Lake District National Park Local Plan

Annual Monitoring Report 2024-25

November 2025

Contents

Key Findings

During the monitoring period 1 April 2024 to 31 March 2025:

- 91% of planning applications received were approved; 89% of which were approved under delegated powers.
- 64% of major applications were determined within 13 weeks or the agreed time extension, exceeding the target of 60%.
- 85% of non-major planning applications were determined within 8 weeks or the agreed time extension, exceeding the target of 70%.
- 88% of tree applications were approved within the 8-week period.
- 60 homes were built against an annual target of 80 homes.
- 83 new homes were approved including 3 affordable homes.
- There has been a net gain of 1904.5m^2 in the amount of completed employment floor space.
- Across all Local Plan policies relating to the economy (policies 16, 17 and 19) a total of 58.5 full time equivalent jobs were created through planning approvals against a target of 190.
- 3 enforcement complaints were received between 1 April 2024 and 31 March 2025 alleging occupation of properties as holiday lets in breach of local occupancy restrictions, in 2 of these no breach was found and 1 case was resolved.

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 and has two key roles. It monitors the implementation of the Local Development Scheme (LDS) and assesses the progress and effectiveness of planning policies over a period of time set out in the Local Plan.

1.2. The AMR provides us with the opportunity to critically evaluate the effectiveness of our planning policies and monitor whether a policy is working or not over a period of time. We can also use it to identify and consider any changes in local circumstances which may influence the effectiveness of our policies. This evidence helps us to review the Local Plan which must be undertaken at least once every five years.

1.3. Annual Monitoring Reports ask:

- Are policies achieving their objectives, and is sustainable development being delivered?
- Have policies had or are they having the intended consequences?
- Are the objectives behind the policies still relevant?
- Are the targets set out in the Local Plan being achieved?

1.4. The evidence collated over a number of years allows us to understand long term trends and plan accordingly for the future.

Why are we producing it?

1.5. Under the requirements of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning) (England) Regulations 2012, the Authority as a local planning authority is required to produce an Annual Monitoring Report (AMR).

1.6. We can determine the period which the AMR will cover, but this should be no longer than twelve months and should follow on from the end of the Authority's most recent report. We consider that it is appropriate to continue to monitor on an annual basis and therefore this AMR covers the period from 1 April 2024 and 31 March 2025.

1.7. Central to this report is the assessment of how our planning policies are delivering sustainable development and shaping our communities. This evidence enables us to scope the future review of the Local Plan and consider changes if necessary.

Why it matters

1.8. Good monitoring and reporting are fundamental in telling people how we are doing. It is central to the overall assessment of how our planning service is performing and where we need to focus our efforts in the future.

1.9. 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.

1.10. It demonstrates how targets are being achieved.

2. Performance against 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 2024 to March 2025. For the purposes of this AMR the relevant Local Development Scheme was revised in August 2024 and agreed by the Park Strategy and Vision Committee in August 2024.

Our Local Plan and progress against the Local Development Scheme

2.2. A local planning authority should review the relevance of its Local Plan at regular intervals to assess whether some or all of it may need updating. Planning policies should be reviewed to assess whether they need updating at least once every five years and then should be updated as necessary.

2.3. A review of the evidence and policies in the Local Plan will commence in 2025-26.

What happened between April 2024 and March 2025

2.4. The focus of activity for the monitoring year has been on reviewing and updating the Partnership Management Plan that sets out a new vision for the Lake District National Park Local Plan.

Pipeline Activity

2.5. Minerals planning authorities should prepare an Annual Local Aggregates Assessment. We do this jointly with Westmorland and Furness and Cumberland Councils and the Joint Annual Local Aggregates Assessment 2023 was published in 2024.

Figure 1: Local Development Scheme timetable

Lake District National Park Local Development Scheme	2024				2025				2026				2027			
	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
Local Plan																
Local Plan (including Land Allocations and Minerals and Waste)								R R R	R R R	E E E	E E E	E C C	C E E	E E E	E E E	E E E
Supplementary Planning Documents																
Landscape Character																
Housing Provision																
Biodiversity	R	R C	A													
Wind Energy - Adopted																
Windermere Gateway Transport Interchange Delivery																
Design Code/Guide																
Site specific guides / development briefs	Ongoing - as required				Ongoing - as required				Ongoing - as required				Ongoing - as required			
Process Documents																
Local Development Scheme	R	A			R	A			R	A			R	A		
Statement of Community Involvement									R	R R	A					
Annual Monitoring Report		G	G G			G	G G			G	G G			G	G G	
Other documents																
Infrastructure Delivery Plan			R				R				R				R	

Key

Key			
Consultation on document	C	Prepare and publish Annual Monitoring Report	G
Consultation on published document	P	Hearing in Public	H
Preparation of plan, on-going engagement with stakeholders as required, and review	E	Consultation on Modifications	M
Submission to Secretary of State	S	Adoption	A
Receipt of Inspectors Report	I	Review of document	R

3. Performance of Development Management Team

Introduction

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. We aim to provide high quality and timely planning advice, and applications and compliance services.

3.2 Our Development Management service has faced challenges over the last few years. In late 2021 and early 2022, we experienced an increased workload, with an unusually high number of planning applications received, and rising numbers of new compliance cases. The effect of this, combined with declining staff resources, was a significant deterioration in planning performance, with backlogs accumulated on both planning applications and compliance cases.

3.3 Since then, we have taken various steps to address our performance, including structural changes and revised ways of working. This has led to significant performance improvements. We recognise though that our position is fragile, and we continue to look for opportunities to increase our capacity and improve resilience.

3.4 Monthly performance in determining planning applications is above current Government performance thresholds. However, we remain heavily reliant on using extensions of time to help us achieve planning application performance targets, which is not how we wish to operate in the long term. Many other planning authorities are facing similar challenges.

3.5 We have a range of pre-application advice options available. There is a daily duty planner service. We also have written advice options ranging from one-off advice to full Planning Performance Agreement options. We continue to see good demand for these services.

3.6 Tree work applications continue to be assessed and determined in a timely manner.

3.7 The backlog of compliance cases remains high. Although the number has reduced significantly this year, we remain some way short of our service target. A small number of complex cases are absorbing capacity, particularly non-compliance with enforcement notices. We have a good understanding of our live casework, which is allowing us to take effective risk and resource based prioritisation. We continue to progress formal action; and prosecution and criminal investigations have been successfully concluded with external support. Our high rates of formal action have led to high numbers of appeals, which are also resource intensive.

Planning Application and Tree Application Performance

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

Number of Planning Applications

3.9 We received 1,026 planning applications, which was a slight reduction from previous years. We made decisions on 811 applications – the lowest number for at least 15 years.

Table 1: Planning applications received and determined

Year	Planning applications received	Planning applications determined	Planning application approval rate	Target	Planning applications decided under delegated powers	Target
2024/25	**1,026**	**811**	**91%**	**90%**	**89%**	**90%**
2023/24	1,130	899	89%	90%	92%	90%
2022/23	1,105	1,031	94%	90%	90%	90%
2021/22	1,379	1,124	92%	90%	94%	90%
2020/21	1,173	1,021	86%	90%	96%	90%

Approvals

3.10 Of the 811 decisions made on planning applications, 91 per cent were approved, which is above our target of 90 per cent. The approval rate is not a key performance measure for us, but it is an indicator of generally good quality applications.

