



Annual Monitoring Report of Planning Performance

April 2014 – March
2015



Lake District National Park Annual Monitoring Report 2014-15

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1 Summary

Key findings

- Exceeded all our targets for determining major, minor and other planning applications.
- 82 per cent of our targets and measures of performance are being met.
- Applications approved within Rural Service Centres and villages remain below target whilst approvals in Cluster Communities and Open Countryside remains higher than anticipated.
- 83 per cent of the Rural Service Centres and villages named in the Core Strategy (Local Plan Part One) have access to 4 or more local services.
- Exceeded our targets for both number of houses granted planning permission and number of houses built (Local Need and Local Affordable Need).
- 8.9ha of employment land allocated, 7.26ha remains available thus maintaining a minimum rolling 5 year supply

How are we doing?

- 1.1 Our Spatial Development Strategy which aims to support strong, vibrant and healthy communities continues to provide a robust policy framework. By facilitating the right type of development in the most appropriate locations we are helping to maintain local service provision in the majority of our main settlements, whilst conserving and enhancing the special qualities of the Lake District National Park.
- 1.2 The Distinctive Area approach recognises that a 'one size fits all' policy approach is not always as effective as policies which are tailored to recognising local needs and demands. A typical example of this is the proportion of development we anticipate in each Distinctive Area, which reflects issues such as population, settlement type and capacity of the landscape to accommodate growth. There are dips in these percentages this year, but none are significant enough to warrant an immediate change in the approach offered by policy. We will continue to monitor the approach and examine any subsequent trends and changes in local circumstances.
- 1.3 The number of approvals for new housing in line with Core Strategy CS18 is above the annual target in all Distinctive Areas. Actual delivery continues to be influenced by a number of external factors, but the signals remain good. The delivery of local affordable housing and agricultural workers dwellings remains strong. And the trend for open market homes built has significantly decreased as our policies no longer support development of open market housing in the National Park.
- 1.4 Policy CS18 requires allocated sites to deliver 100% affordable housing, with a subtle difference in the West Distinctive Area where an appropriate mix of local need and local affordable need housing is acceptable. Site KE03H in Keswick is delivering a mix of 82% affordable housing and 18% local need housing acknowledging the viability concerns of the developers, and the site in Bootle seeks to deliver an appropriate mix in accordance with what is needed in the West Distinctive Area.
- 1.5 22 units were granted planning permission for holiday letting opportunities, creating 73 bed spaces. It is estimated that these units will generate an additional spend in the local economy of £561,005 p.a. A net increase of 1,939.5 square metres of retail space could

create an extra 77.5 FTE jobs, and safeguard a further 26.5 FTE jobs. Tourism related development granted planning permission supported an additional 257 bed spaces which are estimated to generate an additional spend in the local economy of £1.97m p.a, and these proposals are likely to create an extra 84 FTE jobs. The 3282 square metres additional employment space could create an additional 102 FTE jobs.

- 1.6 New development to support employment opportunities continues to be below target, the Allocations of Land (Local Plan Part Two) document was adopted by the Authority in November 2013. This provides the certainty to communities and developers that the land is available to deliver the much needed housing and business opportunities required to support The Vision for the National Park. We are hopeful that the trend for undersupply will be reversed in the coming years and our policies will nurture a strong and prosperous economy across the National Park.
- 1.7 Opportunities to develop more floorspace for employment purposes are proving to be a challenge across the National Park, with only the North Distinctive Area meeting the target. However, the Allocations of Land process identifies several new sites for employment in each Distinctive Area; the East Distinctive Area being the exception where no sites are proposed. The availability of employment land and floorspace highlights a clear distinction between the Distinctive Areas where local circumstances can have a strong influence, for example the number of rural service centres to which development is focussed. Windfall development will continue to have a significant role in providing employment floorspace opportunities in the future and policies and strategies must continue to reflect this.
- 1.8 The Core Strategy was adopted in October 2010. Over the last five years, the net additional homes provided by type shows we have exceeded our target. However, our five year target of delivering 10,675m² of additional employment floorspace has not transpired; and will need to be kept under review.

Local indicator	2010 - 2011	2011 - 2012	2012- 2013	2013-2014	2014- 2015	Actual	Target end of the five year period
Net additional house provided, by type <ul style="list-style-type: none"> Local Affordable Local Needs 	30	53	63	75	145	366	300
Amount of additional employment floorspace completed	1542m ²		1989m ²	1084m ²	1224m ²	5839m ²	10,675m ² 1

¹Using research on plot ratio's prepared by Roger Tym & Partners in 4NW Setting Employment Land Targets for North West England 2010; it is possible to convert employment land targets from hectares to square metres to allow comparisons to be drawn against employment floorspace completed.

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

2 Introduction to the Annual Monitoring Report

What is an Annual Monitoring Report?

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

Why are we producing it?

- 2.4 Under the requirements of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning)(England) Regulations 2012, the Authority as a local planning authority is required to produce an Annual Monitoring Report (AMR).
- 2.5 We can determine the period which the AMR will cover, but this should be no longer than twelve months and should follow on from the end of the Authority's most recent report. We consider that it is appropriate to continue to monitor on an annual basis and therefore this AMR covers the period from 1 April 2014 and 31 March 2015.
- 2.6 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 respond to change if necessary.

Why it matters

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

3 Performance against the Local Development Scheme

- 3.1 The Local Development Scheme (LDS) sets out the timetable for the preparation of the Local Plan. This section reviews the progress we have made against the targets and milestones set out in the LDS for the period April 2014 to March 2015.

