

Lake District National Park Local Plan

Annual Monitoring Report 2021-2022

November 2022

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Summary

- The Lake District National Park Local Plan 2020 – 2035 was adopted in May 2021.
- The Landscape Character Supplementary Planning Document, Housing SPD and Biodiversity SPD were also adopted in May 2021.
- The Windermere Gateway Transport Infrastructure Delivery SPD was adopted in December 2021
- Consultants have been appointed to develop a design code for the Lake District as part of the Department for Levelling Up, Housing and Communities Design Code Pathfinder Programme, this is expected to be adopted in June 2023.

Key Findings

During the monitoring period 01 April 2021 to 31 March 2022:

- 92 per cent of planning applications received were approved; 94 per cent of which were approved under delegated powers
- 91 per cent of Major applications were determined within 13 weeks, exceeding the target of 60 per cent
- We did not achieve the targets for determining minor or other planning applications (54 per cent and 69 percent respectively)
- 93 per cent of tree applications are approved within the 8-week period
- 39 homes have been built against an annual target of 80 homes
- 55 new homes were approved including one affordable home
- There has been a net loss of 9m² in the amount of employment floor space completed.
- Across all Local Plan policies relating to the economy (Policies 16, 17, 18 and 19) a total of 120.5 FTE jobs were created through planning approvals against a target of 190 FTE.
- Six enforcement complaints were received between 1 April 2021 and 31 March 2022 alleging occupation of properties as holiday lets in breach of local occupancy restrictions, 5 of these (83 per cent) have been resolved. In 3 of these cases no breach was identified.

How are we doing?

- 26 indicators (79 per cent) used to monitor planning policies are meeting the targets.
- 4 indicators, (12 percent of indicators) have been rated amber. 3 indicators, (9 per cent of indicators) have been rated red, but it is deemed that no interventions are required at this early stage of monitoring. Please see section 4.

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?

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?

- 1.4 Under the requirements of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning) (England) Regulations 2012, the Authority as a local planning authority is required to produce an Annual Monitoring Report (AMR).
- 1.5 We can determine the period which the AMR will cover, but this should be no longer than twelve months and should follow on from the end of the Authority's most recent report. We consider that it is appropriate to continue to monitor on an annual basis and therefore this AMR covers the period from 1 April 2021 and 31 March 2022.
- 1.6 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. As we have recently adopted our new Local Plan, it is too soon in the process to make any judgements as to whether any changes may need to be considered. This will become clearer in future iterations of the AMR report.

Why it matters

- 1.7 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.

- 1.8 It is an effective way to gather evidence for future policy, show how planning is delivering the Vision for the Lake District National Park, demonstrate real outcomes such as houses built, and evaluate the effectiveness of planning policy and decision making.
- 1.9 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 2021 to March 2022. For the purposes of this AMR the relevant Local Development Scheme was revised in June 2021 and agreed by the Park Strategy and Vision Committee in June 2021.

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 The Local Plan Review will commence in 2025.

What happened between April 2021 and March 2022?

- 2.4 The Lake District National Park Local Plan 2020 - 2035 was adopted by the Authority on the 19 May 2021. This was originally scheduled for May 2020 but was significantly delayed due to the Covid-19 pandemic and requests from the Planning Inspectors for further evidence during the Examination.
- 2.5 The Housing Supplementary Planning Document and Biodiversity Supplementary Planning Document were also adopted on the 19 May 2021, along with the Landscape Character Assessment Supplementary Planning Document.
- 2.6 Windermere Gateway Transport Infrastructure Delivery Supplementary Planning Document was adopted on 15 December 2021. This aims to secure a transformational gateway for Windermere which sustainably connects to the onward travel network and contributes to the vibrancy of the town by delivering housing and employment opportunities.

Pipeline activity

- 2.7 A Design Code is being produced as part of a pilot pathfinder programme with DLUHC. The project commenced in May 2022, and we are working to an agreed 12-month programme. Public consultation is expected to be undertaken in March 2023 and the code is expected to be adopted in June 2023. The Design Code will set out a number of specifications for new developments in a simple, concise and illustrated way to help deliver more sustainable places that function well in terms of accessibility, energy efficiency, biodiversity and carbon neutrality.
- 2.8 Minerals planning authorities should prepare an Annual Local Aggregates Assessment. We do this jointly with Cumbria County Council and the Joint Annual Local Aggregates Assessment 2021 (incorporating figures for 2019 and 2020) was published on 1 September 2022.

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.
- 3.2 Demand for our services was largely undiminished during the Covid pandemic. At the same time, the service experienced significant staff shortages, both Covid and non-Covid related, which meant that full-service delivery could not be achieved. In order to safeguard the statutory decision-making function on planning applications, and staff welfare, we suspended all discretionary advisory services in August 2020. Since then, we have not provided formal pre-application advice. Advice has been limited to informal conversations, although from 1 December 2020 we were able to reintroduce the duty planner for the public to speak to.
- 3.3 During 2021/22, demand for our services increased, with an unusually high number of planning applications received and new compliance case numbers at their highest ever level. As a consequence of the staff shortages, with only partial backfill, and increased workloads, the service is experiencing backlogs on both planning applications and compliance casework. A medium-term resource plan was agreed by members at Resources Committee in November 2021. However, implementation of the plan has proved difficult due to recruitment challenges.
- 3.4 The long-serving Head of Service has left the Authority and a new management structure has now been implemented. Efforts are continuing to provide additional staff resources to help manage the workload and reduce backlogs.

Planning Application and Tree Application Performance

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

Table 1: Determination of planning applications

Year	Planning applications received	Planning applications determined	Planning applications approved	Planning applications decided under delegated powers
2021/22	1,379	1,124	92%	94%
2020/21	1,173	1,021	86%	96%
2019/20	1,130	1,053	92%	93%
2018/19	1,189	997	95%	92%
2017/18	1,164	1,043	94%	92%

Number of Planning Applications

- 3.6 We received 1,379 planning applications during the year, which was a significant increase from previous years (approximately a 15 per cent increase). We made decisions on 1,124 applications, higher than in previous years.

Approvals

- 3.7 We had seen a significant drop in approval rates in 2020/21, when they fell below the 90 per cent target for the first time since 2007/08. At the time we thought this may have been linked to the withdrawal of pre-application advice services during the pandemic. However, pre-application advice was not re-introduced in 2021/22, and approval rates have increased to 92 per cent, which is in line with pre-pandemic levels. This is an indication that the quality of submissions has increased.

Planning Applications decided under Delegated Powers

- 3.8 Of the decisions made on planning applications, 94 per cent were decided by our staff acting under delegated authority, with the remaining applications decided by members at the Development Control Committee. This figure is directly influenced by our approved Scheme of Delegation.
- 3.9 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 during 2020/21. The delegated approvals figure has now dropped back down towards pre-pandemic levels.