Decisions made under Delegated Powers

3.11 89 per cent of planning application decisions were taken by our staff acting under delegated authority, with the remaining applications decided by members at the Development Control Committee. We were slightly below our target of 90 per cent; however, this is beyond our control in terms of consultee responses and how we deal with these under the approved Scheme of Delegation.

3.12 There have been some fluctuations in this figure over the past few years.

- Extended delegation arrangements were introduced in 2020 when committee meetings were suspended due to the pandemic, which led to an unusually high proportion of applications being delegated.

- The slightly lower figures for the past couple of years reflect a downward trend due to amendments made to the Scheme of Delegation in respect of design objections from Parish Councils. These amendments have resulted in more applications being considered by the Development Control Committee.

Speed of Processing Planning Applications

3.13 The Government sets statutory targets for the speed of determining planning applications. In 2024/25, the targets were to determine at least 60 per cent of major applications within 13 weeks or an agreed time extension, and 70 per cent of non-major (minor and other) applications within eight weeks or an agreed time extension.

Major planning applications

3.14 We have prioritised our workload to deal with major planning applications and have consistently met the Government's targets. In 2024/25, we tracked both the Government's performance measure (at least 60 per cent of major applications determined within 13 weeks or an agreed time extension) and the percentage of applications determined within 13 weeks excluding those with extensions of time. We achieved the Government's target; however, with very heavy reliance on extensions of time. This can be seen in Table 2 below.

Table 2: Major planning applications determined within timescales

Year	Number determined	Determined within 13 weeks	Determined within 13 weeks or agreed time extension	Target	Determined within 13 weeks (excluding applications with agreed time extensions)	Target
2024/25	**11**	**18% (2 / 11)**	**64% (7 / 11)**	**60%**	**50% (2 / 4)**	**60%**
2023/24	16	38% (6 / 16)	100% (16 / 16)	60%	100% (6 / 6)	60%
2022/23	18	39% (7 / 18)	94% (17 / 18)	60%	100% (7 / 7)	60%
2021/22	19	42% (8 / 19)	74% (14 / 19)	60%	80% (8 / 10)	60%
2020/21	27	41% (11 / 27)	85% (23 / 27)	60%	85% (11 / 13)	60%

Non-major planning applications

3.15 For non-major planning applications, we also tracked both the Government's performance measure (at least 70 per cent of non-major applications determined within eight weeks or an agreed time extension) and the percentage of applications determined within eight weeks excluding those with extensions of time. Again, we achieved the Government's target; however, with heavy reliance on extensions of time.

Table 3: Non-major planning applications determined within timescales

Year	Number determined	Determined within 8 weeks	Determined within 8 weeks or agreed time extension	Target	Determined within 8 weeks (excluding applications with agreed time extensions)	Target
2024/25	**800**	**56% (446 / 800)**	**85% (678 / 800)**	**70%**	**83% (446 / 537)**	**70%**
2023/24	883	56% (491 / 883)	88% (777 / 883)	70%	84% (491 / 584)	70%
2022/23	1,012	46% (461 / 1,012)	80% (813 / 1,012)	70%	72% (461 / 640)	70%
2021/22	1,103	46% (511 / 1,103)	68% (755 / 1,103)	70%	63% (511 / 813)	70%
2020/21	993	74% (734 / 993)	86% (856 / 993)	70%	88% (734 / 835)	70%

Planning applications with Planning Performance Agreements (PPAs), Environmental Impact Assessments (EIAs) or agreed time extensions

3.16. We manage our most significant casework using Planning Performance Agreements, where the timescales are individually negotiated. Our performance in determining PPA applications within their agreed timescales, as well as applications which have agreed time extensions, and those with Environmental Impact Assessments, is monitored. In practice, PPA and EIA applications represent a handful of the determinations we make in this category – the vast majority are applications with agreed extensions of time.

3.17. We have previously set ourselves a target for at least 80 per cent of these specific types of planning application to be determined within their agreed timescales. Performance on applications with PPAs, EIAs or agreed time extensions dipped during 2020/21 as we adjusted our ways of working during the pandemic, and we did not achieve our target. Since then, we have made greater use of extensions of time to help us manage workflow, and this allowed the target to be met in the following two years. We see the greater use of extensions of time as an interim measure, and do not want use of them to become normalised in the long term.

3.18. We no longer set a target, as the Government do not focus on this measure. In 2024/25, 88 per cent of the 270 applications in this category were determined within their agreed timescales.

Table 4: Planning applications with PPAs, EIAs or agreed time extensions determined within timescales

Year	Number determined	Determined within agreed timescales	Target
2024/25	**270**	**88%**	**No target**
2023/24	309	96%	No target
2022/23	383	95%	80%
2021/22	299	84%	80%
2020/21	172	78%	80%

Tree Applications

3.19. There are no statutory targets for the speed of processing tree applications, however we aim to determine at least 80 per cent of them within eight weeks.

3.20. We received 207 tree applications, the same as the previous year. Tree work application delivery was sustained at a high level. We determined 202 applications, with 97 per cent within eight weeks, well above our target.

Table 5: Determination of tree applications

Year	Number received	Determined within 8 weeks	Target
2024/25	**207**	**97% (195 / 202)**	**80%**
2023/24	207	96% (191 / 200)	80%
2022/23	183	94% (182 / 193)	80%
2021/22	176	93% (174 / 188)	80%
2020/21	173	85% (147 / 173)	80%

Planning application (S78) appeals

3.21. This section gives details about the number of planning appeals we received and the outcome.

3.22. We measure performance on planning application appeals in line with the Government's criteria for assessing local planning authority performance. This measures quality of decisions over a two-year assessment period, after a nine-month period has elapsed to allow for any appeals to be decided. The assessment period reviewed at the end of 2024/25 was from 1 July 2022 to 30 June 2024.

3.23. The Government's threshold is for no more than 10 per cent of an authority's total decisions made on applications during the assessment period to be subsequently overturned at appeal. Our performance is shown in Table 6.

3.24. The appeals performance for both County Matters and District Matters applications was well within this threshold.

3.25. During the two-year assessment period, 46 planning appeals (also known as S78 appeals) were lodged, which is the same as the previous year. This figure encompasses all appeals against planning application decisions but excludes enforcement appeals (also known as S174 appeals) which are shown in Table 8. Generally, the number of appeals we receive is very low compared to the total number of applications determined, possibly due to the high proportion of planning applications approved.