Our Local Plan and progress against the Local Development Scheme

- 3.2 We have an adopted, up-to-date Local Plan, and so the current LDS does not incorporate proposals for any further planning policy guidance to be produced between 2014 and 2016 inclusive. No specific activity was scheduled to take place in the monitoring period April 2014 to March 2015.

Local Plan Document	Date of adoption
Local Plan Part One – Core Strategy	October 2010
Local Plan Part Two – Allocations of Land	November 2013
Local Plan Part Three – Minerals Safeguarding Areas	November 2013
Housing Provision: Supplementary Planning Document	March 2014
Ambleside Campus: Supplementary Planning Document	May 2011
Landscape Character Assessment: Supplementary Planning Document	October 2011
Wind Energy: Supplementary Planning Document	December 2007

- 3.3 It is our intention to revise the LDS at the beginning of 2016.
- 3.4 Minerals planning authorities should prepare an Annual Local Aggregates Assessment. We do this jointly with Cumbria County Council and the Cumbria and Lake District Joint Annual Local Aggregates Assessment 2014 was published in September 2014.

Figure 1:

Lake District National Park Local Development Scheme													Jan 2014 - Dec 2016																																			
	2014												2015												2016																							
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec												
Local Plan																																																
Core Strategy	Adopted												R R R R R R R R R R R R R R												C C C R R R R R R R R R																							
Policies Map	Adopted																																															
Allocations of Land	Adopted																																															
Minerals Safeguarding Areas	Adopted																																															
SPDs																																																
Ambleside Campus	Adopted																																															
Landscape Character	Adopted																																															
Housing Provision	Adopted																																															
Wind Energy	Adopted																																															
Site specific guides / development briefs	Ongoing - as required												Ongoing - as required												Ongoing - as required																							
Key																																																
Consultation on document	C																																															
Consultation on published document	P											Pre-hearing meeting	M																																			
Publish AMR	G											Hearing in Public	H																																			
Secretary of State	S											Receipt of Inspectors Report	I																																			
Adoption	A											Review of document	R																																			

4 Performance of Development Management Team

- 4.1 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.

Planning applications

- 4.2 We received 1,064 planning applications, a slight increase from the past couple of years; and we made decisions on 1,081 applications, the highest number for the last seven years.
- 4.3 In line with previous years, approvals continued to be high, at 94 per cent. Our consistent results are a reflection of the considerable efforts being made with our development management approach. We believe one of the reasons for the continued high approval rate is the effort we put into giving pre-application advice. We have duty planners available for the public to speak to every day during the week and we hold free planning surgeries in locations throughout the national park which allow people to obtain detailed planning information from a qualified planner.
- 4.4 Of the decisions made on planning applications, 90 per cent were decided by our staff acting under delegated authority, with the remaining applications decided by the Development Control Committee. This figure is directly influenced by our approved Scheme of Delegation. The percentage is similar to the levels in previous years, and we have met the former national target of 90 per cent for the first time since 2007-08.

Year	Number of planning applications received	Number of planning applications determined	Percentage of applications approved (%)	Percentage of applications decided under delegated powers (%)
2014-15	1,064	1,081	94%	90%
2013-14	982	964	91%	89%
2012-13	928	867	93%	86%
2011-12	1,143	1,051	93%	87%
2010-11	1,077	998	91%	85%
2009-10	1,079	924	91%	89%
2008-09	971	891	91%	88%

Speed of processing planning applications

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

- 4.6 We exceeded all three national targets for determining major, minor and other planning applications. We believe this is due to taking a more project management approach to managing applications, as well as making the most effective use of staff resources. These figures do not include applications subject to Planning Performance Agreements.

Year	Percentage of different types of planning applications determined within timescale (%)					
	Major applications (target 13 weeks)		Minor applications (target 8 weeks)		Other applications (target 8 weeks)	
	LDNPA	Target	LDNPA	Target	LDNPA	Target
2014-15	79%	60%	74%	65%	85%	80%
2013-14	61%	60%	71%	65%	89%	80%
2012-13	63%	60%	72%	65%	86%	80%
2011-12	68%	60%	66%	65%	80%	80%
2010-11	58%	60%	67%	65%	75%	80%
2009-10	86%	60%	68%	65%	80%	80%
2008-09	64%	60%	66%	65%	84%	80%

- 4.7 We manage our most significant casework using Planning Performance Agreements (PPAs). We determined three planning applications with PPAs, where the timescales were negotiated separately. All of these were determined within the agreed timescales.

Satisfaction with the Development Management service

- 4.8 Historically we have measured the satisfaction of planning applicants with our service by carrying out a survey every other year. The last questionnaire was sent to planning applicants, or their agents, in 2011-12. We are looking at developing a new, improved way of measuring the quality of our service, which will ask a wider range of customers about their experiences on the journey through the whole of the planning process.

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

Appeals against planning decisions

- 4.9 We received 27 planning appeals, slightly higher than the past couple of years, but a very low number compared to the total number of applications determined. This low number is possibly due to the high proportion of planning applications approved.
- 4.10 During the year 25 appeals were decided, of which seven were successful. This is 28 per cent, which means we achieved the national target of no more than 35 per cent of

appeals allowed. We carried out an analysis of the appeals and did not identify any policy or other trend in the appeals which were allowed.

Year	Number of planning applications determined	Number of planning appeals received	Number of planning appeals decided	Percentage of planning appeals allowed (%)
2014-15	1,081	27	25	28%
2013-14	964	18	15	40%
2012-13	867	18	20	35%
2011-12	1,051	32	23	43%
2010-11	998	32	31	45%
2009-10	924	21	16	25%
2008-09	891	22	32	34%

Compliance Performance

- 4.11 We received 216 reports of potential breaches of planning control, which continues the trend over the past few years of a falling number of reports. This suggests that less people are breaching planning control.
- 4.12 The percentage of initial investigations into reports of potential breaches of planning control carried out within 15 working days was 88 per cent, which is above our target of 80 per cent.