- 3.10 We have met the Government's national guideline figure of 90 per cent of applications determined as delegated matters for eight consecutive years, which indicates the Scheme of Delegation is working effectively.

Speed of Processing Planning Applications

- 3.11 The Government sets statutory targets for the speed of processing planning applications. The targets are to determine at least 60 per cent of major applications within 13 weeks; and 70 per cent of minor applications and 80 per cent of other applications within eight weeks.
- 3.12 By 2020/21 we had exceeded all three government targets for ten consecutive years, aided by a well-established process and approach to managing applications. We paused discretionary services in the summer of 2020 so that staff efforts could focus on dealing with planning applications, to ensure that these statutory targets were still met.
- 3.13 However, in 2021/22 the staff shortages, redeployment of staff to work on enforcement cases, and the high number of planning applications received all impacted performance. We prioritised our workload to deal with major planning applications, which allowed this target to be met, with 91 per cent determined within 13 weeks, but we did not achieve the targets for determining minor or other planning applications: 54 per cent of minor applications were determined within eight weeks and 69 per cent of other applications. Many applications reached their determination date without being allocated to a planner.
- 3.14 We manage our most significant casework using Planning Performance Agreements (PPAs), where the timescales are negotiated separately. 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 (EIAs), is monitored separately. We have set ourselves a target for at least 80 per cent of these specific types of planning application to be determined within their agreed timescales.
- 3.15 Performance on applications with PPAs, EIAs or agreed time extensions suffered during 2020/21 as we adjusted our ways of working due to the pandemic, and we did not achieve our target. In 2021/22, team members have been able to use extensions of time in a small number of cases to manage workflow, and this has allowed the target to be met, with 84 per cent of these applications determined within the agreed timescales.

Table 2: Planning applications determined within target timescales

Year	Different types of planning applications determined within timescale							
	Major applications (within 13 weeks)		Minor applications (within 8 weeks)		Other applications (within 8 weeks)		Applications with PPAs, EIAs or agreed time extensions	
	Actual	Target	Actual	Target	Actual	Target	Actual	Target
2021/22	91% (10 / 11)	60%	54% (181 / 336)	70%	69% (329 / 480)	80%	84% (249 / 297)	80%
2020/21	86% (12 / 14)	60%	83% (314 / 380)	65%	92% (419 / 456)	80%	77% (132 / 171)	80%
2019/20	100% (14 / 14)	60%	82% (332 / 406)	65%	90% (416 / 464)	80%	82% (139 / 169)	80%
2018/19	88% (14 / 16)	60%	79% (301 / 382)	65%	88% (354 / 403)	80%	84% (164 / 195)	80%
2017/18	80% (16 / 20)	60%	82% (342 / 419)	65%	92% (402 / 437)	80%	80% (133 / 166)	80%

Tree Applications

- 3.16 We received 176 tree applications, which was comparable to the previous year. 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. We determined 188 applications, of which 93 per cent were within eight weeks, well above our target.

Table 3: Determination of tree applications

Year	Tree applications received	Tree applications determined	Tree applications determined within 8 weeks	Target
2021/22	176	188	93%	80%
2020/21	173	173	85%	80%
2019/20	201	185	100%	80%
2018/19	199	189	99%	80%
2017/18	199	200	99%	80%

Planning application (S78) appeals

- 3.17 This section gives details about the number of planning appeals we received and the outcome.
- 3.18 We have changed the way in which we measure performance on planning application appeals, to reflect the Government's updated criteria for assessing local planning authority performance. This measures quality of decision over a two-year assessment period, after a nine-month period has lapsed beyond the end of the period.
- 3.19 The Government's threshold is for no more than 10 per cent of an authority's total number of decisions on applications made during the assessment period to be overturned at appeal. There was one County Matters major application determined during the assessment period July 2019 to June 2021, which was not appealed. The District Matters appeals performance was well within the threshold for both major and non-major development, at 4.2 per cent and 0.4 per cent respectively.
- 3.20 During the assessment period, 54 planning appeals (also known as S78 appeals) were decided. This is an increase on the previous year. This figure encompasses all appeals against planning application decisions but excludes enforcement appeals (also known as S174 appeals). 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 4: Planning Appeals

Assessment Period	Total planning appeals lodged	Different types of planning application decisions subsequently allowed on appeal				
		County Matters Major	County Matters Non-Major	District Matters Major	District Matters Non-Major	Target for all types
July 2019 to June 2021	54	0% (0 / 1)	No applications	4.2% (2 / 48)	0.4% (8 / 2,037)	< 10%
July 2018 to June 2020	37	0% (0 / 2)	No applications	0% (0 / 42)	0.3% (5 / 1,963)	< 10%
July 2017 to June 2019	37	0% (0 / 2)	No applications	0% (0 / 45)	0.5% (11 / 2,005)	< 10%
July 2016 to June 2018	40	0% (0 / 1)	No applications	0% (0 / 47)	0.8% (16 / 2,086)	< 10%

Compliance

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

Table 5: Compliance casework

Year	Reports received of potential breaches of planning control	Initial site visits carried out within 15 working days	Target	Number of outstanding compliance investigations
2021/22	383	67% (126 / 187)	80%	569
2020/21	344	53% (71 / 134)	80%	368
2019/20	377	70% (161 / 231)	80%	266
2018/19	334	60% (83 / 139)	80%	243
2017/18	243	56% (67 / 119)	80%	214

Number of Potential Breaches of Planning Control

3.22 We received 383 reports of potential breaches of planning control, which is the highest number of new cases opened in any financial year since 2007/08.

Investigations into Potential Breaches

3.23 We carried out 187 initial site visits following reports of potential breaches of planning control; this is an increase from 134 the previous year. However, as the number of site visits was significantly below the number of new reports we received, the caseload of outstanding compliance investigations is at its highest ever level, at 569 cases.

3.24 The percentage of initial site visits which were carried out within 15 working days of receiving a report was 67 per cent, which was an improvement from 2020/21 but still below our target of 80 per cent.

3.25 Continuing efforts have been made to reduce on-hand casework over the past few years. However, staffing issues have limited our ability to investigate cases and take formal action. Some additional staffing has been secured (including internal secondments from the Strategy Team); however, external recruitment has only been partially successful. Although on-hand case numbers have risen during this period, all new compliance reports have been reviewed and we have continued to focus upon targeted formal enforcement action.

- 3.26 In 2021/22 we served 34 enforcement notices. This was more than all other national parks in England put together (collectively they served 23 enforcement notices), and places us joint 22nd nationally for the number of enforcement notices served in 2021/22 (of 322 local planning authorities).