Table 6: Different types of planning application decisions subsequently allowed on appeal

Assessment Period	Total planning appeals lodged	County Matters Major applications	District Matters Major applications	District Matters Non-Major applications	Target for all types
July 2022 to June 2024	**46**	**0% (0 / 1)**	**0% (0 / 31)**	**0.4% (8 / 1,872)**	**< 10%**
July 2021 to June 2023	46	0% (0 / 2)	0% (0 / 34)	0.5% (10 / 2,065)	< 10%
July 2020 to June 2022	59	0% (0 / 2)	4.3% (2 / 47)	0.5% (10 / 2,181)	< 10%
July 2019 to June 2021	54	0% (0 / 1)	4.2% (2 / 48)	0.4% (8 / 2,037)	< 10%
July 2018 to June 2020	37	0% (0 / 2)	0% (0 / 42)	0.3% (5 / 1,963)	< 10%

Compliance

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

Number of Potential Breaches of Planning Control

3.27. We received 281 reports of potential breaches of planning control. After seeing a peak in 2021/22, the number has fallen and has remained below 300 for the past three years. However, the number of new concerns we receive is still at a relatively high level, cases appear to be more complex and are less likely to be closed due to no breach being found.

Investigations into Potential Breaches

3.28. We carried out 240 initial site visits following reports of potential breaches of planning control, which is a significant increase from the previous year. The percentage of initial site visits which were carried out within 21 days of receiving a report (previously stated as 15 working days) was 75 per cent, which is also an increase from the previous year, although it remains slightly below target. We have changed our procedures to help improve performance.

3.29. We have made good progress with clearing the backlog of compliance cases. During 2024/25, we reduced the number of open cases by 128. At the end of the year, there were 520 outstanding compliance investigations, the lowest number since 2020/21. A large proportion of the outstanding cases will need formal action which does affect the ability to keep on top of the new cases coming in.

3.30. Continuing efforts have been made to reduce on-hand compliance casework over the past few years. We continually review our staffing position in respect of deployment, recruitment and contractor use, although as fixed term contracts come to an end our capacity will be decreasing in 2025/26.

3.31. Our focus on formal action and early investigation has seen significant progress towards resolving breaches, with formal action rates continuing to increase. Prosecution and criminal investigations have been successfully progressed with external support. We remain one of the most active enforcement authorities in England. In 2024/25, we were 28th highest of 311 Local Planning Authorities nationally for the number of enforcement notices served. We were second of 311 nationally for the number of breach of conditions notices served.

3.32. Enforcement does remain an area of concern. We have developed an enforcement action plan; have visited peer authorities elsewhere in the country to learn from their structures and approaches; and continue to look to grow our peer network.

Table 7: Compliance casework

Year	Reports received of potential breaches of planning control	Initial site visits carried out	Initial site visits carried out within 21 days	Target	Number of outstanding compliance investigations at year end
2024/25	**281**	**240**	**75%**	**80%**	**520**
2023/24	263	177	58%	80%	648
2022/23	292	235	74%	80%	603
2021/22	383	187	67%	80%	569
2020/21	344	134	53%	80%	368

Appeals against Enforcement (S174) Notices

3.33. A consequence of our high rates of formal enforcement action is we have seen high numbers of appeals, which are time consuming, resource intensive, and demand experienced staff.

3.34. No target is set for the percentage of enforcement appeals allowed. We monitor this figure as an internal measure, to ensure that formal enforcement action is only being pursued where appropriate and reasonable to do so in the public interest.

3.35. Decisions were made on 23 appeals against enforcement notices, of which seven were successful. 70 per cent of appeals were dismissed, which shows that our enforcement notices are well considered. The percentage of enforcement appeals allowed has remained low for the past six years.

Table 8: Appeals against enforcement notices

Year	Appeals decided	Appeals allowed
2024/25	**23**	**30%**
2023/24	18	28%
2022/23	3	0%
2021/22	18	17%
2020/21	6	17%

4. Performance of our Local Plan Policies

What are we monitoring

4.1. The AMR covers the monitoring period 1 April 2024 to 31 March 2025. It focuses on evaluating the current planning policies set out in the adopted Lake District National Park Local Plan 2020 - 2035 and assesses whether they are meeting the aspirations of the Authority.

How do we monitor?

4.2. We use ‘local indicators’. These are measures of information or data that show us what is happening at the local level. They are helpful in giving an overview of what changes are occurring and the effects on environmental, social and economic conditions. And they are also useful in examining the implementation of policies. Local indicators are set by us to monitor activities that result from implementing planning policies; they include National Park indicators.

4.3. Data is collected through internal data management systems, annual surveys and information provided through partner organisations.

How do we measure our success?

4.4. 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.
- Dark Grey – no applications received therefore no data to analyse or no target to meet.

4.5. Of the indicators shown in this report, there are 28 indicators with a green status, 8 with amber and 1 with red. 14 indicators have no status as we do not have any data which relates directly to those indicators. Where data is available and targets exist, a high percentage of targets and measures of performance are being met, demonstrating the effectiveness of our policies in delivering sustainable development across the National Park.

5. Indicators

5.1. The indicators set out in the tables below have been adopted by the Authority following the examination of the Local Plan and will be used to monitor the effectiveness of the policies within the Local Plan over the next few years. This consistency of approach enables us the identify trend data over a period, which is extremely useful when monitoring the effectiveness of planning policies.

Economy and Employment

Indicator	Target	Actual	RAG
Objective: Support the development of new employment sites and buildings (including retail and tourism)			
Amount and net change of floor space granted planning permission for employment by • type, • location, • Distinctive Area	A net increase	Planning approvals = 12 Net change in floor space = 3979.2 m^2	
Amount of employment floor space lost to residential use	Smaller better	316 m^2	
Amount and net change of floor space completed for employment by • Type • Location • Distinctive Area	A net increase	Number of completed sites = 9 Net change in floor space = 1904.5m^2	
Number of jobs (FTE) created by type and location	190 FTE	Total number of jobs for **all** policies = 58.5 Number of jobs for **Policy 16** = 30	
	TRIGGER: not achieving target for 6 consecutive years		
Amount and net change of commercial, business and service floor space created in Primary Shopping Area	A net increase	Planning approvals = 4 Net change in floor space = -78.5 m^2	
Amount and net change of commercial, business and service floor space created in Rural Service	A net increase	Planning approvals = 34	

Centres (including primary shopping areas)		Net change in floor space = 2568.2 m^2	
Amount and net change of commercial, business and service floor space created in Villages, Clusters and Open Countryside	No target	Planning approvals = 36 Net change in floor space = 3858.3 m^2	
Objective: Support development for local/traditional businesses and activities			
Number of Whole Estate Plans endorsed by the LDNPA	No target	1	
Number of applications received, and percentage approved for agricultural diversification	Bigger better	10 applications received 80% percent approved	
Number of applications received, and percentage approved for mineral extraction	No target	0 application received 0 percent approved	
Increase in physical extension to the area of mineral extraction	No target	0	
Percentage of population that is of working age	No target	59 percent Based on ONS National Park population estimates 2022	
Percentage of working age population employed by non-visitor economy sectors	No target	59.16% Based on ONS Census 2021	

Are we delivering the objectives?

Objective 1: Support the development of new employment sites and buildings (including retail and tourism)

5.2. The supporting Prosperous Economy Report (Annex 2) Tables 1-2 provide further detail about the type, location and Distinctive Area of indicators relevant to the development of new employment sites.

