003-04 on average 70% of housing completions have been on previously developed land. This year's figure demonstrates that development opportunities on previously developed land are finite in the National Park and it will be increasingly difficult to find those opportunities in the future.

Additional gypsy and traveller residential pitches

- 9.16 Recent studies into Gypsy and Traveller Accommodation have not identified a need for residential pitches within the National Park, and so we are not allocating sites specifically for this land use. We have not received any applications during the monitoring year for residential pitches for Gypsy and Travellers.

Affordable housing completions

- 9.17 Only 28 new houses were built to meet a local affordable need this monitoring year. All of these were delivered by a Housing Association. The adoption of the Allocations of Land DPD (autumn 2013) will hopefully witness the release of land and the delivery of local affordable housing schemes, which we anticipate seeing come forward in the monitoring year 2014 – 15.

Density

- 9.18 Government guidance promotes the efficient use of land as a key consideration in planning for housing. The effective use of land is a key issue for us because of the limited amount of land available for development. When assessing housing density, we give careful consideration to the character and appearance of the locality where the development is proposed. In the assessment of sites promoted through the Allocations of Land DPD, we have used 30 dwellings per hectare as an indicative minimum.

		No. of dwellings	Percentage
Density of new dwellings	Less than 30 dwellings per hectare	33	54%
	Between 30 and 50 dwellings per hectare	7	11%
	Above 50 dwellings per hectare	22	35%
Housing Completions 2011-2012		62	

- 9.19 It is not always appropriate to apply the national indicative minimum of 30 dwellings per hectare, due to the nature and location of the applications we receive. Whilst it is important we have regard to ensuring an effective use of land, of ultimate importance in any assessment is the potential impact of proposed development on landscape and settlement character. This will ultimately have a bearing in the final density of the proposal, as reflected in the table above.

Number of dwellings granted planning permission

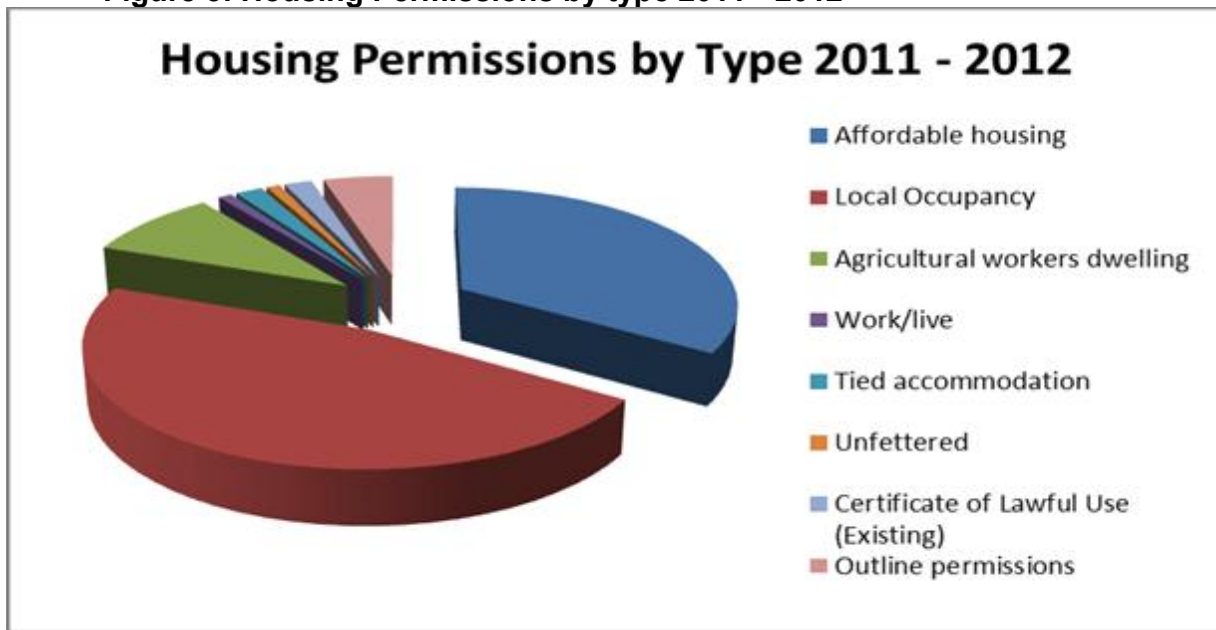
- 9.20 A total of 99 new dwellings were granted planning permission during 1 April 2011 – 31 March 2012 in line with our planning policies. This excludes permissions for demolition and replacement dwellings, holiday lets, unfettered housing and outline planning permissions.

Policy CS18	Dwelling Type	Number (net)	%
Local Affordable	Affordable housing	37	37.7%
Local need	Agricultural workers dwelling	10	10.1%
	Local Occupancy Condition	51	51.51%
	Work/Live	1	1%
	TOTAL	99	

- 9.21 In addition, one unfettered house was approved, two houses approved through a Certificate of Lawful (existing) use application, two managers houses and a further five

dwellings were granted outline planning permission for local need or local affordable need.

Figure 3: Housing Permissions by type 2011 - 2012



9.22 We have established a target of granting planning permission for a minimum of 60 local needs and affordable homes each year. We have exceeded the minimum target for this monitoring year. This may be as a consequence of the adopted Core Strategy which allowed a sudden but not unexpected surge of planning applications, or the housing enabling work performed by our Development Management Team is reaping rewards. However, as we cannot ensure proposals for new housing are constructed and completed, it is important to continue to actively work with local communities and developers to enable new housing schemes to be delivered.

CS19: Community, Health and Education Facilities

Context

9.23 We define a sustainable community as a 'place where people want to live and work, now and in the future'. National Park communities need access to a range of services and facilities, like village halls, places of worship, garages, post offices, schools, healthcare, pubs and shops. In rural areas, facilities in one settlement often service networks of small communities and are essential to enabling them to remain sustainable.

9.24 We want to sustain and enhance local facilities and services. We want these to be close to the places that people live so that people do not need to travel as far to access everyday services and facilities.

Issues

9.25 Many of our communities face difficulties in providing and retaining services and community facilities. The impact of second homes on resident populations threatens the viability of local schools, health care and other facilities. Infrequent public transport links make it difficult for some people to reach services in neighbouring towns or villages.