Appeals against Enforcement (S174) Notices

Table 6: Appeals against Enforcement Notices

Year	Enforcement appeals		
	Decided	Allowed	Target
2021/22	18	17%	no target
2020/21	6	17%	no target
2019/20	4	25%	< 35%
2018/19	10	50%	< 35%

- 3.27 Decisions were made on 18 appeals against enforcement notices, of which three were successful, which is 17 per cent. The percentage of enforcement appeals allowed was consistent with the previous year.

- 3.28 No target was set for the year; 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.

4. Performance of our Local Plan Policies

What are we monitoring?

- 4.1 The AMR covers the monitoring period 1 April 2021 to 31 March 2022. 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 26 indicators with a green status, 4 with amber and 3 with red. 18 indicators have no status as we do not have any data which relates directly to those indicators. Early indications shows that 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 to identify trend data over a period, which is extremely useful when monitoring the effectiveness of planning policies. The monitoring information will be used in subsequent scheduled reviews or could trigger an early partial review of the Local Plan or introduce other interventions if considered necessary. This is the first year of monitoring the effectiveness of the new Local Plan.

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 <ul style="list-style-type: none"> • type, • location, • Distinctive Area 	A net increase	Planning approvals = 16 Net change in floor space = 1843 m ²	
Amount of employment floor space lost to residential use	Smaller better	-626m ²	
Amount and net change of floor space completed for employment by <ul style="list-style-type: none"> • Type • Location • Distinctive Area 	A net increase	Number of completed sites = 11 Net change in floor space = -9.6m ²	
Number of jobs (FTE) created by type and location	190 FTE	Total number of jobs for all policies = 120.5 Number of jobs for Policy 16 = 43	
	TRIGGER: not achieving target for 3 consecutive years		

Amount and net change of commercial, business and service floor space created in Primary Shopping Area	A net increase	Planning approvals = 5 Net change in floor space = 86m ²	
Amount and net change of commercial, business and service floor space created in Rural Service Centres	A net increase	Planning approvals = 44 Net change in floor space = 1661m ²	
Amount and net change of commercial, business and service floor space created in Villages, Clusters and Open Countryside	No target	Planning approvals = 59 Net change in floor space = 8224m ²	
Objective: Support development for local/traditional businesses and activities			
Number of Whole Estate Plans endorsed by the LDNPA	No target	1 - Lowther	
Number of applications received, and percentage approved for agricultural diversification	Bigger better	41 applications received 84 percent approved	
Number of applications received, and percentage approved for mineral extraction	No target	1 application received 100 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	58 percent Based on ONS mid-2020 estimates for National Parks	
Percentage of working age population employed by non-visitor economy sectors	No target	62% Based on the ONS Inter Departmental Business Register, 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 Tables 6-9 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.
- 5.4 Overall, there has been a net increase of 1843m² in the amount of employment floor space granted planning permission under Policy 16. The majority of floor space increases were use class B8 (storage or distribution). Some losses to employment floor space through planning approvals has been observed, the majority changing from employment to residential use.
- 5.5 Two indicators, the amount of employment floor space lost to residential use and net change of floor space completed for employment, have been rated amber on the basis that the agreed target is not being achieved but is not a recurring trend.
- 5.6 Despite the net-loss in the amount of floor space created through employment completions, there were employment completions on a range of different scales and sites during the monitoring year.
- 5.7 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. Page 8 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. The economic outlook over the next few years looks challenging but we do have several new site allocations that are available and may be taken up by developers and businesses.

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

- 5.8 Local Plan policies 19 and 27 support the development and diversification of traditional businesses to help sustain the rural economy and communities. In the 2021-22 period, one whole estate plan for Lowther Estate has been adopted. As the Lowther Estate Plan is progressed, actions will be monitored to ensure the plan delivers its aims.
- 5.9 The number of applications received, and percentage approved for agricultural diversification has increased to 41 applications (84% approved). 68% 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 change of use of a barn to a wedding venue and an extension to an equestrian training centre, helping to sustain the operation of farm businesses and provide employment opportunities for local people.

- 5.10 One application was received and approved for the continuation of quarrying at Petts Slate Quarry, Ambleside. There is no target for the number of applications received and percentage approved for mineral extraction. This approved application will help to ensure there is an adequate supply of local materials to help maintain the distinctive settlement character of the Lake District.
- 5.11 58 percent of the Lake District's population is working age - further analysis about the working age population of the Lake District is detailed in Section 3 of the supporting *Prosperous Economy Report*.

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	3	
Amount of Local Green Space lost through alternative uses	Smaller better	No applications received	
Number of community facilities lost to alternative uses	Smaller better	1	
Objective: Making Communities more resilient			
Number of houses granted planning permission by: <ul style="list-style-type: none"> Type Location Distinctive Area 	80 per annum	59	
	TRIGGER: Not achieving target for three consecutive years		
Number of houses completed by: <ul style="list-style-type: none"> Type Location Distinctive Area 	80 per annum	39	
Percentage of new dwellings approved with a permanent occupancy restriction	Bigger better	100 percent	
Number of houses completed on allocated sites and windfall sites	80 per annum	39 on windfall sites	
Number of houses completed on previously developed land	Bigger better	16 (41 percent)	
Density of approved housing in allocated sites	No target	No applications received	
Density of approved housing for more than five units in Rural Service Centres	No target	No applications received	
Number of homes built on Operational farms	A net increase	1	
Number of applications received, and percentage approved by community led housing groups	Bigger better	No applications received	
Number of applications received, and percentage approved for change of use of guest houses to residential including number of additional houses completed	No target	7 approved	
Number of settlements in the Lake District with four, five or six services from: convenience store, meeting place, primary school, public house, post office, doctors' surgery	Bigger better	Four services = 2 Five services = 14 Six services = 5 Six plus services = 12	
Number of applications received, and percentage approved for multi-uses of community facilities	No target	No applications received	

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	60 percent	
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

- 5.13 During the monitoring period, three planning applications were received and approved for new community facilities; all were for new education facilities:
- Replacement Education and Community Centre for the residents of Matterdale (7/2020/3163)
 - Residential education facility for students aged 18-25 years with education health and care (7/2021/5088)
 - A specialist education provider for a maximum of five students (7/2021/5213)
- 5.14 One application was approved which would result in the loss of a community facility, this related to the Post Office in Ulpha. The Post Office facility closed in March 2020. The application regularised the use of the property as residential rather than mixed use and was consistent with planning policy (7/2021/4096).
- 5.15 The policy is providing a robust framework to provide the social, recreational and cultural facilities and services needed by communities when required to support healthy lifestyles.

Objective 4: Making communities more resilient

- 5.16 The new 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.
- 5.17 Planning permission was granted for 59 new homes during the monitoring period, the majority of which were local need housing. One unit of local affordable housing was approved, and seven guesthouses were granted permission to be used as a house with a permanent home occupancy condition. The location of these is split as follows: 24 percent Allerdale; 14 percent Copeland; 10 percent Eden; 5 percent South Lakeland.

