

Lake District
National Park



Lake District National Park Local Plan

Annual Monitoring Report
2015 - 2016

August 2016

Lake District National Park Annual Monitoring Report 2015-16

1	Summary	1
	Key Findings	1
	How are we doing?	1
2	Introduction to the Annual Monitoring Report	3
	What is an Annual Monitoring report?	3
	Why are we producing it?	3
	Why it matters	3
3	Performance against the Local Development Scheme	4
	Our Local Plan and progress against the Local Development Scheme	4
	Figure 1: Local Development Scheme 2016 - 2018	5
4	Performance of Development Management Team	6
	Planning applications	6
	Speed of processing planning applications	6
	Tree applications	7
	Satisfaction with the Development Management service	7
	Appeals against planning decisions	8
	Compliance Performance	8
5	Performance of our Local Plan policies	10
	What we are monitoring?	10
	How do we monitor?	10
	How do we measure our success?	10
6	Spatial Development Strategy	11
	CS01: National Significance and distinctive nature of the National Park	11
	CS02: Achieving vibrant and sustainable settlements in the National Park	12
	CS03: Settlement Form	13
7	Area based policies	15
	CS04: North Distinctive Area	15
	CS05: East Distinctive Area	18
	CS06: West Distinctive Area	21
	CS07: Central and South East Distinctive Area	24
	CS08: Windermere Waterfront Programme	27
	CS09: South Distinctive Area	28
8	Allocations of Land (Local Plan Part Two)	31
	Employment Land	31
	Housing Land	32
9	Minerals Safeguarding Areas (Local Plan Part Three)	35
10	Neighbourhood Plans	36
	ANNEX 1: Local Indicator Summary 2015 – 2016	37
	ANNEX 2: Five Year Land supply	40

1 Summary

Key findings

- Exceeded all our targets for determining major, minor and other planning applications.
- 79 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.
- 80 per cent of the Rural Service Centres and villages named in the Core Strategy (Local Plan Part One) have access to 4 or more local services.
- Exceeded our target for number of houses granted planning permission but slightly below the 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 17 units were granted planning permission for holiday letting opportunities, creating 82 bed spaces. It is estimated that these units will generate an additional spend in the local economy of £687,078 p.a. A net increase of 988.6 square metres of retail space could

create an extra 34.5 FTE jobs, and safeguard a further 28 FTE jobs. 44 applications of tourism related development were approved, resulting in 4397.5square metres of C1 use (hotels) and creating 84 serviced bed spaces and 66 non-serviced bed spaces. It is estimated that this could generate an additional £2,337,090 per annum spend in the local economy. And additionally, iit is estimated that an extra 120 FTE jobs will be created while safeguarding a further 35 FTE jobs. Almost all applications for tourism related development were at existing tourist facilities / accommodation.

- 1.6 Planning permission was granted for 19 employment use applications. This resulted in floorspace of 1,775 square metres being approved. The vast majority of floorspace approved was for B1 (Office/light industrial) use. It is estimated that this will create an extra 97 FTE jobs and safeguard a further 14.5 FTE jobs. For the first time since the adoption of the Core Strategy in 2010 employment floorspace completions exceeded the annual target of 2,170 square metres with 3,097 square metres completed. The majority of floorspace continues to be delivered in the North and Central and South East Distinctive Area's, however a significant proportion (523 square metres) was completed in the East Distinctive Area.
- 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 six years, the net additional homes provided by type shows we have exceeded our target. However, our six year target of delivering 13020m² 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	2015- 2016	Actual	Target end of the six year period
Net additional local affordable and local needs homes provided	30	53	63	75	145	48	414	360
Amount of additional employment floorspace completed	1542m ²		1989m ²	1084m ²	1224m ²	3097m ²	8939m ²	13020m ²

2 Introduction to the Annual Monitoring Report

What is an Annual Monitoring Report?

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

Why are we producing it?

- 2.4 Under the requirements of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning)(England) Regulations 2012, the Authority as a local planning authority is required to produce an Annual Monitoring Report (AMR).
- 2.5 We can determine the period which the AMR will cover, but this should be no longer than twelve months and should follow on from the end of the Authority's most recent report. We consider that it is appropriate to continue to monitor on an annual basis and therefore this AMR covers the period from 1 April 2015 and 31 March 2016.
- 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 2015 to March 2016.