9.26 Policy CS19 aims to support provision of new community, education and health facilities and services in rural service centres and villages. We also want to protect existing facilities from loss or change of use through this policy. Any application for loss or change of use of a community, health or education facility must provide evidence to show that there is no longer a local community need for the facility, or that it is no longer suitable or viable for local community use.

Analysis

9.27 Within the monitoring period, we referred to policy CS16 in the assessment of 14 applications. The policy supported all of the applications and we approved 13 of them.

9.28 Planning permissions granted under policy CS19 included

- Change of use of agricultural land to car park spaces to serve a village hall, and
- Extensive refurbishment of a Village Hall

9.29 There were no planning applications that were referred to as being contrary to policy CS19. However, we did approve six applications which will result in the loss of six 'redundant' community facilities during the monitoring period. Five will result in the creation of ten new dwellings, eight of which have a local occupancy condition attached, and one for the creation of a live/work unit. These applications were not contrary to policy, and the approvals supported other policies.

CS20: Vibrant Settlement Centres

Context

9.30 Vibrant settlement centres are important to meet the needs of National Park residents and visitors. Our settlement centres are places where people shop, visit, work, eat and drink, and enjoy leisure activities. Larger settlements like Ambleside provide a range of food outlets, goods and services, while smaller settlements may have a pub and a village shop.

9.31 Bowness, Windermere, Ambleside, Grasmere, Hawkshead, Coniston and Keswick support small but important shopping centres. These settlements have a clearly defined retail core, which we have called the Central Shopping Areas. We want to focus retail development in the retail centres. Any retail development outside of the Central Shopping Areas must demonstrate evidence of local community need.

9.32 There is a relatively high proportion of independent retailers, which is part of our settlement character. Research also indicates that there are few vacant units in the Central Shopping Areas, and we know that vacant units are filled quickly.

Issues

9.33 The Lake District National Park Retail Study (2009) showed that the retail offer in some of our settlement centres is skewed towards providing goods and services for visitors. There is a high proportion of gift shops, cafes, and outdoor equipment shops. However, the visitor economy also supports a good range of food and convenience shopping compared to settlements of a similar size outside of the National Park.

9.34 There is limited potential for further town centre floorspace development in our settlements, due to landscape constraints and a need to protect historic character. We have an on-going challenge to ensure that our settlement centres remain vibrant and make best use of all available floorspace. We continue to receive applications to convert

goods shops to cafes, further increasing the high proportion of cafes in some of our settlements. This is particularly an issue in Ambleside and Keswick.

- 9.35 In other Rural Service Centres and Villages, the viability of shops has decreased as a result of high rates of second home ownership and online grocery deliveries. Some settlements, like Crosthwaite and Witherslack, have implemented innovative ways of providing a village shop service and associated important social outlet for their communities.

Analysis

- 9.36 28 applications referred to the policy, of those, 26 supported the policy and were approved. Three were contrary to policy and these were refused permission. Overall we have approved an additional 180.09m² of floorspace for Town Centre Use; although, the approval of change of use applications in Central Shopping Areas has resulted in the loss of 35.7m² floorspace for town centre uses. This is primarily because of the change of use from retail to residential, and we have also approved a small number of applications for the change of use from retail to cafes. This is very much in keeping with the current economic climate, and although we aim to maintain retail development within the centre of settlements we also acknowledge it is also crucial to keep settlements vibrant by not having empty premises. Although we acknowledge the loss, we do not consider the difference is significant enough to indicate that there is a problem; however, we will continue to monitor the situation through the Annual Monitoring Report.

Table 4: Central Shopping Areas

Amount of floorspace granted planning permission within central shopping areas	Overall total	North (Keswick)	Central & South East (Ambleside, Bowness, Windermere, Grasmere)	South (Coniston, Hawkshead)
A1 - Shops	-958.25	-322	-636.25	0
A2 – Financial and Professional services	394.55	0	394.55	0
D2 – Assembly and Leisure	237	237	0	0
	0			
A3 – Restaurants and Cafes	291	85	183	23
A4 – Drinking establishments	0	0	0	0
A5 – Hot Food Takeaways	0	0	0	0
Total in central shopping areas	-35.7	0	-58.7	23

CS21: Open Space and Recreation

Context

- 9.37 We want to meet the need for open space and recreation in our communities, and protect important open spaces.
- 9.38 Open spaces are a valuable resource for residents and visitors in all National Park settlements. They are particularly important in the larger settlements, where easy access to open countryside may be more difficult. Open spaces include a range of amenity and recreational areas, such as:
- children's play areas and provision for teenagers
 - playing pitches
 - informal and equipped recreation areas
 - parks and gardens
 - amenity greenspace
 - village greens
 - civic spaces
 - allotments
- 9.39 Open spaces contribute to the environmental quality of settlements, and provide social, cultural, ecological health educational and amenity benefits. They may provide a link between settlements and the surrounding landscape. Open spaces are part of the character of each settlement, and National Park residents place a high value on open spaces within towns and villages.

Issues

- 9.40 In 2009 we completed the Lake District National Park Open Space Study, which assesses current open space provision and community need. The report identifies areas where there are deficiencies or surpluses in provision of different types of open space. Our settlements generally have good open space provision, but there are a small number of deficiencies. Existing open spaces are under development pressure due to the limited number of sites suitable for development in the National Park.
- 9.41 There is a clear link between physical activity and health. People need good access to sport, recreation and play areas. We recognise that development pressure has led to the loss of open space and green areas in some of our settlements. In order to retain an accessible and sustainable network of open spaces, we want to protect existing sites from further development.
- 9.42 There is increasing demand for allotments in several National Park settlements, with limited opportunities for suitable allotment sites.

Analysis

- 9.43 Policy CS21 was applied to 18 applications during the monitoring period. The policy supported 17 applications; all of which were approved, and one application was contrary to policy which was refused.

10 Prosperous Economy

- 10.1 A 'prosperous economy' is one of the four key themes of the Lake District National Park Vision. The desired outcome is that businesses will locate in the National Park because they value the quality of opportunity, environment and lifestyle it offers – many will draw on a strong connection to the landscape. Entrepreneurial spirit will be nurtured across all sectors and traditional industries maintained to ensure a diverse economy.