Table 7: Planning Approvals for new homes (including outline permissions)

Policy 15	Dwelling Type	Number (net)
Local Affordable	Local Affordable housing	1
Local need	Local Occupancy Condition	51
Other	Guesthouse to dwelling	7
	TOTAL	59

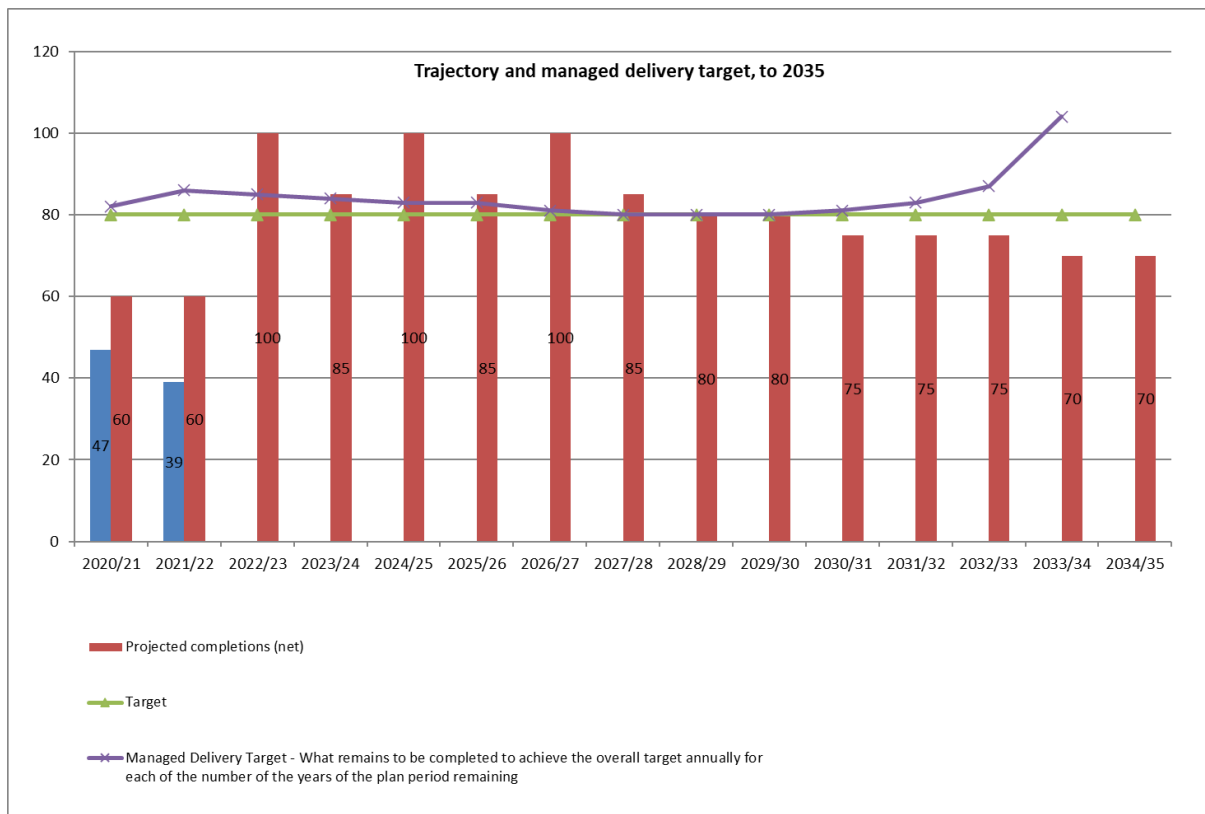
- 5.18 39 new homes were built during the monitoring period, all were built on windfall sites, with 41 percent being on previously developed land. 54 percent have been delivered in Rural Service Centres and 10 per cent in villages, this aligns well with the aspirations of Policy 02 Spatial strategy. The 14 houses provided in cluster communities and open countryside locations were mainly change of use, with four being new build. 13 new local affordable homes were built during the monitoring period, in Keswick, Coniston and Grasmere. Further analysis on location is provided in the Housing Completions Report 2021-2022.
- 5.19 The Housing Delivery Test does not apply to National Park Authorities, but our completion figures do apply across local authority boundaries. We are required to return net additions figures to the Department of Housing, Levelling Up and Communities, the return was sent in September 2022.

Associated Local Planning Authority	Agreed net Additions for 2019/20	Agreed net Additions for 2020/21	Agreed net Additions for 2021/22
Allerdale	18	10	13
Eden	7	9	6
South Lakeland	40	26	18
Copeland	7	2	2
TOTAL	72	47	39

- 5.20 Whilst the completions figure is below the annual target of 80 per annum, we are at the early stages of the Plan period. The Housing Trajectory shown in Figure 1 below is reviewed every year and is a useful tool to manage housing delivery. At this early stage, it is based on assumptions regarding implementation rates, including lead in times and build rates. We anticipate the land allocated for housing, particularly in Windermere and Keswick, will be granted planning permission and begin building on site in the next couple of years.
- 5.21 The annual target is based on delivering 1200 new homes over 15 years. You will see from the Housing Trajectory 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 2022/23 the annual target increases to 85.

5.22 There are many reasons why homes are not built, many of which are external factors outside our control as a Local Planning Authority. Whilst we have allocated land suitable for new homes, the construction industry has been affected by Brexit and the Covid-19 pandemic, with the availability of materials and staff hit the worst. Whilst government look to introduce reform of the planning system, and revise fiscal policy, we have allocated several new sites for housing, some of which are likely to come forward over the next few years, and 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. The low number of houses completed this monitoring year does not give a monitoring timeframe of sufficient length to determine a need to review or change our policy approach, due to the early stage of monitoring the new policies.

Figure 1: Housing Trajectory



5.23 The 2022 Local Service Provision Survey shows that the majority of community, cultural facilities and local services are being sustained in rural services centres and villages across the Lake District. All rural service centres, excluding Gosforth have six or more facilities. Gosforth has five services, but two neighbouring post offices and Seascale Health Centre have been included as nearby facilities for the residents of Gosforth. Five villages have six services, 13 villages have five services, two villages have four services and only one village, Portinscale has three services.

5.24 Over the last year Lindale Stores and Post Office has closed. Lindale no longer has a convenience store and is now serviced by the mobile Post Office service.

- 5.25 No applications were approved contrary to Environment Agency advice. The Environment Agency objected to 14 planning applications during the monitoring period. In the majority of cases, the Environment Agency withdrew their objection following receipt of acceptable Flood Risk Assessments, three applications were withdrawn, and one remains to be determined.
- 5.26 60 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. 27 percent of housing applications made no reference to Policy 20 and renewable energy was not included in the approved scheme. 12.5 percent of housing applications approved during the monitoring period were before Policy 20 was adopted. Six applications were approved for developments of 100sqm or more, other than housing. The policy was applied to two of these applications, the remaining four it was judged the development would not result in significant energy requirements, so the target was not applied.