5.3. Local Plan policies are supporting the development of new employment sites and buildings through planning consents, achieving a net increase in the amount of floor space granted planning permission for employment and the amount of commercial, business and service floor space created in primary shopping areas, rural service centres, villages, cluster communities and open countryside. In comparison to 2023-24, the number of applications granted for employment sites this year has stayed the same and the amount of employment floorspace granted planning permission has increased substantially.

5.4. Overall, there has been a net increase of 3979.2m^2 in the amount of employment floor space granted planning permission under Policy 16. The majority of floor space increases were use classes Eg (offices) and B2.

5.5. The number of jobs created by type and location has been rated red on the basis that this target has not been achieved during the monitoring year. Table 3 of the supporting Prosperous Economy Report provides further detail and explanation for this indicator. The number of jobs created as recorded in this report, is directly linked to the applications we receive and determine.

Objective 2: Support development for local/traditional businesses and activities

5.6. Local Plan policy 19 supports the development and diversification of traditional businesses to help sustain the rural economy and communities. The number of applications received for agricultural diversification has decreased slightly from 16 applications in 2023-24 to 10 applications in 2024-25.

5.7. The majority of applications received for agricultural diversification were for non-serviced accommodation including self-contained holiday accommodation and camping and caravanning sites. Approved applications **not** for holiday accommodation included the development of a hair salon and a wedding venue helping to sustain the operation of farm businesses and provide employment opportunities for local people.

Vibrant Communities

Indicator	Target	Actual	RAG
Objective: To improve the health and wellbeing of people			
Amount of new development creating community facilities	A net increase	0	
Amount of Local Green Space lost through alternative uses	Smaller better	0 m^2 reduction in amenity green space	
Number of community facilities lost to alternative uses	Smaller better	1	
Objective: Making Communities more resilient			
Number of houses granted planning permission by: • Type • Location • Distinctive Area	80 per annum	Affordable = 3 Local Occupancy = 51 Principal Occupancy = 5 Staff accommodation = 12 units, 2 applications HMO = 2 Agricultural workers = 1 Flexible use = 9 **Total = 83**	
Number of houses completed by: • Type • Location • Distinctive Area	80 per annum	Affordable = 6 Local Occupancy = 38 Principal Occupancy = 5 Agricultural dwelling = 4 Flexible use = 3 Live/work unit = 1 Unfettered = 3 **Total = 60**	
Percentage of new dwellings approved with a permanent occupancy restriction	Bigger better	100%	
Number of houses completed on allocated sites and windfall sites	80 per annum	60	
Number of houses completed on previously developed land	Bigger better	44 (73 percent)	
Density of approved housing in allocated sites	No target	0	
Density of approved housing for more than five units in Rural Service Centres	No target	-	
Number of homes built on Operational farms	A net increase	4	
Number of applications received, and percentage approved by community led housing groups	Bigger better	0	
Number of applications received, and percentage approved for change of use of guest houses to residential including number of additional houses completed	No target	5 approved for residential use. 4 approved for holiday letting. 10 to flexible use as dwelling or holiday let.	
Number of settlements in the Lake District with four, five or six services from: convenience store, meeting place,	Bigger better	Three services = 1 Four services = 2 Five services = 12	

primary school, public house, post office, doctors' surgery		Six services = 5 Six plus services = 13	
Number of applications received, and percentage approved for multi-uses of community facilities	No target	0	
Number of units granted planning permission for holiday letting which are new build.	0 per annum	0	
Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds	Smaller better	0	
Percentage of housing applications approved which meet the 30 per cent renewable energy target	Bigger better	77% (9 applications not meeting target)	
Percentage of other developments of greater than 100 square metres floorspace approved which meet the 30 per cent renewable energy target	Bigger better	100 percent	

Are we delivering the objectives?

Objective 3: To improve the health and wellbeing of people

5.8. During the monitoring period, 0 planning applications were received or approved for new or improved community facilities and no Local Green Space was lost through alternative uses. One application was approved for the change of use of a former community facility, Backbarrow GP surgery which has already relocated to another site.

Objective 4: Making communities more resilient

5.9. The 2025 Local Service Provision Survey (Annex 5) shows that the majority of community, cultural facilities and local services are being sustained in rural services centres and villages across the Lake District. Two Post Offices have closed in the past year, in Hawkshead following the resignation of the Postmaster and Broughton, although this Post Office is set to reopen at a new location before the end of the year.

5.10. 77 percent of housing applications approved during the monitoring period were in support of Policy 20: Renewable and low carbon energy, this included a form of renewable energy, or a planning condition imposed to secure renewable energy within the scheme. Nine applications were approved despite not meeting the requirements of Policy 20. Renewables were considered inappropriate for these developments due to their location and for heritage reasons.

5.11. The housing figure of 1200 new homes established through Policy 15, equates to 80 per annum, this is a step up from 60 per annum in the previous Plan. The target has not been achieved this year, details of which can be viewed in the Housing Monitoring Reports.

5.12. Planning permission was granted for 83 new homes during the monitoring period, the majority of which were local need housing. 51 units of local need housing (61%) were permitted, 9 guesthouses to permanent dwellings or flexible use were approved. Further information about housing approvals is detailed in the Housing Monitoring Approvals Report.

Table 9: Planning Approvals for new homes (including outline permissions)

Policy 15	Dwelling Type	Number (net)
Local Affordable	Local Affordable housing	3
Local need	Local Occupancy Condition	51
Other	Agricultural workers dwelling	1
	Principal home occupancy clause	5
	Guesthouse to dwelling	2
	Staff Accommodation	12
	HMO	2
	Guesthouse to flexible use	9
	TOTAL	**83**

5.13. 60 new homes were built during the monitoring period, all were built on windfall sites, with 73% percent being on previously developed land. 37 percent have been delivered in Rural Service Centres and 20 per cent in villages. Of the 26 houses provided in cluster communities and open countryside locations 16 were new build. Six new local affordable homes were built during the monitoring period, at the former Keswick Garden Centre. Further analysis on location is provided in the Housing Completions Report 2024-2025.

5.14. The Housing Trajectory shown in Figure 2 below is reviewed every year and is a useful tool to manage housing delivery. It is based on assumptions regarding implementation rates, including lead in times and build rates. We had originally anticipated the land allocated for housing at Orrest Head, Windermere would have started on site in 2022-23 but it is a complicated site and negotiations with all the interested parties continue.

5.15. Figures 3 and 4 provide additional information about the type of housing approved and completed between 2020 and 2025. Table 10 provides additional context to the housing trajectory shown in Figure 2. Table 10 shows the projected housing completions, the remaining housing delivery over plan period and the managed delivery target which explains the amount of housing required to be completed each year to achieve the overall annual target of 80 and the plan period target of 1,200 dwellings.

5.16. The annual target is based on delivering 1200 new homes over 15 years. You will see from the Housing Trajectory below that this fluctuates depending on what remains to be completed to achieve the overall target annually for each of the number of the years of the plan period remaining. For 2025/26 the annual target increases to 93.

5.17. There are many reasons why homes are not built, many of which are external factors outside our control as a Local Planning Authority. Whilst government look to introduce reform of the planning system, we continue to work with funding providers, namely Homes England to help facilitate new house building in the Lake District. The key thing to remember is we have a robust housing policy which ensures all new homes built are contributing to meeting an identified local need and helping make communities more resilient.