Policy	Indicator(s)	Type of Indicator	Target	Trend
CS22: Employment	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
	Amount of additional employment floorspace granted planning permission	Local	approximately 3100 square metres (pa)	
	Amount of additional employment floorspace completed	Local	approximately 3100 square metres (pa)	
	Amount of employment land available	Core BD3	3.1ha	
	Number of applications for change of use of employment uses refused	Local	all	
	Number of applications for change of use of employment uses approved	Local	Smaller better	
	Employment floorspace on previously developed land completed	Local		Not reported
CS22a: Reuse of buildings for holiday letting accommodation	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
	Number of houses granted planning permission, by type: <ul style="list-style-type: none"> holiday letting 	Local		
CS23: Farm diversification	Percentage of applications processed that support the	Local	Bigger better	

	policy and are approved			
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
	Percentage of applications relating to farm diversification that involve reuse or extend existing buildings		Bigger better	

CS22: Employment

Context

10.2 It was another tough year for the economy, with minimal signs of growth, and the claimant count and rate generally increasing throughout the year. The trend data for the count rate as shown in Figure 3 identifies the rate increases in January, February and March before falling again as summer approaches. This is particularly evident in the Lake District count rate given its association with seasonal jobs.

Figure 4: Jobseekers allowance claimant count rate for the past 3 years

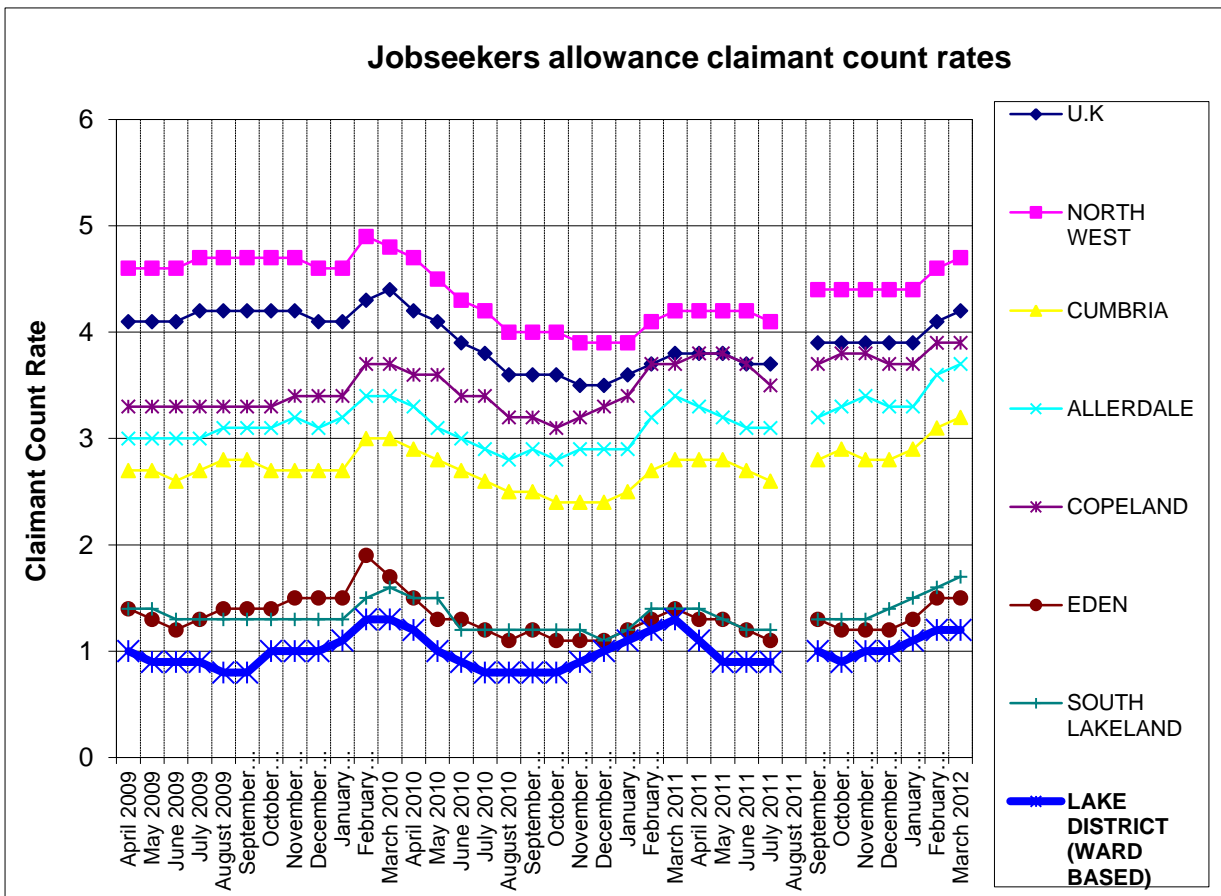


Table 5: Resident based claimant count April 2011 to March 2012

	April 2011 (No people)	March 2012 (No people)	Difference (No people)	Change (Per cent)
UK	1520806	1666859	+146,053	9.6
North West	186808	209366	+22,558	12.1
Cumbria	8573	9772	+1,199	14.0
Allerdale	1873	2119	+246	13.1
Copeland	1677	1694	+17	1.0
Eden	414	478	+64	15.5
South Lakeland	790	1021	+231	29.2
LDNP	306	384	+78	25.5

- 10.3 The employment policies within the Core strategy have been in place for over a year now, and the Government's National Planning Policy Framework was published in March 2012 which placed an emphasis on achieving sustainable development. One of the three key aspects of sustainable development is its economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
- 10.4 The Cumbrian Local Enterprise Partnership (LEP) has been established and submitted an expression of interest for an Enterprise Zone for Cumbria at Barrow Waterfront in Furness, and Lillyhall at Workington. The LEP also set up a series of expert groups to support the LEP board, and was successful in bidding to be one of the Rural Growth Network pilots, which includes sites at Blencathra at Threlkeld, and Ambleside. The bid also included prioritisation of the rural growth network hub sites for superfast broadband.
- 10.5 2011 also saw the launch of the Connecting Cumbria project which aims to deliver superfast broadband for everyone in Cumbria. Access to a fast, reliable internet connection is considered by businesses as key to their business and future growth.

Issues

- 10.6 The UK GDP and claimant count highlight economic recovery remains fragile, and may result in fewer employment developments being completed in the National Park and fewer jobs being created. The claimant count rate continues to show signs of seasonal fluctuations as a result of seasonal jobs often associated with the tourism industry.
- 10.7 Work is continuing on the Allocations of Land document which will review the existing allocated employment sites and identify new employment sites available in the National Park.
- 10.8 The final reports for the sites identified in the Lake District's Employment Sites Programme have been published and have generated some interest from businesses. However, to date there has been no uptake of these sites and the programme will need to rely on the private sector to develop these sites given that there is no public money available for the public sector to progress these sites further.