Year	Number of reports received of potential breaches of planning control	Percentage of reports of potential breaches of planning control initially investigated within 15 working days (%)
2014-15	216	88%
2013-14	214	75%
2012-13	237	84%
2011-12	269	83%
2010-11	269	80%
2009-10	290	89%
2008-09	328	90%

5 Performance of our Local Plan policies

What are we monitoring?

- 5.1 The AMR covers the monitoring period 1 April 2014 to 31 March 2015. It focuses on evaluating the current planning policies set out in the adopted Local Plan and assesses whether they are meeting the aspirations of the Authority. Specifically, we monitor the policies set out in:
- The Core Strategy (Local Plan Part One) which sets out the vision, objectives and spatial development strategy for the National Park
 - The Allocations of Land (Local Plan Part Two), and
 - Minerals Safeguarding Areas (Local Plan Part Three).

How do we monitor?

- 5.2 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.
- 5.3 Data is collected through internal data management systems, annual surveys and information provided through partner organisations.

How do we measure our success?

- 5.4 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.
- 5.5 Of our Core Strategy, Allocations of Land and Mineral Safeguarding Areas indicators shown in this report, there are 69 indicators with a green status, 11 with amber and 3 with red. 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.

6 Spatial Development Strategy

Indicator(s)	Actual	Target	On Target
CS01: National Significance and distinctive nature of the National Park			
For proposals outside the National Park – Number of applications we have recommended refusal, but have been approved by neighbouring planning authorities	0	Smaller Better	
Planning applications approved supported by policy	6	Bigger better	
Planning applications approved contrary to policy	0	Smaller better	
CS02: Achieving vibrant and sustainable settlements in the National Park			
Planning applications approved supported by policy (%)	99%	Bigger better	
Planning applications approved contrary to policy (%)	38%	Smaller better	
Number of settlements in the National Park with four, five or six services choosing from: convenience store, meeting place, primary school, public house, post office, doctors surgery	29	Bigger better	
CS03: Settlement Form			
Planning applications approved supported by policy (%)	94%	Bigger better	
Planning applications approved contrary to policy (%)	0%	Smaller better	

CS01: National Significance and distinctive nature of the National Park

- 6.1 Between April 2014 and March 2015, we were consulted on 37 applications for land use and development on sites outside the National Park, of which approximately 68 per cent related to renewable energy, such as wind turbines and solar power. We were 'not in favour' of six of the applications. We are not aware of any applications where we have recommended refusal but which have subsequently been approved by a neighbouring planning authority. Two of the applications we were not in favour of were refused by the neighbouring authority and will be determined by a Planning Inspector.
- 6.2 We received ten planning applications where Policy CS01 was particularly relevant to their determination. Six of these were in accordance with the intentions of the policy and were approved; four were deemed to be contrary to policy and were refused permission.
- 6.3 The purposes of National Park designation, and the statutory duty of the Lake District National Park Authority, are at the heart of the work we do and this is reflected in the Vision for the National Park and in our planning application determinations. Relevant

authorities and public bodies are also required to take National Park purposes into account when they make decisions or carry out activities which might affect the National Park.

- 6.4 This objective is reflected in Policy CS01 and remains extremely relevant to the determination of proposals for new development in the National Park; it is established in Government guidance and in the National Planning Policy Framework. It is important we monitor those rare but significant cases where an irresolvable conflict between the purposes is possible. This will confirm whether decisions are indeed being taken in accordance with the policy, and if not this will trigger an appropriate action to address this.
- 6.5 There are no known unintended consequences as a result of this policy and targets are being achieved.

CS02: Achieving vibrant and sustainable settlements in the National Park

- 6.6 Policy CS02 aims to direct development of all types to the most appropriate location. It serves to reinforce the distinctive traditional settlement pattern, restricts non-essential development in the open countryside and ensures on-going protection for the National Park and its Special Qualities.
- 6.7 There is, unsurprisingly, a direct correlation between the size and population of the settlement and its capacity to accommodate further development. And this is reflected in the settlement hierarchy.
- 6.8 The table below outlines the proportions of all development – ranging from minor house extensions to major schemes, approved during the period 01 April 2010 to 31 March 2015, by settlement type.

Settlement Type	Percentage of total applications granted				
	2010-11	2011-12	2012-13	2013-14	2014-15
CS02a – approvals in Rural Service Centres (Target at least 50%)	35.1%	28%	77%	38%	33%
CS02b – approvals in Villages (Target approx. 20%)	9.5%	11%	21%	12%	9%
CS02c – approvals in Cluster Communities and Open Countryside (Target no more than 30%)	55.4%	61%	2%	50%	58%
Total of CS02a, b and c	100%	100%	100%	100%	100%

- 6.9 During the monitoring period a total of 664 applications were received where Policy CS02 was particularly relevant to their determination. 643 of these were in accordance with the policy, 634 were approved and nine refused. 21 were deemed contrary to the intentions of the policy of which 13 were refused and eight subsequently approved, having been balanced against other policies in the Local Plan.