Figure 2: Housing Trajectory

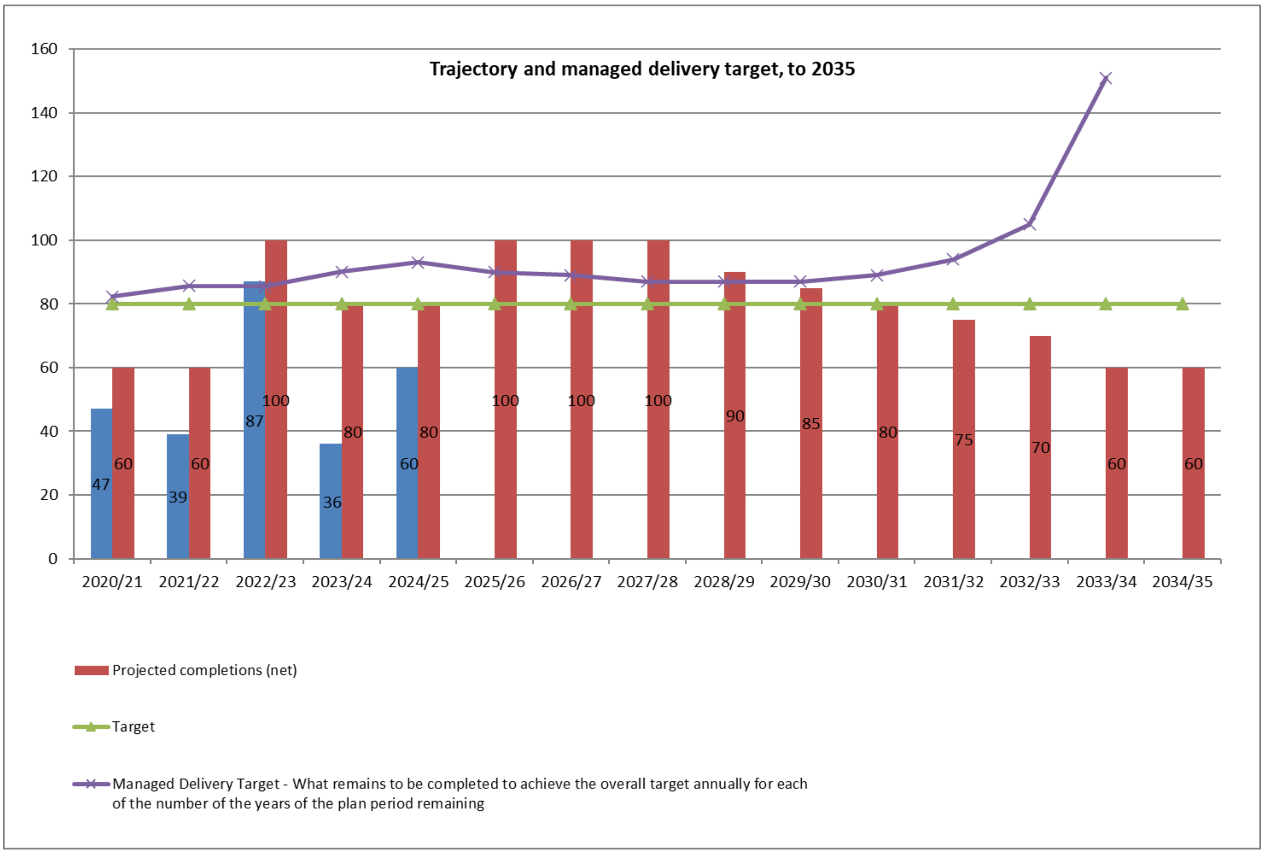

Figure 3: Housing Approvals 2020-25

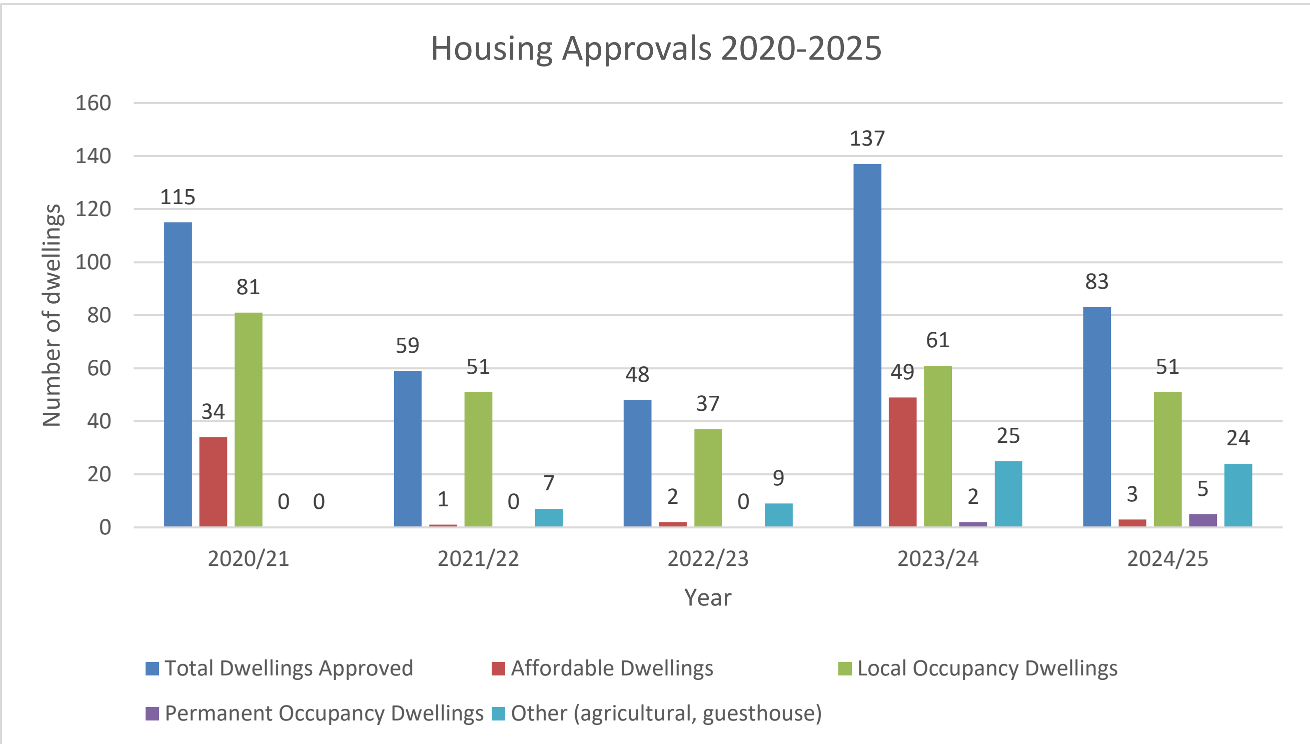

Figure 4: Housing Completions 2020-25

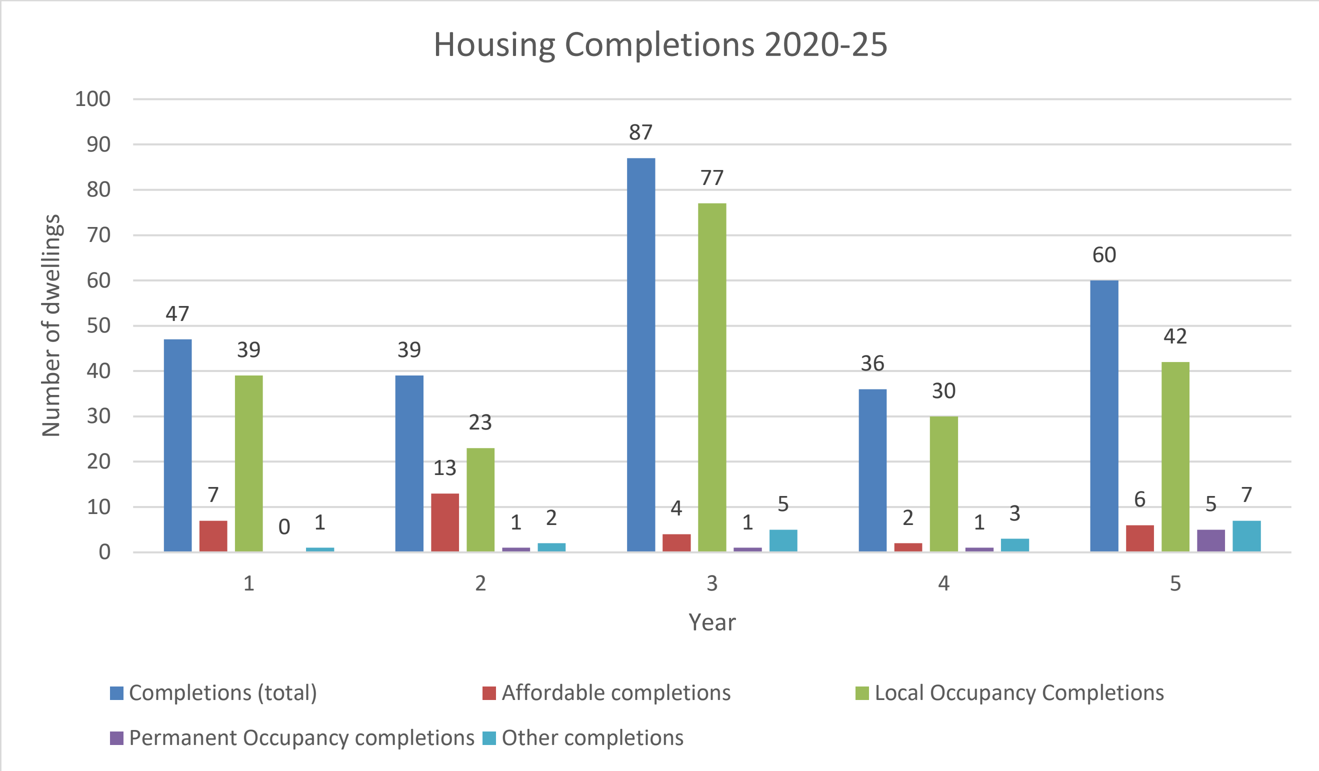

Table 10: Housing Trajectory	**2020/21**	**2021/22**	**2022/23**	**2023/24**	**2024/25**	**2025/26**	**2026/27**	**2027/28**	**2028/29**	**2029/30**	**2030/31**	**2031/32**	**2032/33**	**2033/34**	**2034/35**
Total Dwellings Approved	115	59	48	137	83										
Affordable Approvals	34	1	2	49	3										
Local Occupancy approvals	81	51	37	61	51										
Permanent Occupancy approvals	0	0	0	2	5										
Other Approvals	0	7	9	25	24										
Total Dwelling Completions	47	39	87	36	60										
Affordable Completions	7	13	4	2	6										
Local Occupancy Completions	39	23	77	30	42										
Permanent Occupancy Completions	0	1	1	1	5										
Other Completions	1	2	5	3	7										
Projected completions (net)	60	60	100	80	80	100	100	100	90	85	80	75	70	60	60
Target	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80
Cumulative Target	80	160	240	320	400	480	560	640	720	800	880	960	1,040	1,120	1,200
Remaining delivery over plan period	1,153	1,114	1,027	991	931										
Managed delivery target – what remains to be completed to achieve the overall annual target	82	86	86	90	93										

Years left in plan	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0

Visitor Experience

Indicator	Target	Actual	RAG
Objective: Every visitor has the best experience through improved attractions, access and transport			
Amount and net change of floor space granted planning permission for tourism by: • Type • Location • Distinctive Area	A net increase	Planning approvals = 54 Net change = 2288.3m^2	
Number of applications received, and percentage approved for change of use from guesthouses to different forms of holiday accommodation.	No target	Applications received: - 5 approved for residential use - 4 approved for holiday letting - 10 to flexible use as dwelling or holiday let 100% approved	
Objective: Promote development that provides and or improves sustainable and integrated transport within the Lake District			
Number of applications received and percentage approved for sustainable access and travel proposals	Bigger better	3 applications received 100% approved	