Analysis

- 10.9 It was not possible to provide completions data in the 2010/11 Annual Monitoring Report so the figures have been incorporated into this report. All 17 applications which Policy CS22 supported were approved, and of the 6 applications which were contrary to policy CS22, two of these were approved.

Table 6: Employment floorspace completed in 2010/11 and 2011/12

	Rural Service Centre	Villages	Open Countryside and Cluster communities	Total
B1	400	305	81	
B2	397	0	160	
B8	199	0	0	
Total amount of floorspace completed (square metres)	996	305	241	1542

Table 7: Employment floorspace completions trend for past 5 years

	07/08	08/09	09/10	10/11	11/12	5 year total
Square metres	2191	723	2771	1542		7227

- 10.10 We are able to estimate the employment land completed in hectares to compare it to the Core Strategy target. The approximate amount completed in 2010/11 and 2011/12 is **0.26 Ha**, and the annual target for completions is **0.62 Ha**.
- 10.11 The amount of land completed over the past two years falls significantly short of the annual completions target. The *Context* section above explains the state of the economy has not been supportive to growth over the past three years due to periods of recession. Evidence and the monitoring data suggests that the state of the economy is stifling demand for employment space and the number of people unemployed is not showing signs of decreasing to pre-recession levels. Due to these external factors we are not concerned about the lack of employment completions; we do not believe planning policies are preventing sites coming forward rather it is the poor demand for space from the market due to the difficult conditions. We have been progressing with our land allocations and these are now at an advanced stage and identify in the region of 8.9 hectares of new employment land. These will provide new opportunities for businesses to take up space therefore in coming years we expect improvements, first in the permissions granted and then the completions of employment space.
- 10.12 Had the Employment Sites Programme continued with the support of public funding those sites in the programme may have been granted planning permission and now be under construction, which would further improve the figures for future monitoring periods make a significant contribution to the employment land completed in the National Park.

Table 8: Employment floorspace granted planning permission 2011/12

	Rural Service Centre	Villages	Open Countryside and Cluster communities	Total
B1	-214.25	450	413.9	
B2	-196.22	0	602	
B8	16.32	400	0	
Total floorspace granted planning permission 2011-12 (square metres)	-394.15	850	1015.9	1471.75

- 10.13 We are able to estimate the employment land completed in hectares to compare it to the Core Strategy target. Of land granted planning permission 2011/12 we are able to estimate this as equating to **0.27 Ha** based on the figure presented in Table 8.
- 10.14 The amount of land granted planning permission over the past year does show signs of improvement in comparison to the completion figures, however the amount of land granted planning permission is still approximately half of the annualised completions target meaning when these sites are completed it will still result in shortfalls of employment land completed. This suggests that planning policies are not preventing development but it is the state of the economy and the lack of demand for space which is the reason why the figures fall short of the completions target.
- 10.15 It is worth noting that the permissions data only recognises those employment uses falling within the B-use categories. However, it is important to recognise that employment uses are not confined to particular use classes. Those employment uses which do not fall within any particular use classes (*sui generis* uses) provide employment opportunities and can be acceptable on employment sites, but these are not counted as contributing to the provision of employment land. Indeed a change of use from a B use to a *sui generis* use would be recorded as a loss of employment land. As such it is likely that employment opportunities granted permission is undercounted.
- 10.16 Table 9 shows the employment land available. Land with planning permission has been calculated from the floorspace granted planning permission by applying a plot ratio of 0.5 as a breakdown of B use space was not available. The Core Strategy outlines a 5 year minimum rolling supply of 3.1 hectares is required.

Table 9: Employment land available

	With planning permission	Allocated	Total available 11/12 (i.e. with planning permission/ allocated and under construction).
Employment land available (Ha)	2.26	2.4	4.66

- 10.17 The amount of land available has increased from the previous year as a result of additional land with planning permission which demonstrated that developers are acquiring planning permission but not completing developments. This increase in the amount of land available suggests the Policy CS22 is having a positive impact on the Lake District economy during these tough economic conditions.
- 10.18 Work continues to progress the Allocations of Land document but sites identified in this document cannot be included in the reporting on this 'land available' indicator because further assessment is needed following extensive public consultation. It is anticipated that this process will significantly increase the amount of identifiable employment land once adopted, with adoption expected to be during 2013. The preferred option consultation identified 10.5 hectares of potential employment land.
- 10.19 A total of 11 applications were received which proposed the change of use of employment space to alternative uses. Of these applications 4 applications were refused and 7 were granted, notwithstanding the presumption within Policy CS22 that employment land and premises will be protected from changes of use, unless there are exceptional circumstances. Whilst it initially appears that this policy is not being applied as intended, examination of the material considerations relevant to each proposal reveals that there was appropriate justification for allowing the loss of employment space in each case.

CS22a: Reuse of Buildings for Holiday Letting Accommodation

Context

- 10.20 In some areas of open countryside, it may in some cases be inappropriate to allow the re-use of a building as a house for permanent occupancy. Often, this would be because of its relative isolation from the services, facilities and employment opportunities available in Rural Service Centres, Villages, or to a lesser extent, in Cluster Communities. Where this is the case, Policy CS22a then requires consideration towards whether the building is viable or suitable for reuse for employment uses (i.e. B1, B2 or B8 use classes).
- 10.21 Where neither permanent residential nor employment uses are appropriate, it may on balance be appropriate to allow the re-use of a building for alternative uses which offer economic benefits. Policy CS22a provides scope for holiday letting accommodation to be permitted, where appropriate, due to the economic benefit this can offer.
- 10.22 Holiday letting does not include the use of such a building for a second home as holiday letting accommodation must contribute to the local economy by providing a regular income which would not occur if a property was a second home. In all cases, it must first of all be demonstrated that the location and/or the building is inappropriate to be used for permanent occupation. The building may be unsuitable if it is within the curtilage of another dwelling and it would adversely affect the amenity of the properties if it was occupied entirely independently.
- 10.23 Policy CS22a does not however give a presumption in favour of holiday letting where such circumstances arise, and there will be instances where the re-use of a building for any purpose would be deemed to be unacceptable.

Issues

- 10.24 As there is significant pressure on the existing housing stock it is important that proposals for the re-use of buildings for holiday letting do not result in opportunities for local and local affordable housing being lost.