- 6.10 At total of 942 applications were approved between 1 April 2014 and 31 March 2015. Despite Policy CS02 seeking to direct development to the most appropriate locations, the percentage of applications granted are contrary to targets and development in cluster communities and open countryside remains consistently above the desired target, with only 2012-13 being the exception.
- 6.11 It is important to stress that the type and scale of development proposal likely to get planning permission in different places does differ – Rural Services Centres are the focus for contributing towards meeting local housing and employment needs for example. However, because of environmental and landscape constraints in every Rural Service Centre, this limits their capacity to accommodate new development. So we also recognise that small scale housing, employment and other developments in villages, cluster communities and sometimes in the open countryside are sustainable, where appropriate opportunities arise.
- 6.12 This approach has been introduced by the Core Strategy – previous planning policies were less flexible and rarely offered support for new dwellings outside of identified settlement boundaries. This was exacerbating pressures in these areas and, with the adoption of the Core Strategy, the release of this development pressure is evident in the relative proportions of applications approved across the settlement hierarchy.
- 6.13 There may be valid reasons as to why development is not following the levels anticipated, and it is important we understand the local circumstances that are affecting the figures, and identify any unintended consequences that are occurring as a result of the policy. Further investigation into the detail behind these applications will be undertaken as part of the Core Strategy review which will commence next year.
- 6.14 The settlement hierarchy was identified following the exploration of a community's access to and/or availability of a range of services and facilities. These include access to schools, shops, post office, community facilities and doctors' surgery. Since the writing of the Core Strategy, we are aware that some of the local services provided in the villages, in particular, are facing challenges to their viability and long term sustainability.
- 6.15 83 per cent of the settlements identified in Policy CS02 have retained access to at least 4 or more local services. With the exception of Bootle and Gosforth, all the identified Rural Service Centres have maintained access to or availability of six or more local services. And the majority of the villages have maintained access to four or more basic services, the exceptions being Embleton, Ennerdale Bridge, Penruddock, Portinscale and Silecoft which have access to three local services. Mobile service provision will become increasingly important in the future for rural communities to maintain access to essential services.

CS03: Settlement Form

- 6.16 During the monitoring period no planning applications were approved which were deemed to be contrary to Policy CS03. 67 applications made specific reference to Policy CS03, of which 94% were approved. One application was refused due to being contrary to Policy CS03.
- 6.17 The focus of Policy CS03 is to ensure that development always respects the character and appearance of settlements, having regard to environmental and infrastructure capacity. It ensures that development takes place where it is within or well related to the

form of settlements. The figures are positive; it indicates that the policy is effective and that unmanageable pressure for development is not occurring in any settlements to date. As a consequence we do not consider it necessary to contemplate delineating settlement boundaries at this stage.

7 Area based policies

CS04: North Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by policy (%)	100%	Bigger better	
Planning applications approved contrary to policy (%)	67%	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	49 35	15 per annum Park wide	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	27 11	15 per annum Park wide	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	3		
Area of land allocated as Local Green Space lost contrary to policy CS21	0%	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	-112m ²		
Amount of additional employment floorspace completed. 25% of 0.217ha (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	972m ²	542 m ² per annum	
Number of applications for change of use of employment uses approved.	2	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas.	63.5m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas.	25m ²		
Number of applications relevant tourism development by distinctive area.	3	n/a	
Percentage of planning approvals in North Distinctive Area.	19%	25%	

- 7.1 We anticipate that approximately 25 per cent of development approved in the National Park will be focussed in the North Distinctive Area. During this monitoring period, figures indicate that the share of development approved is actually 19 per cent. This is slightly lower than the target and a dip on previous year's figures; however, the difference is not significant enough to indicate that there is a problem sufficient enough to trigger a change to the policy.

	2011/12	2012/13	2013/14	2014/15
North Distinctive Area	28%	21%	23%	19%

- 7.2 Of those applications where Policy CS04 was particularly relevant to their determination, 100 per cent were approved. 67 per cent of planning applications deemed contrary to the intentions of the policy and were approved, on the basis that the proposals found support in other Core Strategy policies. This equates to just four applications and is not a recurring trend to cause us concern at this stage.
- 7.3 The 25 per cent of development corresponds to 15 homes per annum based on our annualised target of 60 homes across the National Park. The number of new build completions minus demolitions, together with any gains or losses through change of use and conversions shows that, in the North Distinctive Area, 41 dwellings were provided during 2014-15, which is above target. This includes 27 affordable homes, 11 local needs dwellings and three unfettered open market houses.
- 7.4 We also monitor the percentage of approved planning applications for new housing in the North Distinctive Area. A total of 84 new houses have been approved, which includes 49 local affordable need homes and 35 local need houses. 67 of these were in a Rural Service Centre, six in villages and 11 in cluster community and open countryside locations. Approximately 80 per cent of the housing approvals were in Rural Service Centres which is in accordance with the objectives of Policy CS02 which seeks to facilitate at least 50 per cent of new development in these locations. No applications for open market housing or gypsy or traveller sites were received.
- 7.5 Three applications for new tourism developments or improvements were granted approval in the area. All of the applications were for the re-development, extension and improvement to existing tourism accommodation, facilities and attractions. These approvals have the potential to create 2.5 new jobs in the tourism industry and safeguard a further 14 jobs.
- 7.6 During the monitoring period 972m² of employment floorspace was completed against the target of 542m². Within the Central Shopping Area of Keswick, we have approved applications for the provision of 113.5m² of floorspace to serve A3 use class. But there was a loss of 50m² of floorspace for A1 use class. Outside of the Central Shopping Area we have approved a further 25m² floorspace for A3 use class.
- 7.7 We report on additional floorspace in square metres as opposed to hectares as this translates to number of jobs created more accurately. This additional floorspace has the potential to create approximately 7.5 new full time jobs in the employment and retail industry, and further safeguards 10.5 jobs in the North Distinctive Area.