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: <ul style="list-style-type: none"> Type Location Distinctive Area 	A net increase	Planning approvals = 82 Net change = 7956m ²	
Number of applications received, and percentage approved for change of use from guesthouses to different forms of holiday accommodation	No target	14 applications received 100 percent 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	5 applications received 60 percent approved	
Number of applications received and percentage approved for vehicle parking proposals as part of sustainable transport improvements	No target	3 applications received for parking proposals 33.3 percent of applications approved	
Number of additional parking spaces granted through planning permission by location	No target	36 additional parking spaces in Central and Southeast DA	
Objective: Increase length of stay of overnight visitors			
Number of bed spaces created by: <ul style="list-style-type: none"> Type Location Distinctive Area 	A net increase	Number of bed spaces created Policy 18 and 19 = 564	
Number of applications received and percentage approved for the reuse of existing buildings for holiday letting	A net increase	38 applications received 82 percent 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	42 applications received 81percent approved	

Are we delivering the objectives?

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

- 5.27 There was an overall increase in the net change of floor space granted planning permission for tourism. Detail about the type, location and Distinctive Area are shown in Table 12 of the supporting Prosperous Economy Report.
- 5.28 56 percent of approved applications relating to sustainable tourism and holiday accommodation were located in open countryside for a range of tourism proposals including glamping pods, changes of use to holiday accommodation and improvements to existing attractions, including improved facilities and hotel extensions. This data suggest that visitors' experience is being improved through the diverse range of accommodation on offer and improvements to existing attractions.
- 5.29 In total, 14 applications were received and approved for a change of use from a guesthouse to a different form of holiday accommodation. There is no target for this indicator and 100 percent of applications received have been approved, suggesting that visitor preferences for holiday accommodation are changing.
- 5.30 Cumbria Tourism Visitor Survey 2018 reported that the proportion of visitors in Cumbria staying in guesthouses or B&Bs has nearly halved, from 17 percent in 2015 to 9 percent in 2018¹. Post COVID it is likely that this trend will continue as visitors continue to prefer self-contained holiday accommodation.

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

- 5.31 Policies 21 and 22 aim to support the development of sustainable transport. Five planning applications were received for sustainable access and travel proposals and 60 percent were approved, including the Lake District National Park Authority's own application for a multi-user trail from Newby Bridge to the YMCA along the southwestern shore of Windermere.
- 5.32 There is no target for the number of vehicle parking proposals, or the number of additional parking spaces granted through planning permission. The additional 36 parking spaces granted in this monitoring period were an extension to an existing car park located in the Central and Southeast Distinctive Area.

¹ Cumbria Tourism Visitor Survey, 2018

Objective 7: Increase length of stay of overnight visitors

- 5.33 The net change in the number of bed spaces created under both Policies 18 and 19 is 564 bed spaces. Bed spaces data was not reported in 2020-21 and has not been tallied into the 2021-22 data.
- 5.34 Information about the type, location and distinctive area of bed spaces created is shown in Table 13 of the supporting *Prosperous Economy Report*.
- 5.35 A total of 142 new serviced bed spaces were created but 282 serviced bed spaces were lost to other uses, including residential use, resulting in the overall net change of -140 serviced bed spaces. It's worth noting that 209 of the lost serviced bed spaces changed to non-serviced bed spaces, reflecting the increasing preference for self-contained holiday accommodation. The remaining 72 lost serviced bed spaces changed to residential dwellings or use class C2. These figures do not sum due to internal changes in accommodation resulting in different numbers of bedspaces.
- 5.36 A total of 716 new non-serviced bed spaces were created through 67 planning applications. Detail about the type of non-serviced bedspaces **created** is detailed in Table 8.

Table 8: Number and type of non-serviced bedspaces created by Policies 18 and 19

	Non-serviced bed spaces
Glamping/Pods	187
Holiday let	267
Static Caravans	18
Group accommodation	62
Cabin/Lodges	182
Total	716

- 5.37 Only 12 non-serviced bed spaces were lost, all of which changed to serviced accommodation.
- 5.38 Data from Cumbria Tourism shows that the number of tourists staying overnight in the Lake District has still not fully recovered post COVID. In comparison to 2019, in 2021 there were 487,000 less overnight visitors, but as a proportion of the total number of tourists the proportion of overnight visitors has increased from 17.6 percent in 2019 to 19.1 percent in 2021.

Objective 8: Encourage year-round sustainable tourism

- 5.39 A total of 45 applications were received for camping and caravanning sites including glamping pods, these ranged from new sites, physical extensions to existing sites and increases in the length of operating time to some sites. From the 45 applications, 42 applications were received for year-round use and 34 of these were approved.
- 5.40 The range of accommodation available has broadened through the proposals received. 42 percent of the total 45 applications were for new glamping sites located across the Distinctive Areas within the Park. Further information about the type of campsites granted planning approval is shown in Table 16 of the supporting Prosperous Economy Report. Overall, the number of available bed spaces has increased helping to encourage year-round tourism through a range of accommodation types.

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	618 applications received 46 approved contrary to Policy / 7.5 percent	
Number of applications received and percentage approved contrary to Policy 06: Design and development	Smaller better	864 applications received 50 approved contrary to Policy / 6 percent	
Number of applications received and percentage approved contrary to Policy 24: Lakeshore development	Smaller better	29 applications received None approved contrary to Policy	
Number of applications received and percentage approved contrary to Policy 25: Development for the keeping of animals on a non-commercial basis	Smaller better	2 applications received 1 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	357 applications received 11 approved contrary to Policy / 3 percent	
Number of applications where there is a 10 percent or more increase in biodiversity units as measured by the biodiversity metric	Bigger better		
Number of applications received and percentage approved contrary to Policy 07: Historic environment	Smaller better	572 applications received 37 approved contrary to Policy / 6 percent	

Number of listed buildings removed from Heritage at Risk register through works completed	Bigger better	0	
Number of Scheduled Ancient Monuments removed from Heritage at Risk register through works completed	Bigger better	2	
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	6	

Are we delivering the objectives?

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

- 5.40 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.