Analysis

- 10.25 100% planning applications which were determined using this policy were found to be in accordance with the policy and were granted planning permission. Three applications which were considered to be contrary to the policy and all were refused.
- 10.26 A total of 37 units were granted planning permission for holiday letting purposes during the AMR period. This is up from 21 dwellings in the 2010/11 monitoring period.

CS23: Farm Diversification

Context

- 10.27 The development of the National Park landscape owes a great deal to agriculture involving primarily, small farms as farming and farm management have created many of the Lake District's special qualities. The UK has a well-established presumption in favour of development which is demonstrably necessary for agricultural enterprise and that can be accommodated within the landscape without significant harmful effects upon the natural environment and other valued assets.
- 10.28 Farming faces a range of global economic and environmental pressures which, together with the impact of the farm payment reform, means that the structure of farming is changing and its economic viability is unpredictable. Planning policy within the National Park is highly supportive towards fostering rural enterprise and business development. The purpose of the farm diversification policy is to seek to ensure that farming remains a viable sector in our economy. Diversification activities can help to support the core farm business to maintain viability. The NPPF also specifically supports farm diversification and sustainable leisure and tourism in rural areas that respect the character of the countryside.

Issues

- 10.29 No further data is available on farm income and the number of people employed in agriculture since those figures reported in last year's AMR. Therefore it is not possible to provide a comparison on last year's figures.
- 10.30 Low wages, an ageing workforce, and a lack of young people entering the industry are issues which could impact Lake District's special qualities. Prices of produce and livestock remain volatile and fluctuate due to a number of external factors. These factors can include currency exchange rates particularly the Pound to the Euro, delays in Single Farm Payments from the Rural Payments Agency, diseases for example the tuberculosis and the Schmallenberg virus outbreak which affected other parts of UK, or through extreme weather events which can damage crops, prevent harvesting or sowing crops.

Analysis

- 10.31 Of the 12 applications received relating to policy CS23, 100% of these farm diversification proposals submitted during this monitoring period were approved, as all were consistent with Policy CS23 demonstrating that the National Park is providing supportive planning policies to enable farm diversification to occur and support farming

enterprises. No proposals were approved which were contrary to the requirements and principles of this policy. Of the 12 applications, 50% of these related to the reuse or extension of existing buildings. The majority of the other buildings related to the siting of caravans.

11 Visitor experiences

- 11.1 World Class Visitor Experiences is one of the Vision’s four themes. We are working towards an outcome of ‘high quality and unique experiences for visitors within a stunning and globally significant landscape.’
- 11.2 There are over 15 million visitors to the National Park each year, spending over 22 million visitor days here (STEAM 2010). Tourism is the predominant sector in the National Park’s economy, directly supporting accommodation providers, retail, catering, and attractions. Visitor spend in 2010 was £935 million, and tourism provided almost 15000 full-time equivalent jobs in the National Park last year.
- 11.3 Cumbria’s Tourism Strategy 2008-18 is based on quality and sustainability. It recognises that the landscape is the key resource for attracting visitors to the National Park. It is our role to ensure that future development does not detract from the spectacular landscape. We also know that we must get the basics right, and work with the private sector and Cumbria Tourism in delivering a range of quality accommodation, enhanced public realm, good customer service, and effective transport links.

Policy	Indicator(s)	Type of Indicator	Target	Trend
CS24: Delivering sustainable tourism	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
	% of new tourism development in rural service centres, Ravenglass and Pooley Bridge	Local	Bigger better	
	Number of applications relevant to tourism development by distinctive area and settlement type.			Contextual

CS24: Delivering Sustainable Tourism

Context

- 11.4 We want to support sustainable tourism in the National Park where it contributes to offering a world class experience for visitors.

- 11.5 The English National Park Authorities Association (ENPAA) has adopted a Position Statement on Sustainable Tourism. The Statement defines sustainable tourism as ‘any form of development, management or tourist activity which ensures the long-term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well-being of individuals living, working or staying in protected areas.’
- 11.6 We consider that tourism development must balance visitor demands with protecting the landscape that it trades upon, and must benefit the communities that host it. We want to increase opportunities for people to use sustainable transport to travel around the National Park. A key part of this is focussing tourism development in locations that already have sustainable transport options.

Issues

- 11.7 We need to cater for the diverse range of National Park visitors, so we need to retain a range of accommodation rather than losing some types of accommodation, for example camping and hostel-type accommodation. Where an application would result in a change of visitor accommodation from one form to another, we will take the different types of accommodation available in the area into account and try to retain a range of accommodation types.
- 11.8 We know that visitor traffic is a problem in some parts of the National Park, and visitor car trips are a significant contribution to the National Park’s carbon emissions. One way that planning can influence sustainable tourism is to locate new tourism development in places that have existing services and facilities, and that offer a choice of transport for visitors and staff.
- 11.9 Visitor expectations are changing, and many visitors are looking for high quality accommodation, attractions, and surroundings. We are working with private and public sector partners to improve the public realm in our settlements, so that it better reflects the high quality landscape.

Analysis

- 11.10 63 applications were assessed against policy CS24. Of these, 53 supported the policy and 98 per cent were approved. 10 were contrary to policy, and seven were refused and three approved, as they were supported by a number of other relevant planning policies.

Table 10: Applications granted approval contrary to Policy CS24

Application Nos	Location	Proposal
7/2011/3037	Leeming House, Watermillock, Penrith, CA11 0JJ	Proposed extension and conversion of existing outbuildings to provide Health & Fitness Centre. Conversion of existing bedroom block lower ground floor to staff accommodation
7/2011/3129	Askham Hall, Askham, Penrith, CA10 2PF	Change of use for Askham Hall and curtilage buildings from private residence to 25 bed hotel, function venue, tea room and associated facilities
7/2011/5079	Boaters Restaurant, Lakeside, Ulverston, LA12 8AS	Demolition of vacant hotel, removal of associated hardstanding and construction of replacement hotel building, associated access, car parking and landscaping

11.11 We are also assessing the percentage of new tourism development that has taken place in settlements that we have identified as appropriate locations for sustainable tourism development. These are the Rural Service Centres, Ravenglass, and Pooley Bridge. We approved 12 planning applications for new tourism development, and four of these were in a rural service centre, and none in either Ravenglass or Pooley Bridge. This gives a figure of approximately 33 per cent of new tourism development being in rural service centres.