7.8 Despite the overall fall in development approved it is clear from the figures that the policies are being applied as intended and sustainable development is being delivered across the North Distinctive Area. Keswick and Caldbeck as Rural Service Centres both remain the focus of new housing development with 33 (80%) new houses in Keswick and 4 (10%) new houses in Caldbeck. The objectives of the policies remain relevant, and the majority of targets are being met.



CS05: East Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by policy (%)	75%	Bigger better	
Planning applications approved contrary to policy (%)	0%	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 5	4 per annum Park wide	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	0 5	4 per annum Park wide	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0		
Area of land allocated as Local Green Space lost contrary to policy CS21	0	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	523m ²		
Amount of additional employment floorspace completed. 7% of 0.217ha. (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	0	151.9 m ² p.a.	
Number of applications for change of use of employment uses approved.	0	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission.	17m ²		
Number of applications relevant tourism development by distinctive area.	12		
Percentage of planning approvals in East Distinctive Area.	15%	7%	

7.9 We anticipate that approximately seven per cent of all development will be in the East Distinctive Area. During the monitoring period 15 per cent of all planning approvals were in this area. This is higher than the target, and mirrors previous results. Of those

applications processed that were supported by the policy, 75 percent were approved. And no applications which were contrary to the intentions of the policy were approved.

	2011/12	2012/13	2013/14	2014/15
East Distinctive Area	12%	11%	15%	15%

- 7.10 Of those applications where Policy CS05 was particularly relevant to their determination, 75 per cent were approved. No applications deemed contrary to the intentions of the policy were approved.
- 7.11 The seven per cent of development corresponds to four homes per annum based on our annualised target of 60 homes. A total of five new local need houses have been approved. No applications for gypsy or traveller sites were received.
- 7.12 A total of five dwellings were built in the monitoring period, three local needs houses, and two agricultural workers dwellings. Three were new build, one a conversion of a traditional building and one a change of use. Just one of these new homes was located in a rural service centre, the rest are located in open countryside.
- 7.13 12 applications for new tourism developments or improvements were granted approval. Seven of these applications were for the re-development, extension and improvement to existing tourism accommodation, facilities and attractions. Policy CS05 specifically identifies Pooley Bridge as a location where opportunities for sustainable tourism will be supported; four applications were received for sustainable tourism in Pooley Bridge.
- 7.14 For the third year running no employment floorspace was completed in the East Distinctive Area. This worrying trend highlights our failure in meeting the economic aspirations for the area. As no sites have been allocated for employment uses in this Distinctive Area, it relies heavily on windfall development. Fortunately, this year an additional 523m² employment floorspace has been granted permission; which when completed will deliver the equivalent of three years' worth of employment land in the area. Additionally, approximately two hectares of employment land is available at North Lakes Business Park at Flusco, less than three miles from Penruddock. We will review the economic aspirations of this policy when we commence the Core Strategy review next year.
- 7.15 17m² of additional floorspace was granted permission for town centre uses, specifically, to support a hot food take-away.
- 7.16 It is clear from the figures that the policies are being applied as intended and sustainable development is being delivered across the East Distinctive Area. Housing in the area remains expensive with a Mean House Price to Household Income in the area of 8.6:1, and local enterprise should be encouraged. Agriculture and tourism is being supported. The objectives of the policies remain relevant, and the majority of targets are being met.



CS06: West Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by policy (%)	100%	Bigger better	
Planning applications approved contrary to policy (%)	0%	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	12 38	6 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0		
Number of houses built, by type: <ul style="list-style-type: none"> Affordable Local need 	14 3	6 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 			
Area of land allocated as Local Green Space lost contrary to policy CS21.	0	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	972m ²		
Amount of additional employment floorspace completed 10% of 0.217ha (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	146m ²	217m ² p.a.	
Number of applications for change of use of employment uses approved.	0	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission.	-60m ²		
Number of applications relevant tourism development by distinctive area and settlement type.	4	n/a	
Percentage of planning approvals in West Distinctive Area.	8%	10%	

7.17 Of the 942 planning applications granted approval during 01 April 2014 and 31 March 2015, 74 were located in the West Distinctive Area. This equates to 8 per cent which is just below the target of ten per cent. Of those applications where Policy CS06 was particularly relevant to their determination, 100 per cent were approved. No applications which were contrary to the intentions of the policy were approved.

	2011/12	2012/13	2013/14	2014/15
West Distinctive Area	10%	11.5%	9%	8%

7.18 17 new dwellings were completed in the West Distinctive Area during the monitoring period - 14 local affordable homes in Bootle and three local need homes in village or open countryside locations. 50 new dwellings were also granted planning permission - 12 affordable homes and 38 local need homes, the majority of which are located in a rural service centre. No applications for gypsy or traveller sites were received.

7.19 Four applications for tourism developments were granted approval. None were located in rural service centres, however, one application contributed to farm diversification, one relied upon a specific geographically fixed resource, one was within Ravenglass and one was for the re-development, extension and improvement to existing tourism accommodation, facilities and attractions.

7.20 146m² employment floorspace was completed in the West Distinctive Area, and 972m² additional floorspace was granted planning permission, during the monitoring period. Approximately 28 new job opportunities have been created through the employment and tourism related planning permissions, and a further two tourism jobs safeguarded.



7.21 A shop was converted into a new dwelling resulting in 60m² retail floorspace being lost, however this was considered compliant with Policy CS20 and other policies in the Local Plan. No Central Shopping Areas are defined in the West Distinctive Area.