- 5.41 It has not proved practical to apply Policy 04 as intended through the Biodiversity Supplementary Planning Document. The government consulted on Biodiversity Net Gain Regulations and Implementation in April 2022 which aimed to define the scope of the biodiversity net gain requirement for the Town and Country Planning Act 1990 (Development). Whilst our SPD is largely aligned with the proposed scope, there remains some question marks around thresholds, exemptions, and process which the government will make clear through new legislation. In the meantime, the Authority is continuing its work to establish a habitat bank to enable off-site gains were appropriate.
- 5.42 A 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. No listed buildings have been removed from the Heritage at Risk register through works completed, but two Scheduled Ancient Monuments have been removed.
- 5.43 There is a Heritage at Risk report published each year in October time. Last year's is here: [Historic England - Heritage at Risk Register 2021, North West](#)

- 5.44 Officially, there are nine buildings and structures, five places of worship, 17 archaeology entries and no conservation areas or registered parks and gardens. These are split into buildings and structures, places of worship, with archaeology entries split into nine listed buildings and 20 scheduled monuments (as some structures are duplicated as scheduled monuments in the list for some reason e.g., Low Wood gunpowder works/Greenside).
- 5.45 Ings Church has been completed, but not taken off the list yet. We are continually bracken bashing and sites will be taken off when the bracken is considered to not be a problem anymore.
- 5.46 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. Six applications have been received and approved during the monitoring period for the change of use of a building of historic importance to residential uses. 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. Additional monitoring requests

Total population with the National Park broken down by age range (percentage working age)

6.1 The working age population is defined as those aged 15 to 64. Table 9 provides an overview of the estimated population for the Lake District National Park.

Table 9: ONS Mid-year population estimates for the Lake District National Park

Year	0-14	15-64	65+	Total
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)

6.2 In summary, Table 9 shows that the population of the Lake District National Park is estimated to have declined by 3.3 percent from 2010 to 2020. The working age population has declined by 11.4 percent between 2010 and 2020.

6.3 The working age population in 2010 represented 63 percent of the total population in comparison to representing 58 percent of the population in 2020.

6.4 Section 3 of the accompanying Prosperous Economy Report provides a detailed overview of the population of the National Park and provides reasons for the changing demographic.

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.

6.5 The information in Table 10 below has been provided by the Development Management Compliance Team in response to the above monitoring question.

Table 10: Number of cases raised, and action taken regarding breaches of local occupancy conditions.

Number of enforcement complaints received between 1 April 2021 and 31 March 2022 alleging occupation of properties as holiday lets in breach of local occupancy restrictions	6
How many of those cases received between 1 April 2021 and 31 March 2022 have been resolved	5
One unresolved case	A breach of a S106 (local affordable housing). A pre-action letter was sent and the leaseholder has confirmed the holiday letting will stop by 30 September.
Outcome of those cases received between 1 April 2021 and 31 March 2022 which have been resolved	3 = no breach as unfettered house or planning permission allows 1 = resolved by formal action 1 = resolved by grant of planning permission
Other cases about breaches of local occupancy conditions – fulltime occupants not meeting the local occupancy criteria	3 1 = no breach 1 = technical breach found and notice issued 1 = still under investigation

Total dwellings in the National Park

- 6.6 The table below uses information from Census 2011 and annual completions surveyed by the Authority. This number of dwellings will be confirmed in the Census 2021. National Park statistics will be published during phase three of the Census 2021 release plans – spring 2023.

Table 11: Number of dwellings in the Lake District National Park

Data source	completions	dwellings
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 2022	853	24,743

Split between dwellings by open market, local occupancy housing and social housing

- 6.7 It has not been possible to collate this information for this year's Annual Monitoring Report. Monitoring arrangements are being considered to ensure its availability for subsequent reports. The new Census information could assist in this respect. The table below shows information relating to the 2011 Census. Based on 2011 census data and completion data until March 2016, we have previously estimated 11 percent of the housing stock to be an affordable housing tenure, with open market (unfettered) housing being the dominant occupancy type.

Table 12: Census 2011 data on housing stock and tenure for the Lake District National Park

Housing stock = 23,890	
8,700 (36.42%)	Detached
5,530 (23.15%)	Semi-detached
5,700 (23.86%)	Terraced
3,780 (15.82%)	Flat, etc
180 (0.75%)	Caravan, etc
Tenure = 18,112 households	
8,321 (45.9%)	Own outright
3,814 (21.1%)	Own with a mortgage
122 (0.7%)	Shared ownership
847 (4.7%)	Social rent through LA
1,421 (7.8%)	Social rent through other
2631 (14.5%)	Private rent through Private landlord
457 (2.5%)	Private rent through other
499 (2.8%)	Free rent

The number of second homes, holiday lets etc.

6.8 Please see ANNEX 2 for information on the number of second homes and holiday lets by Parish. 25 percent of the housing stock in the Lake District has no permanent resident. Furthermore, over half the parishes in the Lake District have 20 percent or more of the housing stock used for second homes or holiday lets; in some parishes this figure is much higher. There has been a rapid increase in the number of holiday lets.

Volume of property sales in the National Park per annum (over 5 years and updated annually if possible)

6.9 Using data from Rightmove (September 2022), 243 properties were sold in the Rural Service Centres and Villages (identified in Policy 02) in the Lake District during the last year compared to 576 the previous year. Over the last five years a total of 2,755 properties have been sold, with Ambleside (224) Bowness (292), and Keswick (491) and Windermere (748) being the main locations.

Table 13: Number of properties sold during the last year by settlement and environs

Settlement	Overall average price	Numbers sold last year
Ambleside	£420,192	24
Backbarrow	£270,200	8
Bassenthwaite	£484,688	4
Braithwaite	£496,000	5
Bootle	£143,333	3
Elterwater	£940,000	2
Bowness	£390,570	31
Broughton-In-Furness	£194,598	5
Caldbeck		0
Chapel Stile	£490,000	1
Coniston	£255,000	3
Crosthwaite	£377,500	2
Embleton	£490,000	1
Ennerdale Bridge	£336,583	3
Eskdale Green	£297,500	9
Glenridding	£434,000	1
Gosforth	£434,000	11
Grasmere	£811,929	7
Hawkshead	£403,500	2
Haverthwaite		0
Keswick	£400,011	67
Lane End (Waberthwaite)	£217,500	2
Lindale	£344,432	12
High Lorton	£327,500	2
Low Lorton		0
Patterdale		0
Penruddock	£195,000	1
Pooley Bridge		0
Portinscale	£585,000	2
Ravenglass	£215,500	3
Rosthwaite	£891,000	1
Silecroft	£189,000	1
Staveley	£443,900	19
Threlkeld	£336,000	5
Troutbeck		0
Troutbeck Bridge	£603,000	34
Witherslack	£450,000	1
Windermere	£416,342	88

Range of holiday accommodation in the National Park²

- 6.10 We seek to retain and evolve a range of high-quality holiday accommodation. The data below relating to the number of establishments, rooms and bed spaces is sourced from Cumbria Tourism’s tourist accommodation stock summary.