11.12 Although the 33 per cent figure is lower than our target of 'Bigger Better', of the other eight applications, seven were supported by the policy. Six applications were in the open countryside, and all of them related to forms of holiday accommodation either as a conversion of an existing building, caravans or eco-camping proposals. And the two approvals in a village location also related to holiday accommodation, including the granting of approval for a new 25 bedroom hotel.

Distinctive Area	Rural Service Centre	Village	Cluster communities and Open countryside	Pooley Bridge	Ravenglass
North	2	3	11		
East	1	1	7	0	
West	0	0	6		0
Central and South East	9	0	9		
South	1	0	5		
Total	13	4	38	0	0

12 Spectacular Landscape

12.1 Spectacular landscape, Wildlife and Cultural Heritage is one of the four key themes of our Vision; the desired outcome is that the National Park will offer a landscape which provides an irreplaceable source of inspiration, whose benefits to people and wildlife are valued and improved. A landscape whose natural and cultural resources are assets to be managed and used wisely for future generations.

Policy	Indicator(s)	Type of Indicator	Target	Trend
CS25: Protecting the spectacular landscape	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
CS26: Geodiversity and biodiversity	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
CS27: The acclaimed historic environment	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	
	Percentage of listed building and conservation area consent applications processed that support policy CS27 and are approved	Local	Bigger better	
	Percentage of listed building and conservation area	Local	Smaller better	

	consent applications processed that are contrary to policy CS27 and are approved			
CS28: Lakeshore development	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	

CS25: Protecting the Spectacular Landscape

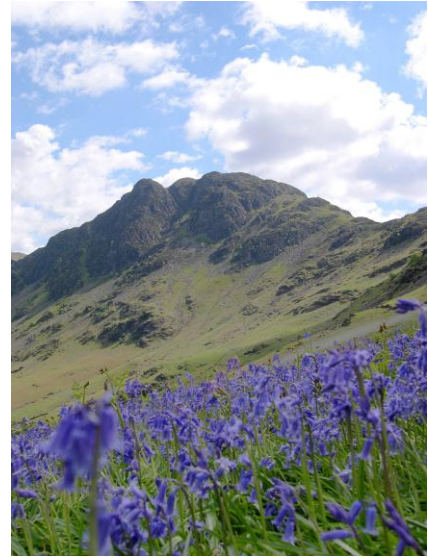
Context

- 12.2 The National Park’s exceptional landscape was the principal reason for its designation. A complex geology formed from millions of years of lifting, folding and volcanic activity forms the basis of the dramatic landform we see today. This has been subsequently shaped by repeated glaciations and, more recently, by human activity.
- 12.3 From the first forest clearings in Neolithic times there is much evidence of past industry, such as mining, quarrying and forestry, based on natural resources. Rapid agricultural expansion in the late 17th and 18th centuries - ‘the great rebuilding’ period - was when the characteristic Lake District farmhouses with ‘in bye’ fields of improved pasture in the valley bottoms, ‘intakes’ of semi-improved land on the fell sides, and rough grazing above the fell wall were created. Building materials were won locally from quarries and woodlands and created a strong sense of identity and sense of place still very much intact today.
- 12.4 In the 18th and 19th centuries the development of the Romantic and Picturesque movements evolved into the early tourism industry. This attracted an inward migration of wealthy entrepreneurs. The large houses and villas, designed landscapes and parks and gardens that characterise some parts of the National Park, date to this period.

Issues

- 12.5 The landscape continues to evolve with climate change, agriculture, forestry and other land management practices, as well as development, affecting its quality and character. In the National Park, changes have varied in scale and impact, from reservoirs and road schemes to single structures such as wind turbines.
- 12.6 All this landscape change has brought its challenges: poor design, for example, can introduce a suburban element inappropriate in a rural setting; small changes in sensitive locations, such as installation of telecommunications masts, can easily spoil the scene; inappropriate or excessive lighting, and the cumulative impact of lighting, can deny us views of the night sky.

- 12.7 Tranquillity is a key part of landscape character: an emotional or spiritual quality difficult to assess by standard methods, even though surveys consistently show that many people appreciate the relative solitude and peaceful character found throughout the National Park. Research suggests that, since the 1960s, new and incremental development has significantly reduced tranquil areas throughout the UK, with increasing light and noise pollution.



Analysis

- 12.8 We have monitored the proportion of applications determined in the monitoring period which explicitly support, or are contrary to, Policy CS25.
- 12.9 During this period, 297 applications supported CS25 and 291 were granted planning permission. 26 applications were classified as contrary to policy CS25, and 23 of these were refused planning permission.
- 12.10 It should be noted that applications are assessed against all relevant policies so landscape character is one of several factors influencing the decision process.

CS26: Geodiversity and Biodiversity

Context

- 12.11 Some of the National Park's special qualities reflect the importance of its diverse flora, fauna and landforms: a complex geology; unique mosaic of lakes, tarns and rivers; and wealth of habitats and wildlife.
- 12.12 The National Park has an impressive extent of international, national, and locally designated areas - from RAMSARs, Special Protection Areas and Special Areas of Conservation to local wildlife sites and regionally important geological / geomorphological sites. It includes, for example, over 36,000 hectares of European designated sites, nearly 41,000 hectares of Sites of Special Scientific Interest and over 14,000 hectares of local wildlife sites. There is a significant proportion of ancient semi-natural woodland compared to elsewhere in the UK. Woodland pasture and ancient trees, including pollarded trees in fields, are particularly important local landscape features.
- 12.13 The National Park is also an important refuge for a number of species that are declining in the rest of the UK and in Europe. There are 16 European protected species, and of the priority species and habitats listed in the UK Biodiversity Action Plan, 173 species and 35 habitats are found here.
- 12.14 There are important habitats and species across the whole of the National Park, not just within the 25 per cent that has a conservation designation. And networks of healthy habitats, or green infrastructure allow species to move more easily and make the landscape more adaptable to change. This will become increasingly important with climate change. Well managed peat bogs, for example, are valuable for biodiversity and for absorbing and storing carbon.

- 12.15 Habitats provide many of the goods and services essential for social and economic well-being: clean air and water, high quality foods, and products from woods and trees. These ecosystem services are an important reason to protect and enhance species, habitats and habitat networks.

Issues

- 12.16 The way we use, manage and develop land can have a significant impact on wildlife diversity. Since the 1940s there has been a significant decline, across the UK, in habitats and species and some areas of land, including some Sites of Special Scientific Interest (SSSIs), have become badly degraded. Habitat can become fragmented and species isolated.