7.22 Despite the overall fall in development approved it is clear from the figures that the policies are being applied as intended and sustainable development is being delivered across the West Distinctive Area. The role of Bootle as a Rural Service Centre in particular is being supported, which is consistent with the communities' aspirations. The objectives of the policies remain relevant, and the majority of targets are being met.

CS07: Central and South East Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by policy (%)	100%	Bigger better	
Planning applications approved contrary to policy (%)	0%	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 38	26 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	36 29	26 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	6		
Area of land allocated as Local Green Space lost contrary to policy CS21	0	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Waste Management and Treatment Facilities	No data	Approval of appropriate permission for waste management and treatment facility at Kendal Fell Quarry	No data
Amount of additional employment floorspace granted planning permission	1899m ²		
Amount of additional employment floorspace completed 44% of 0.217ha (0.217ha is 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1).	106m ²	954.8m ² p.a.	
Number of applications for change of use of employment uses approved	0	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas	-476m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas	2370m ²		
Number of applications relevant tourism development by distinctive area and settlement type.		n/a	
Percentage of planning approvals in Central and South East Distinctive Area	40%	44%	

7.23 This area is the most populated of the Distinctive Areas and has the highest number of rural service centres and as a consequence we anticipate 44 per cent of all development to occur in this area. During the monitoring period, development in the area was 40 per cent which is slightly lower than the target, and a dip on previous year's figures. However, the difference is not significant enough to indicate that there is a problem sufficient enough to trigger a change to the policy. Of those applications where Policy CS07 was particularly relevant to their determination, 100 per cent of those that supported the policy were approved. No applications which were contrary to the intentions of the policy were approved.

	2011/12	2012/13	2013/14	2014/15
Central and South East Distinctive Area	40%	45%	49%	40%

7.24 There were 71 houses built during the monitoring year 2014 - 2015 in the Central and South East Distinctive, which is considerably higher than the target of 26 per annum. 36 were affordable homes and 29 for local need housing. Approximately 82 per cent was located in a Rural Service Centre.

7.25 During the monitoring period 38 new local needs dwellings were approved. Approximately 52 per cent were in a Rural Service Centre, 24 per cent in a village and the remaining 24 per cent in either a cluster community or open countryside location. These figures accord with the intentions of Policy CS02. No applications for gypsy or traveller sites were received.



7.26 20 applications for new tourism developments or improvements were granted approval; 17 of these applications were for the re-development, extension and improvement to existing tourism accommodation, the remaining three applications approved where in Rural Service Centres.

7.27 1899m² employment floorspace was granted planning permission in the Central and South East Distinctive Area so when this is completed it will deliver the equivalent of two years' worth of employment land. Only 106m² additional floorspace was completed this year however, there are significant developments currently under construction so this completion figure does not indicate a recurring concern at this stage.

7.28 Central Shopping Areas are established in Ambleside, Bowness, Windermere and Grasmere and within these areas we approved the provision of 184m² of new floorspace to serve town centre uses (Restaurants and cafes). However, 660m² of A1 use (shops) were lost to other uses including a hotel extension, student accommodation, and residential use. Outside of the central shopping areas we have also approved a further 2370m² of floorspace to support shops and financial and professional services. This additional retail floorspace has the potential to create approximately 65 new full time jobs in this distinctive area.

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

Local Indicators	Actual	Target	On target
Number of applications relating to this policy	3		
Percentage of applications processed that support the policy and are approved	100%	100% Bigger better See allocations of land policy	
Percentage of applications processed that are contrary to the policy and are approved	0%	0% Smaller better	

- 7.29 Three applications were considered relevant for the application of policy CS08, which included the construction of a new floating jetty at the YMCA National Centre at Lakeside and repairs and new build at the Claife Viewing Station. No applications specific to Bowness Bay and the Glebe came forward during the monitoring period.

CS09: South Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by the policy (%)	100%	Bigger better	
Planning applications approved contrary to policy (%)	0%	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	2 15	8 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0		
Number of houses built, by type: <ul style="list-style-type: none"> Affordable Local need 	19 1	8 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0		
Area of land allocated as Local Green Space lost contrary to policy CS2.	0	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes	N/A (0 applications received in South DA)	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	0		
Amount of additional employment floorspace completed. 14% of 0.217ha (0.217ha is 35% plot ratio development of 0.62ha -the annual completion target, see Annex1).	0	303m ² p.a.	
Number of applications for change of use of employment uses approved	0	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas	0		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas	0		
Number of applications relevant tourism development by distinctive area and settlement type.	4	n/a	
Percentage of planning approvals in South Distinctive Area	18%	14%	

7.30 We anticipate that approximately 14 per cent of development will be in the South Distinctive Area. During the monitoring year 18 per cent of the planning approvals were in this area, which is higher than the target. Of those applications where Policy CS09 was particularly relevant to their determination, 100 per cent of those that supported the policy were approved. And no applications which were contrary to the intentions of the policy were received.