Number of applications received and percentage approved for vehicle parking proposals as part of sustainable transport improvements	No target	6 applications received 83% approved (1 application refused)	
Number of additional parking spaces granted through planning permission by location	No target	126 additional spaces	
Objective: Increase length of stay of overnight visitors			
Number of bed spaces created by: • Type • Location • Distinctive Area	A net increase	Number of bed spaces created Policy 18 and 19 = 42	

Number of applications received and percentage approved for the reuse of existing buildings for holiday letting	A net increase	36 applications received 83% approved	
Objective: Encourage year-round sustainable tourism			
Number of applications received and percentage approved for year round use of camping and caravanning sites	A net increase	5 applications received for year-round use of camping and caravanning sites, 80% approved	

Are we delivering the objectives?

Objective 5: Every visitor has the best experience through improved attractions, access and transport

5.18. Detail about the type, location and Distinctive Area for floor space granted planning permission for tourism are shown in Table 5 of the supporting Prosperous Economy Report. There was an overall increase in the amount of floor space granted planning permission for tourism but the net change in floorspace has decreased slightly from 2319m^2 in 2023-24 to 2288.3m^2 in 2024-25. This is likely related to the slight decrease in the number of applications relevant to policy 18 between 2023-24 and 2024-25.

5.19. Approved applications relating to sustainable tourism and holiday accommodation include an 18-hole adventure golf course, a spa facility, new shepherd huts and new caravan pitches. This data suggest that visitors' experience is being improved through the diverse range of accommodation on offer and improvements to existing attractions.

5.20. In total, 4 applications were received and approved for a change of use from a guesthouse to a different form of holiday accommodation. An additional 10 applications were approved for a change of use from a guesthouse to flexible uses. There is no target for this indicator and 100 percent of applications received have been approved. The number of guesthouse change of use applications has stayed roughly the same as 2023-24 decreasing slightly from 21 applications in 2023-24 to 19 applications in 2024-25.