- 12.17 The reasons for this impoverishment are complex, but include both land use planning and management practices that fail to take full account of nature conservation interests. Poor land management, for example, can lead to an increase in over-grazing and invasion of non-native species.
- 12.18 Conversely there are numerous opportunities, even in the smallest development to enhance biodiversity: through, for example, wildlife-friendly landscaping, installation of sustainable drainage schemes, and nesting and roosting spaces for bats and birds. We can advise developers on the need for surveys and mitigation plans.

Analysis

- 12.19 We monitor the proportion of applications determined during the monitoring period which, according to our assessment, explicitly support, or are contrary to, Policy CS26.
- 12.20 We have established that 225 applications were in support of Policy CS26, and 220 of these were granted planning permission (that is 98 per cent). Seven planning applications were found contrary to Policy CS26 and all were refused planning permission.

CS27: The Acclaimed Historic Environment

Context

- 12.21 The National Park has a rich archaeological heritage from prehistory to the recent past. Significant remains include Neolithic stone circles and axe factories, Bronze Age settlements and burial cairns, Roman forts and roads, medieval abbeys and post medieval industrial sites.
- 12.22 The historic character of villages and towns is often rooted in medieval settlement patterns. The large villas of wealthy merchants and industrialists, dating from the eighteenth century to the early 1900s, add to this rich built heritage. Industrial development and the rise of the tourism industry from the nineteenth century have left their mark. The importance of the lakes, from the tradition of charr fishing to the historic vessels on Windermere, Coniston and Ullswater, is also special to this area.

- 12.23 Farmhouses and barns reflect the varied geology and the functional requirements of past and present farming practices. Local features, such as pinfolds, lime-kilns, wells and bridges, relate to farming practices, former industries, old travel routes and traditional pastimes. These add to the historic and cultural character of the area.
- 12.24 The National Park's character is inseparable from the personalities and traditions of its people. From those who have worked the land, to the artists, authors and environmentalists who have campaigned for landscape protection. Cultural associations with the Lake District landscape, from the Picturesque and Romantic movements to the foundation of the National Trust, are universally significant. They underpin the county-wide partnership's proposal for World Heritage Site inscription.
- 12.25 The Lake District Historic Environment Record holds over 14,000 records of archaeological sites and features. Many sites and buildings are nationally significant, with around 2 000 Listed Buildings, 275 Scheduled Ancient Monuments and 9 Registered Historic Parks and Gardens.
- 12.26 The Planning (Listed Buildings & Conservation Areas) Act 1990 imposes a duty on local authorities to designate as conservation areas any 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. In 2010, there were 21 designated Conservation Areas that protect the character of historic settlements.

Issues

- 12.27 This rich historical resource is very vulnerable. Archaeological remains, for example, are finite and easily damaged or destroyed. Many features are visible but others are hidden under peat or pasture. Sites both above and below ground, such as peat or lake sediments that can tell us a lot about past environments, are susceptible to loss or damage.
- 12.28 Historic buildings are an integral element of landscape character. Small scale changes over time, especially the standardisation of building materials, and different methods of construction and external finishes, can erode the special character and appearance of places. Local knowledge and survival of local skills, crafts, traditions and building techniques is, therefore, crucial for conservation of the historic environment.
- 12.29 The setting of historic features such as listed buildings can be crucial in maintaining historic integrity. Proposals can compromise the harmony produced by a particular grouping of buildings or adversely affect the quality of the spaces between them. Whilst there may be potential for some regeneration and small scale growth in historic settlements, we must take into account any likely adverse impacts.

Analysis

- 12.30 We have monitored the proportion of applications determined in the monitoring period which explicitly support, or are contrary to, Policy CS27.
- 12.31 During this period, 163 applications supported CS27 and 162 were granted planning permission (that is 99 per cent). 12 applications were classified as contrary to policy CS27, and ten of these were refused planning permission.
- 12.32 It should be noted that applications are assessed against all relevant policies so landscape character is one of several factors influencing the decision process.

- 12.33 We also monitor the percentage of listed building and conservation area consent applications processed which explicitly support, or are contrary to, Policy CS27.
- 12.34 During this period, 76 listed building and conservation area consent applications supported policy CS27 and all were approved. Seven applications were classified as contrary to policy CS27 and all were refused.

CS28: Lakeshore Development

Context

- 12.35 Lakes and tarns are a key feature of the Lake District National Park landscape, and are particularly sensitive for nature conservation. The lakes provide a range of recreational opportunities, and the larger lakes have ferry services that enable people to travel from one part of the shoreline to another. There are major water abstractions from some of the lakes for water supply, and some are used for sewage disposal.

Issues

- 12.36 National Park lakes and their shorelines are particularly vulnerable to disturbance, pollution and impact from development activities. We want to protect lakes and lakeshores from inappropriate development. Because lakeshores are an attractive location for housing and for visitor-related businesses, there is significant development pressure on lakeside sites.
- 12.37 Sailing, canoeing, boating and the ferry services require a network of shoreline access points, jetties, moorings and slipways. We recognise that the lakes support businesses providing hire craft, boat and equipment sales and maintenance. These businesses are directly linked to lake use and require a lakeshore location.

Analysis

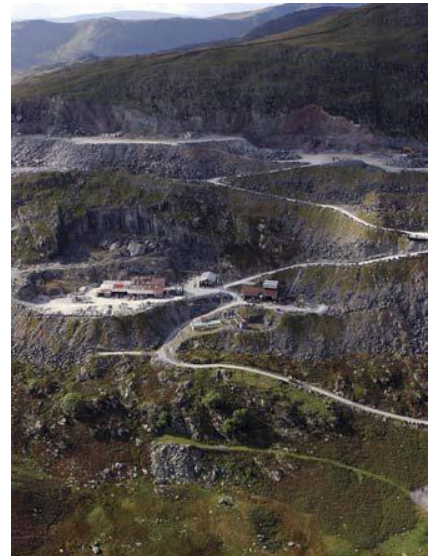
- 12.38 We received 30 applications that were linked with policy CS28. We granted permission for 100% of the applications that supported policy CS28 (28 applications).
- 12.39 We refused two applications that were contrary to policy CS28 (100%).