- 7.31 The 14 per cent of development corresponds to eight homes per annum based on our annualised target of 60 homes. The number of new build completions minus demolitions, together with any gains or losses through change of use and conversions shows that, in the South Distinctive Area, 20 additional homes were built during 2014 -15. This includes 1 local need home and 19 affordable homes, five of which are on an allocated site in Coniston.
- 7.32 We also monitor the number of approved planning applications for new housing in the South Distinctive Area. A total of 17 new houses have been approved, which includes two affordable homes, 13 local need houses and two agricultural workers dwellings. The majority of the proposals are in cluster community or open countryside locations.
- 7.33 Four applications for new tourism developments were granted approval, three in a Rural Service Centre and one to support an existing tourist facility / accommodation.
- 7.34 No employment floorspace was completed across the area, and no additional floorspace was granted planning permission. One application is under construction, but this extant permission was granted in 1997 and the signs are that it is unlikely it will be developed in the near future. Targets are not being achieved due to the lack of applications coming forward seeking permission for employment uses. This suggests there is a lack of demand at present for additional workspace, but we will investigate this issue in the Core Strategy Review commencing next year.
- 7.35 Central Shopping Areas have been defined for Coniston and Hawkshead, in recognition of their clearly identifiable retail core. No applications were received for additional floor space to support town centre uses, such as retail development, either within the Central Shopping Areas or outside of these.
- 7.36 In general terms, the policy is achieving its objectives and sustainable development is being delivered in the South Distinctive Area. Development is above the anticipated target for the area. Housing delivery has exceeded expectations, with 19 affordable homes being built, including five on an allocated site in Coniston. Opportunities for sustainable tourism are being created, especially in the rural service centres, which helps the economic and physical regeneration of the area. The Old Sawmills site in Coniston has been allocated for employment use, but there appears to be limited demand for additional floorspace at present and so we do not need to consider allocating additional employment land at the present time.

8 Allocations of Land (Local Plan Part Two)

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

Employment land

Site Reference	Location /Distinctive Area	Area of land available (hectare)	Status and floorspace of development (square metres)			Use type of floorspace (square metres)			
			Not started	With Full PP/ under construction	Complete	B1	B2	B8	Sui generis
		Total							
CA01M	Caldbeck/ North DA	0.10	✓						
KE01E	Keswick/ North DA	1.64	✓						
KE02E	Keswick/ North DA	0.51	✓						
TH01E	Threlkeld/ North DA			388	242 ^[1]	194	194	194	
BT01M	Bootle / West DA			972		972			
ST01E	Staveley/ C&SE DA	0.24	✓						
ST02E	Staveley/ C&SE DA	0.69	✓						
WN01E	Windermere/ C&SE DA	0.73	✓						
HV01E	Haverthwaite/ South DA	2.82	✓						
HV01M	Haverthwaite/ South DA	0.25	✓						
CO01E	Coniston/ South DA	0.28	✓						

¹ One unit complete together with 48m² extension which has also been completed

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

8.3 Supporting development which transforms the economy of the National Park according to where it is needed remains a strategic objective of the Authority. Our policies provide opportunities for diversification and incubation of new business and the allocations of land for employment use support this approach. The policy is having the intended effect, albeit take up being slower than anticipated. We believe this is because of a lack of a marketing strategy and issues to do with mobile phone coverage and super- fast broadband, all of which we are seeking to address.

Housing land

Site Reference	Location/ Distinctive Area	Area of land available (Hectares)	Approximate number of dwellings to be accommodated assuming 30 dwellings per hectare	Status (number of houses)		
				Not started	With Full PP/ under construction	Complete – March 2015 ¹
AM01H	Ambleside/ C&SE DA	0.95	28	✓		
AM02H		0.35	10	✓		
AM03H						
GR01H	Grasmere/ C&SE DA	0.25	7	✓		
GR02H						15
GR03H		0.12	3	✓		
ST01H	Staveley/ C&SE DA					18
ST02H		1.19	36	✓		
WN02H	Windermere / Bowness/ C&SE DA					12
WN03H		0.10	3		5	
WN04H		1.63	49	✓		
WN05H		0.37	11	✓		
CR01H	Crosthwaite/ C&SE DA	0.62	19	✓		
TB01H	Troutbeck Bridge/ C&SE DA	0.16	5	✓		
WI01H	Witherslack/ C&SE DA	0.17	5	✓		
WI02H		0.17	5	✓		
HV01H	Haverthwaite/ South DA	0.46	14	✓		
HV01M		0.25	7	✓		
CO01H	Coniston/ South DA	0.16	5			5
CA01M	Caldbeck/ North DA	0.10	6	✓		
KE01H	Keswick/ North DA					11
KE03H		1.51	45		55	
KE02H		0.34	10	✓		
PT01H	Portinscale/ North DA	0.10	3	✓		
RS01H	Rosthwaite/ North DA	0.35	10	✓		

AS01H	Askham/ East DA	0.25	7	✓		
PB01H	Pooley Bridge / East DA	0.36	11	✓		
BT01M	Bootle/ West DA	1.10	33		45	
BT01H	West DA					14
WB01H	Waberthwaite/ West DA	0.15	4	✓		
SI01H	Silecroft/ West DA	0.47	14	✓		
<i>Complete 2014</i>						38
<i>Complete 2015</i>						60

¹ numbers in italics represent completions in 2014

- 8.4 The sites allocated for new housing could provide 441 new homes over the plan period assuming a density of 30 dwellings per hectare. Since its adoption, 98 new dwelling have been built on allocated sites and an additional 100 new homes have either full permission or outline permission. This equates to approximately 45 per cent of the dwellings anticipated though the land allocations have planning permission and/or complete within the first two years of the document being adopted. It's fair to state that the policy is having the desired effect, objectives are being achieved and sustainable development is being delivered.

9 Minerals Safeguarding Areas (Local Plan Part Three)

Whilst 420 applications were approved within the Mineral Safeguarding Areas; none of these were deemed to be contrary to the intentions of the policy or would compromise mineral extraction in future years.

Planning permission will be granted for non-mineral development within Minerals Safeguarding Areas where;

- The location of the proposal relates to a settlement recognised by Core Strategy Policy CS02.
- The proposal can demonstrate that it will not affect the overall value of the mineral resource.
- The mineral can be extracted satisfactorily prior to the development taking place.
- The development is of a temporary nature, can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed.
- There is an overriding need for the development.