Objective 6: Promote development that provides and or improves sustainable and integrated transport within the Lake District

5.21. Policies 21 and 22 aim to support the development of sustainable transport. Three planning applications were received and approved for sustainable access and travel proposals including the installation of rapid electric vehicle charging stations, highways infrastructure works to support development at Land at Orrest Head Farm and a new car park and information facilities in Coniston.

5.22. There is no target for the number of vehicle parking proposals, or the number of additional parking spaces granted through planning permission – 126 additional parking spaces have been granted planning permission in this period, the majority of these relate to the approved car park in Coniston.

Objective 7: Increase length of stay of overnight visitors

5.23. The net change in the number of bed spaces created under both Policies 18 and 19 is 42 bed spaces. This significant reduction in the number of bed spaces created in 2024-25 compared to previous years can be explained by the number of guest houses changing to flexible uses, therefore not creating new bedspaces. Additionally, 52 bed spaces were lost to residential use due to the change of use of guesthouses to residential use. Further information about the type, location and distinctive area of bed spaces created is shown in Table 7 of the supporting Prosperous Economy Report.

5.24. A total of 266 new non-serviced bed spaces were created through 34 planning applications. Detail about the type of non-serviced bedspaces **created** is detailed in Table 11 below.

Table 11: Number and type of non-serviced bedspaces created by Policies 18 and 19

	Non-serviced bed spaces
Glamping/Pods	22
Holiday let	230
Cabin/Lodges	14
Total	**266**

5.25. Two non-serviced bed spaces were lost in the 2024-25 period, a change of use of a holiday let to a local occupancy dwelling.

Objective 8: Encourage year-round sustainable tourism

5.26. A total of 4 applications were approved for year-round camping and caravanning sites. The 2024-25 annual monitoring report showed that the range of accommodation available continues to broaden. A range of applications for holiday accommodation were approved in the 2024-25 period including an apart-hotel, camping pods and touring caravan pitches.

Landscape and cultural heritage

Indicator	Target	Actual	RAG
Objective: To preserve, enhance and manage landscape quality and character for future generations			
Number of applications received and percentage approved contrary to Policy 05: Protecting the Spectacular Landscape	Smaller better	548 applications received 7 approved contrary to Policy / 1.2 percent	
Number of applications received and percentage approved contrary to Policy 06: Design and development	Smaller better	726 applications received 12 approved contrary to Policy / 1.6 percent	
Number of applications received and percentage approved contrary to Policy 24: Lakeshore development	Smaller better	21 applications received 1 approved contrary to Policy / 4.5%	
Number of applications received and percentage approved contrary to Policy 25: Development for the keeping of animals on a non-commercial basis	Smaller better	5 applications received 0 approved contrary to Policy	
Number of major development applications approved against Policy 26: Major Development	Smaller better	0 applications received	

Objective: To improve the quality of the built and natural environment, including the historic environment, heritage assets and their setting.			
Number of applications received and percentage approved contrary to Policy 04: Biodiversity and geodiversity	Smaller better	363 applications received 3 approved contrary to Policy / 0.8 percent	
Number of applications where there is a 10 percent or more increase in biodiversity units as measured by the biodiversity metric	Bigger better	Information not recorded	
Number of applications received and percentage approved contrary to Policy 07: Historic environment	Smaller better	408 applications received 5 approved contrary to Policy / 1.2 percent	
Number of listed buildings removed from Heritage at Risk register through works completed	Bigger better	2	
Number of Scheduled Ancient Monuments removed from Heritage at Risk register through works completed	Bigger better	0	
Number of applications received, and percentage approved for change of use of a building of archaeological or historic importance to economic or residential uses	A net increase	18 applications, 83% approved	

Are we delivering the objectives?

Objective 9: to preserve, enhance and manage landscape quality and character for future generations

5.27. Both Policies 05 and 06 are used extensively in the assessment of planning applications to ensure the highest level of protection is given to the landscape and to reinforce local distinctiveness and character. Whilst a small percentage of planning applications have been approved contrary to these policies, in the main, their use is serving to preserve, enhance and manage the landscape as intended. For the small percentage of development proposals which have been approved contrary to these policies, the assessment would have included a judgement based on how the benefits of the proposals outweighed the harm in each case. This statistic does not cause concern.

Objective 10: To improve the quality of the built and natural environment, including the historic environment, heritage assets and their setting.

5.28. A very small percentage of planning permissions were granted approval contrary to Policy 07 and is usually the case where the wider public benefit outweighs the harm caused. Two listed buildings have been removed from the Heritage at Risk register through works completed, and no Scheduled Ancient Monuments have been removed.

5.29. There is a Heritage at Risk report published each year in November time. Last year's is here: Historic England - Heritage at Risk Register 2024, North West.

5.30. Through Policy 07, we encourage the sympathetic reuse of buildings of archaeological or historic importance, which make a positive contribution to the landscape character and sense of place. 18 applications have been received and approved during the monitoring period for the change of use of a building of historic importance to residential use. These have largely involved the change of use of either a field barn or adjoining barn that have either been listed under the Statutory List of Buildings of Special Architectural or Historic Interest or are of historical importance locally.

6. Design Code Supplementary Planning Document

6.1. The Design Code Supplementary Planning Document (SPD) was updated on the 26th March 2025. This annual monitoring report details the second appraisal of the Design Code.

6.2. Between the March 2024 and April 2025, the Design Code was applied to 157 full applications and 16 S73 applications. A breakdown of applications assessed against the code is detailed below:

Table 12: Full Applications assessed against the Design Code

	Applications in support of the code		Applications contrary to the code	
	Approved	**Refused**	**Approved**	**Refused**
Number of applications	139	2	1	15

6.3. The Design Code is proving to be a useful tool for the Development Management Team providing additional context and weight to Local Plan Policy 06 Design and Development. In comparison to the 2023-24 period, the Design Code has been applied to an increased number of applications and early trend data shows a positive trend in the number of applications being refused contrary to the Design Code.

7. Additional monitoring requests

Population data

7.1. The working age population is defined as those aged 15 to 64. Table 13 provides an overview of the estimated population for the Lake District National Park. The population estimate for 2023 is expected to be published in November.

Table 13: ONS Mid-year population estimates for the Lake District National Park

Year	0-14	15-64	65+	Total
Mid-year 2022	4,342	22,908	11,467	38,717
Mid-year 2021	4,327	23,378	11,420	39,125
Mid-year 2020	4,651	23,393	12,241	40,284
Mid-year 2019	4,694	23,503	12,143	40,340
Mid-year 2018	4,802	23,561	11,915	40,278
Mid-year 2017	4,838	23,631	11,792	40,261
Mid-year 2016	4,872	23,656	11,692	40,220
Mid-year 2015	4,894	23,922	11,599	40,415
Mid-year 2014	4,927	24,150	11,372	40,449
Mid-year 2013	4,972	24,504	11,229	40,705
Mid-year 2012	5,002	24,742	10,923	40,667
Mid-year 2011	5,093	25,155	10,504	40,752
Mid-year 2010	5,256	26,392	10,017	41,665

(Source: ONS mid-year (30 June) population estimates for National Parks in England and Wales. Figures do not sum due to rounding.)