Table 14: Serviced Accommodation profile in the Lake District National Park

	Establishments	Rooms	Bed Spaces
2022	774	7,643	16,016
2021	764	7,343	15,242
2019	773	7,379	15,289

- 6.11 Table 14 shows that between 2019 and 2021 there was a decrease of 9 serviced accommodation properties, but an increase of 10 serviced properties between 2021 and 2022. Table 14 shows that the number of rooms and bed spaces has increased, despite the number of available establishments staying almost the same.
- 6.12 Cumbria Tourism Visitor Survey 2018 reported that the proportion of visitors in Cumbria staying in guesthouses or B&Bs has nearly halved, from 17 percent in 2015 to 9 percent in 2018³. The decline in the popularity of B&B accommodation correlates with planning approvals data relating to changes of use to guest houses, discussed in Objective 5 and the reduction in the number of serviced bed spaces discussed in Objective 7.

Table 15: Self-Catering Accommodation profile in the Lake District National Park

	Units	Bed Spaces
2022	4,979	23,651
2021	4,962	23,512
2019	4,937	23,404

- 6.13 Between 2019 and 2021 there has been an increase of 25 self-catering properties and a further increase of 17 properties between 2021 and 2022. Again, this trend correlates to the increase in the number of non-serviced bed spaces created through planning approvals, discussed in Objective 7. It is important to note that information on self-catering accommodation provided by Cumbria Tourism is significantly higher than the information presented in Annex 2. This is because the data source is different. We acknowledge the data in Annex 2 is an under representation.

² Cumbria Tourism Accommodation Stock Survey, 2019, 2021, 2022

³ Cumbria Tourism Visitor Survey, 2018

Table 16: Touring Caravan and Camping Sites in the Lake District National Park

	Sites	Units/Pitches	Bed spaces
2022	72	6,140	18,420
2021	70	6,150	18,450
2019	70	5,890	17,670

6.14 The number of touring caravan and camping sites has increased by 2 between 2019 and 2022. In this period the number of available bed spaces has increased by 750 spaces due to extensions to existing campsites through submissions of planning applications. Table 16 in the supporting Prosperous Economy Report provides an overview of the types of camping and caravanning planning applications received in the 2021-22 period.

6.15 Planning approvals data correlates to this increase. 27 per cent of all planning applications received for camping, caravanning and glamping were for extensions to existing sites.

Table 17: Alternative Accommodation in the Lake District National Park

	Sites	Bed spaces
2022	89	4,100
2021	83	3,941
2019	84	4,002

6.16 Alternative accommodation includes hostels, camping pods, yurts, tipis, glamping, wigwams, shepherd's huts, camping barns, bunkhouses and group accommodation.

6.17 Between 2019 and 2022 the number of sites has increased by 5, and the number of bed spaces has increased by 98. Data from planning applications and approvals shows that this type of accommodation is becoming more popular, particularly in relation to farm diversification schemes. In the 2021-22 monitoring period, 20 applications for extensions to glamping sites or new glamping sites were approved, of which 11, (55 per cent) related to farm diversification.

6.18 Overall, the Lake District National Park is maintaining a diverse holiday accommodation offer. The total number of bed spaces for all types of accommodation has increased by 1,822 bed spaces (3 per cent), between 2019 and 2022.

6.19 The tables below show the proportion of bed spaces and proportion of accommodation establishments by accommodation type.

Table 18: Proportion of bed spaces by accommodation type in the Lake District National Park

Accommodation Type	Proportion of bed spaces		
	2019	2021	2022
Serviced Accommodation	25%	25%	26%
Self-Catering Accommodation	39%	38%	38%
Touring Caravan and Camping Sites	29%	30%	30%
Alternative Accommodation	7%	6%	7%

Table 19: Proportion of establishments/units/sites by accommodation type in the Lake District National Park

Accommodation Type	Proportion of establishments/units/sites		
	2019	2021	2022
Serviced Accommodation	13%	13%	13%
Self-Catering Accommodation	84%	84%	84%
Touring Caravan and Camping Sites	1%	1%	1%
Alternative Accommodation	1%	1%	2%

**Figures do not sum due to rounding*

6.20 Trends show that there is very little change and only a small increase in alternative accommodation types. Generally, the proportion of bed spaces and the proportion of establishments offered by different accommodation types remains unchanged between 2019 and 2022, demonstrating that quality holiday accommodation is being retained.

7. Neighbourhood Development Plans

- 7.1 A neighbourhood development plan forms part of the development plan and sits alongside the local plan prepared by the local planning authority. Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations. It attains the same legal status as the local plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority.
- 7.2 We have two neighbourhood development plans in the National Park which have gone through referendum and been made legal by the Authority. The Matterdale Neighbourhood Development Plan was adopted in December 2015 and the Coniston Neighbourhood Development Plan was adopted in February 2016.
- 7.3 The policies used most frequently in determining applications in-line with the Matterdale Neighbourhood Plan were MNP8 – Environment.
- 7.4 The policies used most frequently in determining applications in-line with the Coniston Neighbourhood Plan are CNP2 – Businesses, CNP4 – Buildings Structure & Sites of Historic Importance and CNP8 – Environmental Sustainability.
- 7.5 We will continue to monitor and assess planning applications against the policies in the made neighbourhood plans through the Annual Monitoring report.

8. Self-Build

- 8.1 We are required to keep a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom housebuilding. Those that wish to express an interest in custom/self-build in the Lake District National Park can complete a form which is available on our website.
- 8.2 Custom build is where you buy a pre-prepared plot of land and then engage with a specialist design-and-build contractor to build it. Self-Build is where you find a plot of land, decide the design of your home, and then select a contractor to build it. In considering whether a home is a Self-Build or Custom Build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.
- 8.3 As the local planning authority we have a duty to have regard to the self-build register when carrying out our planning functions. An authority must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period.
- 8.4 Where a relevant authority sets eligibility criteria, the register kept by that authority must be divided into two parts, referred to as Part 1 and Part 2, as described below...
- a) Part 1 –where the applicant satisfies both the basic eligibility conditions and the local eligibility conditions, or
- b) Part 2 –where the applicant satisfies the basic eligibility conditions but do not meet the local connection test

Base period	Number of entries on the register		No. plots permitted on allocated sites	Time allowed for compliance with the duty	Nos of approvals during base period
	Part 1	Part 2			
Base period 1 16/03/2016 – 30/10/2016	0	0	-	-	-
Base period 2 31/10/2016 – 30/10/2017	6	2	-	31/10/2017 – 30/10/2020	Not calculated
Base period 3 31/10/2017 - 30/10/2018	2	4	-	31/10/2018 – 30/10/2021	Not calculated
Base period 4 31/10/2018 – 30/10/2019	6	6	-	31/10/2019 – 30/10/2022	Not calculated
Base period 5 31/10/2019 – 30/10/2020	6	9	-	31/10/2020 – 30/10/2023	Not calculated
Base period 6 31/10/2020 – 30/10/2021	6	11	-	31/10/2021 – 30/10/2024	14
Base period 7 31/10/2021 – 30/10/2022	0	8	-	31/10/2022 – 30/10/2025	4
Total	26	40			18
Average per base period	4				