13 Minerals and Waste

Policy	Indicator(s)	Type of Indicator	Target	Trend
CS29: Mineral extraction	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	No data
CS30: Safeguarding mineral resources	Percentage of applications processed that support the policy and are approved	Local	Bigger better	No data
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	No data
CS31: Waste management	Percentage of applications processed that support the policy and are approved	Local	Bigger better	
	Percentage of applications processed that are contrary to the policy and are approved	Local	Smaller better	No data

Context

- 13.1 Minerals are an important national resource and adequate and steady supplies are vital for developing and sustaining our modern society. In line with government guidance we need to provide better certainty for where future sustainable mineral working will take place. This is particularly relevant for maintaining a reliable supply of local building stone and slate, so that we can conserve and enhance the National Park's built fabric which reinforces the distinctiveness of place.
- 13.2 English Heritage states in Mineral Extraction and the Historic Environment (2008) that it "supports the continued winning of certain minerals to maintain and repair significant aspects of the built heritage, and to provide materials for development that are in keeping with local character in order to conserve and enhance local distinctiveness and diversity."
- 13.3 The National Planning Policy Framework requires us to define Mineral Safeguarding Areas (MSAs) in Local Development Documents. We have to ensure resources are not needlessly sterilised by non-mineral development, although we should not presume that resources defined in MSAs will be worked. The Minerals Safeguarding Areas (Local Plan Part Three) is currently at the 'Publication period' stage of preparation. We intended to submit to the Secretary of State in March 2013.



13.4 Waste management makes an important contribution to delivering sustainable communities, and is a fundamental activity in reducing the effects of waste on health, the environment and the appearance of a place. Waste management practices in rural areas differ to those in more urban areas where the economies of scale are a deciding factor. District Councils are responsible for collecting waste and the County Council are responsible for disposing of waste; we are the local planning authority and our duty is to carry out planning functions in relation to waste such as determining planning applications.

Issues

13.5 The National Planning Policy Framework states that Minerals planning authorities should plan for a steady and adequate supply of aggregates, and one way of achieving this is by preparing an annual Local Aggregate Assessment. This should seek to provide an assessment of the demand for and supply of aggregates in the planning area. We plan to undertake this task jointly with Cumbria County Council and we will include reference to it in future Annual Monitoring Reports.

13.6 Kerbside collections and small scale recycling points for domestic waste are now common elements of a modern society, but household waste recycling centres are virtually non-existent in settlements across the National Park. At the time of writing the Core Strategy there was only one household waste recycling centre (HWRC) at Ambleside. This needs to be extended and a new site identified in Keswick to support the principle of self-sufficiency in waste disposal at the sub-regional level. This is unlikely given the current cuts in County Council revenue.

13.7 Tackling tourism waste is a priority for the Cumbria Strategic Waste Partnership. Tourism plays a huge role in the Cumbria economy, and it is estimated that the tourism industry generates in the region of 37,000 tonnes of waste each year and rising visitor numbers will increase this figure. An unknown quantity of this waste enters the municipal waste stream as household and commercial waste collected from tourist accommodation.

13.8 Cumbria County Council employed consultants to undertake a study with the aim to provide tourism dependant businesses with a sustainable means of treating waste through recycling and composting, which focuses on catering waste and biodegradable materials. The Authority continues to work alongside the County Council to help deliver sustainable waste treatment facilities that are appropriate in scale and type to the National Park.



Analysis

13.9 There are nine active building stone and slate quarries operating in the National Park and three active, and one inactive, crushed rock quarries. Two of the active aggregate quarries have planning permission until 2042, the other until 2015. And most of the building stone and slate quarries have lengthy permission dates.

- 13.10 We received just one planning application which required assessment against Policy CS29. This application supported CS29 and was granted approval.
- 13.11 No applications were received which were considered relevant to policy CS30.
- 13.12 Two applications were assessed against policy CS31. Both were supportive of the policy and were approved.
- 13.13 Due to the very low number of applications received which require assessment against these policies, it is too early to assess the overall effectiveness of these policies.

14 Conclusions and actions

- 14.1 This Annual Monitoring Report is focused on the period 01 April 2011 to 31 March 2012.
- 14.2 One of the AMR's principal purposes is to report on the performance and effectiveness of planning policies. This is the first full year of the AMR and early indications of Core Strategy performance show positive impacts. For example, 92 of the local indicators show that the agreed targets or measures of performance are currently being met or exceeded. This equates to 64 per cent. Only two per cent of the local indicators show the agreed targets or measures of performance are not being achieved and it is unlikely that this will be addressed without specific interventions.
- 14.3 Also worthy of note, we facilitated the delivery of 28 dwellings for local affordable needs despite the economic realities of delivering affordable housing being most challenging. This is in addition to 25 dwellings for local needs and a further nine unfettered houses. The 53 new houses delivered is just below target when viewed against an annualised target of at least 60 new dwellings for local need or local affordable need during the monitoring period, but we believe the delivery has been acceptable in challenging economic conditions, and it is too soon to initiate changes to the policy. Planning permission figures for new housing is encouraging and we hope to adopt our Allocations of Land (Local Plan Part Two) document in Autumn 2013, both of which will contribute to the delivery of more affordable housing in future monitoring periods.
- 14.4 The amount of land granted planning permission for employment opportunities over the past year does show signs of improvement in comparison to the completion figures, however the amount of land granted planning permission is still approximately half of the annualised completions target meaning when these sites are completed it will still result in shortfalls of employment land completed.
- 14.5 The National Park's exceptional landscape was the principal reason for its designation. It is the purpose of the Local Plan, and the Core Strategy in particular, to have regard to the special qualities unique to the Lake District whilst seeking to foster the social and economic wellbeing of local communities. Of particular note is the fact we refused 88 per cent of those applications which were contrary to the policy aimed at Protecting the Spectacular Landscape and 83 per cent of those contrary to protecting the Acclaimed Historic Environment. This supports The Vision for the Lake District National Park of sustaining the spectacular landscape, its wildlife and cultural heritage.
- 14.6 We continue to learn from the process of producing AMR's, and actions have again emerged. It is essential we ensure robust information can be gathered in a timely manner. Alongside reviewing our site monitoring methodology we are also seeking to appoint a new monitoring post within the Spatial Planning and Communities Team. We have also committed to continually review the indicators we use and amend them if their effectiveness can be increased. We will also continue to work together to ensure the consistent implementation and interpretation of all policies, providing further guidance if needed.

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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Photographs by: Si Homfray, Val Corbett, Ben Barden, Charlie Hedley, Michael Turner and LDNPA.

Publication Number 12/11/SPC/000