7.2. Table 13 shows the population of the Lake District continues to decline. The estimated working age population has declined by 7.5% between mid-year 2012 and mid-year 2022.

Number of cases raised to Planning on houses with 'Local Occupancy' clauses that are Holiday / 2nd homes, including number of cases resolved each year and the outcome.

7.3. The information in Table 14 below has been provided by the Development Management Compliance Team in response to the above monitoring question.

Table 14: Number of cases raised, and action taken regarding breaches of local occupancy conditions.

Number of enforcement complaints received between 1 April 2024 and 31 March 2025 alleging occupation of properties as holiday lets in breach of local occupancy restrictions	3
How many of those cases received between 1 April 2024 and 31 March 2025 have been closed	3
? unresolved case	0
Outcome of those cases received between 1 April 2024 and 31 March 2025 which have been closed	2x no breach 1 x breach resolved
Other cases about breaches of local occupancy conditions – fulltime occupants not meeting the local occupancy criteria	1– closed - occupier complied 1 – still open but the tenant has now moved out

Total dwellings in the National Park

7.4. The table below uses information from Census 2011 and annual completions surveyed by the Authority to estimate the total number of dwellings in the National Park. The 2021 Census did not confirm the total number of dwellings.

Table 15: Estimated Number of dwellings in the Lake District National Park

Data source	completions	dwellings
2024/25	60	
2023/24	36	
2022/23	87	
2021/22	39	
2020/21	47	
2019/20	72	
2018/19	76	
2017/18	93	
2016/17	111	
2015/16	48	
2014/15	154	
2013/14	77	
2012/13	74	
2011/12	62	
Census 2011	-	23,890
Total 2023	**1036**	**24,926**

Volume of property sales in the National Park per annum

7.5. Using data from Rightmove (September 2025), 237 properties were sold in the Rural Service Centres and Villages (identified in Policy 02) in the Lake District during the last year compared to 299 the previous year. Over the last five years a total of 1,978 properties have been sold in rural service centres and villages, with Ambleside (189) Bowness (262), Keswick (419) and Windermere (660) being the main locations.

Settlement	Overall average price	Numbers sold last year	Numbers sold last 5 years
Ambleside	£614,736	18	189
Backbarrow	£303,400	5	48
Bassenthwaite	£265,000	1	18
Braithwaite	£405,875	4	37
Bootle	£97,867	3	30
Elterwater	-	0	7
Bowness	£466,841	27	262
Broughton-In-Furness	£254,667	6	39
Caldbeck	£405,000	2	20
Chapel Stile	-	0	11
Coniston	£359,750	4	56
Crosthwaite	-	0	17
Embleton	£370,250	2	10
Ennerdale Bridge	£255,000	1	9
Eskdale Green	£356,981	12	61
Glenridding	£694,250	2	16
Gosforth	£304,480	15	76
Grasmere	£742,500	4	40
Hawkshead	£449,833	3	18
Haverthwaite	£365,000	2	13
Keswick	£344,677	48	419
Lane End (Waberthwaite)	-	0	10
Lindale	£302,276	11	70
High Lorton	£279,000	1	7
Low Lorton	-	0	0
Patterdale	-	0	2
Penruddock	£348,750	4	19
Pooley Bridge	£370,000	2	7
Portinscale	£1,081,667	3	50
Ravenglass	£291,000	1	10
Rosthwaite	-	0	6
Silecroft	£291,500	2	14
Staveley	£540,346	13	103
Threlkeld	£288,000	4	40
Troutbeck	£742,050	2	16
Troutbeck Bridge	£1,192,500	4	26
Witherslack	£250,000	1	13
Windermere	£490,795	87	660

The number of second homes and holiday lets

	2025	
	Second Homes	Holiday Lets
Above Derwent	106	145
Askham	29	7
Bampton	26	15
Barton with Pooley Bridge	32	26
Bassenthwaite	22	34
Bewaldeth	0	1
Blawith and Subberthwaite	30	16
Blindbothel	5	8
Blindcrake	10	9
Bootle	14	10
Borrowdale	32	48
Broughton East	24	12
Broughton West	49	18
Buttermere	8	9
Caldbeck	35	19
Cartmell Fell	50	21
Claife	59	63
Colton	108	53
Coniston	98	142
Crook	29	19
Crosthwaite and Lyth	35	25
Dacre	9	4
Drigg and Carleton	-	13
Duddon	-	-
Dunnerdale-with-Seathwaite	23	13
Embleton, Setmurphy and Wythop	15	12
Ennerdale and Kinniside	15	8
Eskdale	18	46
Gosforth	23	17
Grayrigg	-	-
Haverthwaite	51	57
Hawkshead	67	91
Helsington	12	6
Hutton	16	12
Ireby and Udale	26	20
Irton and Santon	13	18
Kentmere	7	4
Keswick	299	535
Kirkby Ireleth	0	5
Lakes	638	812

Levens	-	-
Lindale and Newton	48	26
Lonsleddale	4	4
Lorton	25	21
Loweswater	15	11
Lowick	5	7
Lowther	1	6
Martindale	16	11
Matterdale	63	62
Muncaster	13	17
Mungrisdale	9	16
Orton	2	3
Patterdale	84	67
Ponsonby	0	1
Satterthwaite	23	37
Selside and Fawcett Forest	8	5
Shap Rural	4	1
Skelwith	38	37
St Johns, Castlerigg, Wythburn	32	26
Staveley in Cartmel	31	14
Staveley with Ings (Hugill, Nether Stav, Over Stav)	69	54
Threlkeld	46	36
Torver	21	16
Ulpha	12	15
Underbarrow	15	9
Underskiddaw	23	33
Waberthwaite and Corney	8	6
Wasdale	14	17
Whicham	20	9
Whinfell	2	0
Windermere and Bowness	727	553
Witherslack, Meathop and Ulpha	20	14
Totals	**3431**	**3507**

Key Considerations and Emerging Local Plan Issues

The following emerging issues are identified from information in the Annual Monitoring Report and feedback from Development Control Committee and Development Management officers.

- Policy 06 Design and Development
    - Scale of development – increase in number of applications received for large extensions, increasing the size of the existing property by a substantial amount.
    - Replacement dwellings – demolition of dwellings and consequent rebuild, often with a larger property. Important to support the reuse of buildings and building materials to reduce carbon impacts.
    - Boathouse development getting larger and potential for cumulative impacts on landscape and visibility from lakeshore.
- Policy 18 Sustainable Tourism
    - Holiday accommodation changing use to permanent residential use (not Local Occupancy).
    - Guest houses changing use to holiday lets, flexible use, HMOs and to permanent residential use.
- Policy 15
    - Under delivery of affordable houses
- Policy 16
    - Consistently not reaching job creation target. Target is 190 full time equivalent jobs.

Year	Jobs created
2020-21	165.5
2021-22	120.5
2022-23	101.5
2023-24	50
2024-25	58.5

- Policy 20
    - Greater than 30% energy efficiency target to encourage a greater proportion of operational energy coming from renewable and low carbon sources.
- Policy 22
    - Car parking and impact on landscape