- 8.5 The majority of the land owned by the Authority is not suitable for the delivery of new housing. Our ability to satisfy the duty is therefore reliant on developers who submit applications for new housing on allocated sites to be amenable to the provision of service plots for self-build in the final scheme. The majority of our self-build schemes come through the traditional route of windfall sites where an applicant has access to a plot of land, has designed the house and seeks planning permission for the scheme.
- 8.6 We report our performance against the Statutory Duty to meet demand on Self-Build Day, which is the 30 October each year. As of 30 October 2022, there are currently 66 individuals on the register and no associations, with 26 applicants under Part 1 and 40 under Part 2 of the register. Using data from Base Period 1 – 7, Under Part 1 there has been a total of 26 registered expressions of interest in a serviced plot of land. This is an average of 4 plots per annum.
- 8.7 No serviced plots for self-build were permitted by 30 October 2022 to specifically meet the demand of those identified on the register. However, there is no specific duty on the Authority to deliver the preferences of those on the register. If you take the register as general evidence for self-build, through our Development Management service, we have granted 18 new homes on windfall sites that meet the self-build definition. This would serve to meet the need arising from base periods 3-5.
- 8.8 We recognise the need for self-build homes and Local Plan Policy 15 supports the principle.

We will continue to:

- Maximise the potential from individual development opportunities to deliver dwellings which contribute towards meeting an identified local need (including need for self-build plots) and local affordable need in accordance with Policy CS18
- Have regard to demand on the register and the number of self-build permissions required to meet our duty as a component of identified need in our assessment of applications
- Secure inclusion of serviced plots for self-build in development proposals where appropriate – this will be particularly relevant at pre-application stage and for larger schemes

ANNEX 1: Housing delivery on Windfall Sites

The NPPF (paragraph 71) allows for the inclusion of windfall sites (i.e., sites not previously identified or allocated which come forward unexpectedly) in the five-year land supply, where there is compelling evidence that they will provide a reliable source of supply. As a rural authority, most of our housing has been developed on small sites or non-allocated sites, usually as self-build schemes. The table below identifies the number of windfall completions between April 2010 and March 2022.

Year	Windfall completions	Total completions	% Windfall	Five Year average (units)
2021/22	39	39	100%	58
2020/21	44	47	94%	63
2019/20	59	72	82%	63
2018/19	60	84	71%	69
2017/18	85	95	89%	64
2016/17	65	110	59%	60
2015/16	48	48	100%	57
2014/15	85	145	59%	54
2013/14	37	75	49%	n/a
2012/13	63	63	100%	n/a
2011/12	53	53	100%	n/a
2010/11	30	30	100%	n/a

ANNEX 2: Second Home and holiday let data by Parish (July 2022)

PARISH	2nd homes	Holiday lets (self-contained and guesthouses)	empty properties	Total domestic properties (From C.Tax records)	% of 2nd homes	% of properties not used for permanent residential
Above Derwent	100	161		610	16.39%	42.78%
Bassenthwaite	20	41		204	9.80%	29.90%
Bewaldeth	0			19	0	
Blindbothel	3	16		70	4.28%	27.14%
Blindcrake	11	10		163	6.74%	12.88%
Borrowdale	34	56		173	19.65%	52.00%
Buttermere	10	14		61	16.39%	30.34%
Caldbeck	32	22		361	8.86%	14.95%
Embleton, Setmurphy and Wythop	14	26		214	6.54%	18.69%
Ireby and Uldale	26	19		227	11.45%	19.82%
Keswick	261	641		2589	10.08%	34.83%
Lorton	22	19		148	14.86%	27.70%
Loweswater	14	9		116	12.06%	19.82%
St Johns, Castlerigg, Wythburn	36	25		194	18.55%	31.44%
Underskiddaw	19	41		122	15.57%	49.10%
Askham	24	10	3	188	12.80%	18.08%
Bampton	24	18	4	173	13.90%	24.27%
Barton with Pooley Bridge	30	32	0	126	23.80%	49.20%
Martindale	10	17	0	35	28.60%	77.10%
Mungrisdale	14	16	3	149	9.40%	20.13%
Threlkeld	30	54	10	241	12.40%	35%
Matterdale	62	84	12	266	23.30%	54.88%

Patterdale	76	89	5	301	25.20%	54.81%
Bootle	14	5		389	3.59%	6.57%
Drigg and Carleton	8	5		240	3.33%	5.41%
Ennerdale and Kinniside	12	10		168	7.14%	13.09%
Eskdale	15	47		150	10%	41.33%
Gosforth	39	9		662	5.89%	7.25%
Irton and Santon	20	13		139	14.38%	23.74%
Muncaster	12	8		180	6.66%	11.11%
Ponsonby	3	1		149	2.01%	2.68%
Ulpha	14	15		86	16.27%	33.72%
Waberthwaite and Corney	7	8		119	5.88%	12.60%
Wasdale	15	16		68	22.05%	45.58%
Whicham	19	14		232	8.18%	14.22%
Blawith and Subberthwaite	38	18		141	26.95%	39.70%
Broughton East	23	12		144	15.97%	24.30%
Cartmell Fell	40	20		208	19.23%	28.84%
Claife	46	66		271	16.97%	41.32%
Colton	100	48		481	20.79%	30.76%
Coniston	88	148		658	13.37%	29.78%
Crook	27	16		193	13.98%	22.27%
Crosthwaite & Lyth	32	25		371	8.62%	15.36%
Duddon	86	39		615	13.98%	20.32%
Grayrigg	8	4		110	7.27%	10.90%
Haverthwaite	60	51		484	12.39%	22.93%
Hawkshead	57	95		402	14.17%	37.81%
Helsington	8	5		161	4.96%	8.07%

Kentmere	7	5		56	12.50%	21.42%
Kirkby Ireleth	29	24		625	4.64%	8.48%
Lakes	572	835		3417	16.73%	41.17%
Levens	37	10		609	6.07%	7.71%
Lindale & Newton	46	31		499	9.21%	15.43%
Longsleddale	4	4		40	10.00%	20.00%
Satterthwaite	26	37		163	15.95%	38.65%
Selside and Fawcett Forest	10	1		108	9.25%	10.18%
Skelwith	32	40		144	22.22%	50.00%
Staveley in Cartmel	30	11		272	11.02%	15.07%
Staveley with Ings	66	51		955	6.91%	12.25%
Torver	14	16		101	13.86%	29.70%
Underbarrow	13	13		199	6.53%	13.06%
Whinfell	7	15		91	7.69%	24.17%
Windermere and Bowness	629	555		4979	12.63%	23.77%
Witherslack, Meathop and Ulpha	16	6		314	5.09%	7.00%