ANNEX 1: Local Indicator Summary 2014-2015

Local indicator	2014-15		On target
	Actual	Target	
Outcome: Contributing to a Prosperous Economy			
Planning applications approved supported by policy.	36 (100%)	Bigger better	
Planning applications approved contrary to policy.	0	Smaller better	
Amount of additional employment floorspace granted planning permission.	3282m ²		
Amount of additional employment floorspace completed.	1224m ²	Approximately 2170 m ² (pa) ¹	
Amount of employment land available on allocated sites.	8.79ha	9.2ha	
Number of applications for change of use of employment uses approved.	2	Smaller better	
Number of applications for holiday letting approved.	22		
Percentage of applications relating to farm diversification that involve reuse or extend existing buildings.	34%	Bigger better	
Amount of employment land granted planning permissions on allocated sites.	972m ²	0.74 ha per year (Approximately 2590m ² pa)	
Outcome: Contributing to World Class Visitor Experiences			
Planning applications approved supported by policy	69 (100%)	Bigger better	
Planning applications approved contrary to policy	0	Smaller better	
Percentage of new tourism development in rural service centres, Ravenglass and Pooley Bridge	26%	Bigger Better	
Number of applications relevant to tourism development.	44		
Outcome: Contributing to Vibrant Communities			
Planning applications approved supported by policy	123 (98%)	Bigger better	
Planning applications approved contrary to policy	4	Smaller better	
Number of houses granted planning permission by type: <ul style="list-style-type: none"> • Local Affordable • Local need 	63 131	60 per annum	

Local indicator			2014-15		On target
			Actual	Target	
Number of houses granted planning permission by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 			0		
Net additional house built, by type: <ul style="list-style-type: none"> Local Affordable Local need 			96 49	60 per annum	
Net additional house built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 			9		
Density of new housing.			71% > 30%	100% > 30 dph	
Number of houses granted planning permission on allocated sites (in accordance with Policy CS18).			100	40	
The density of approved housing on allocated housing sites (See the below)			100% > 30 dph	At least 30 dwellings per hectare	
Site Ref	Amount of land allocated	Density at 30dph		Actual density	
KE03H	1.51haha	45		55	
BT01M	1.10ha	33		45	
Percentage of dwellings on allocated housing sites (except West Distinctive Area) that have been granted planning permission for affordable housing.			82%	100% affordable housing on allocated sites	
Area of land allocated as Local Green Space lost contrary to policy CS21.			0	zero	
Number of applications for change of use of a community facility approved contrary to policy.			1	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within Central Shopping Areas.			-412.5m ²		
Amount of additional floorspace for town centre uses granted planning permission outside Central Shopping Areas.			2352m ²		
Number of applications for change of use to a non-town centre use which has been approved.			4	Smaller better	
Outcome: Contributing to a Spectacular Landscape, Wildlife and Cultural Heritage					
Planning applications approved supported by policy.			742 (99%)	Bigger better	
Planning applications approved contrary to policy.			11(36%)	Smaller better	

Local indicator	2014-15		On target
	Actual	Target	
Percentage of listed building and conservation area consent applications processed that support policy CS27 and are approved.	35%	Bigger better	
Percentage of listed building and conservation area consent applications processed that are contrary to policy CS27 and are approved.	0%	Smaller better	
Minerals and Waste			
Planning applications approved supported by policy.	3 (100%)	Bigger better	
Planning applications approved contrary to policy.	0	Zero	
Number of applications approved within a Mineral Safeguarding Area.	420		
Design and development			
Planning applications approved supported by policy.	1396 (99%)	Bigger better	
Planning applications approved contrary to policy.	16 (36%)	Smaller better	
New and converted houses provided on previously developed land.	57 (37%)		
No. of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	0	0 per annum	

¹Using research on plot ratio's prepared by Roger Tym & Partners in 4NW Setting Employment Land Targets for North West England 2010; it is possible to convert employment land targets from hectares to square metres to allow comparisons to be drawn against employment floorspace completed.

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

ANNEX 2: Five year land supply (2010 - 2025)

The Local Planning Authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5 per cent to ensure choice and competition in the market for land.

a	Housing requirement: 1 April 2010 – 31 March 2025 (15 years x 60)	900
b	Net completions: 1 April 2010 – 31 March 2015 (5 Years)	409
c	Residual Requirement	491
d	Annual Requirement (491/10years)	50
e	5-year requirement	250
f	5-year requirement plus 5%	263 (53pa)
g	5-year Supply of Deliverable ¹ Sites (no of houses) <ul style="list-style-type: none"> • No of houses on sites with planning permission (31 March 2015) • No of houses on sites identified in Allocations of Land (Local Plan Part Two) 	691 (398) (293)
h	5-Year Land Supply Position at 1 April 2015 – (g/f)	13 years supply

The requirement takes account of net dwelling completions from April 2010 to March 2015, and divides the residual requirement by the remaining years in the plan period to 2025. In relation to NPPF guidance we have added 5 per cent to the 5 year requirement. The deliverable sites are those which have planning permission and are currently under construction or not started. We have applied a 10 per cent adjustment to those sites with planning permission to account for historical non implementation / non completion of planning permissions.

The Allocations of Land (Local Plan Part Two) was adopted in November 2013. We have not phased those sites identified in the Allocations of Land DPD.

These assumptions remain provisional and will be adjusted to take account of further information resulting from annual reviews and up to date information and trend data.

Lake District National Park

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

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

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

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

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