Our Local Plan and progress against the Local Development Scheme

- 3.2 A local planning authority should review the relevance of its Local Plan at regular intervals to assess whether some or all of it may need updating. Most Local Plans are likely to require updating in whole or in part at least every five years to remain effective.
- 3.3 The Core Strategy (Local Plan Part One) was adopted in October 2010 and these policies are now five years old and should be reviewed. This Review was scheduled to begin in April 2015. The Review actually commenced in the autumn where between October 2015 and March 2016 we scoped the extent of this review. As a result of this scoping work we have resolved to undertake a comprehensive review which will result in the drafting of a new Local Plan and a revised plan period. This work commenced in April 2016. See Figure 1.

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

- 3.4 The LDS was revised at the beginning of 2016 and agreed by the Park Strategy and Vision Committee in April 2016.
- 3.5 Minerals planning authorities should prepare an Annual Local Aggregates Assessment. We do this jointly with Cumbria County Council and the third Joint Annual Local Aggregates Assessment 2015 was published in October 2015.

Figure 1: Local Development Scheme 2016 - 2018

Lake District National Park Local Development Scheme														
	2016				2017				2018					
	Q 1	Q 2	Q 3	Q 4	1	2	3	4	1	2	3	4		
Local Plan														
Core Strategy	R	R	R	R										
Policies Map	R	R	R	R										
Allocations of Land	R	R	R	R										
Minerals Safeguarding Areas	R	R	R	R										
Local Plan Review*			R	R	R	R	E	E	E	E	E	E	E	
					E	E	C	C	C	P	P	S	M	
										H	I	I	A	
Supplementary Planning Documents														
Re-use of Ambleside Campus	Adopted													
Landscape Character	Adopted													
Housing Provision	Adopted													
Planning Obligations	R	R	R	R										
Wind Energy	Adopted													
Site specific guides / development briefs	Ongoing - as required				Ongoing - as required				Ongoing - as required					
Process Documents														
Local Development Scheme	R		A		R		A		R		A			
Statement of Community Involvement	R	R	C	A										
Annual Monitoring Report				G	G				G	G			G	G
Key														
Consultation on document					C	Publish Annual Monitoring Report							G	
Consultation on published document					P	Pre-hearing meeting							M	
On-going engagement with stakeholders as required, and review					E	Hearing in Public							H	
Submission to Secretary of State					S	Adoption							A	
Receipt of Inspectors Report and consultation on changes					I	Review of document							R	
*If new sites for allocation need to be sought, this may require a review of the timetable of the Local Development Scheme														

4 Performance of Development Management Team

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

Planning and Tree Application Performance

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

Planning applications

- 3.2 We received 1,132 planning applications during the year, which is above the average number for the past five years, and indicates a slight upward trend. We made decisions on 1,053 applications; a similar level to the previous year.
- 3.3 Approvals continued to be high at 92 per cent, above the national average. 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.
- 3.4 Of the decisions made on planning applications, 93 per cent were decided by our staff acting under delegated authority, with the remaining applications decided by the Development Control Committee. This figure is directly influenced by our approved Scheme of Delegation. The percentage is higher than in previous years, and we have now met the former national target of 90 per cent for two consecutive years.

Year	Number of planning applications received	Number of planning applications determined	Percentage of applications approved (%)	Percentage of applications decided under delegated powers (%)
2015-16	1,132	1,053	92%	93%
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%

Speed of processing planning applications

- 3.5 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.
- 3.6 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
2015-16	85%	60%	71%	65%	89%	80%
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%

- 3.7 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.

Tree applications

- 3.8 We received 164 tree applications during the year and we made decisions on 168 applications. Our target was to determine at least 80 per cent of them within eight weeks, and we exceeded this with a figure of 98 per cent. This was the first year of monitoring our performance on tree applications so there is no comparable data from previous years.

Satisfaction with the Development Management service

- 3.9 We measure the satisfaction with our service by carrying out a survey every few years. During 2015-16 we sent an invitation to over 1,000 applicants / agents and people who made representations on planning applications to complete a customer satisfaction survey. However we had a very low response rate, so although the results show that satisfaction was high, we cannot be sure this truly represents the view of our customer service.

Year	Percentage of planning applicants / agents / other interested parties either 'very satisfied' or 'fairly satisfied' with the Development Management service (%)
2015-16	88%
2011-12	76%
2009-10	71%
2006-07	73%

Appeals against planning decisions

- 3.10 We received 20 planning appeals, lower than the previous year but close to the average for the past five years. The number of appeals is very low compared to the total number of applications determined. This is possibly due to the high proportion of planning applications approved.
- 3.11 During the year 18 appeals were decided, of which four were successful. This is 22 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 (%)
2015-16	1,053	20	18	22%
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%

Compliance Performance

- 3.12 This section gives information about our performance in relation to compliance matters. We received 205 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.
- 3.13 The percentage of initial investigations into reports of potential breaches of planning control carried out within 15 working days was 85 per cent, which is above our target of 80 per cent and similar to the previous year. Our aim is to balance time spent on reactive investigation with formal action casework.

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 (%)
2015-16	205	85%
2014-15	216	88%
2013-14	214	75%
2012-13	237	84%
2011-12	269	83%

5 Performance of our Local Plan policies

What are we monitoring?

- 5.1 The AMR covers the monitoring period 1 April 2015 to 31 March 2016. 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 65 indicators with a green status, 13 with amber and 4 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	2	Smaller Better	
Planning applications approved supported by policy (%)	100%	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 (%)	97%	Bigger better	
Planning applications approved contrary to policy (%)	9 (27%)	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	27 (80%)	Bigger better	
CS03: Settlement Form			
Planning applications approved supported by policy (%)	95%	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 2015 and March 2016, we were consulted on 38 applications for land use and development on sites outside the National Park by the restrictive District/Borough Council, of which approximately 61 per cent related to renewable energy, such as wind turbines and solar power. We were 'not in favour' of eight of the applications. Four were refused by the neighbouring authority, two were approved and two are still awaiting a decision. Of the two which were approved, one had changes made following our initial response which we considered satisfactory and we returned a no objection response.
- 6.2 We received four planning applications where Policy CS01 was particularly relevant to their determination. Two of these were in accordance with the intentions of the policy and were approved; two 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 percentages of all development – ranging from minor house improvements to major schemes, approved during the period 01 April 2010 to 31 March 2016, by settlement type.

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

- 6.9 During the monitoring period a total of 759 applications were received where Policy CS02 was particularly relevant to their determination. 726 of these were in accordance with the policy, 702 were approved and 24 refused. 33 were deemed contrary to the

intentions of the policy of which 24 were refused and 9 subsequently approved, having been balanced against other policies in the Local Plan.

- 6.10 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 Although the higher than anticipated figures in cluster communities and open countryside locations is a recurring trend, there are valid reasons as to why development is not following the levels anticipated, and it is important we understand the local circumstances that are affecting the figure. During the monitoring period, 388 applications were assessed as being relevant to CS02c with 91 per cent of these being located in the open countryside. 47 per cent are approvals for domestic improvements including, new porches and windows, garages and sheds and house extensions. 13 per cent relates to tourism development, 11 per cent to agricultural development including agricultural workers dwellings and buildings, 10 per cent to support employment and eight per cent relating to holiday let opportunities. The development being facilitated in the open countryside is small scale and reliant on its location whilst helping to sustain rural businesses and vibrant communities, and is consistent with the overall objectives of the Local Plan.
- 6.13 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.
- 6.14 Approximately 80 per cent of the settlements identified in Policy CS02 have retained access to at least four or more local services. With the exception of Gosforth, all the identified Rural Service Centres have maintained access to or availability of six or more local services. And two thirds of the villages have maintained access to four or more basic services, the exceptions being Askham, Bampton, Embleton, Ennerdale Bridge, Penruddock, Portinscale and Silecoft which have access to three local services. Mobile service provision remains increasingly important for rural communities to maintain access to essential services. The settlement hierarchy will be considered through the Local Plan Review and the different roles of settlements will be considered.

CS03: Settlement Form

- 6.15 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 56 were approved and three were refused. Eight applications were refused due to being contrary to provisions set out in the policy.

- 6.16 The focus of Policy CS03 is to ensure that development always respects the character and appearance of settlements, having regard to environmental and infrastructure capacity. It ensures that development takes place where it is within or well related to the form of settlements. The figures are positive; it indicates that the policy is effective and that unmanageable pressure for development is not occurring in any settlements to date. The evidence suggests there is no need to delineate settlement boundaries, although this will once again be considered through the Local Plan Review.

7 Area based policies

CS04: North Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by policy (%)	19 (100%)	Bigger better	
Planning applications approved contrary to policy (%)	1 (50%)	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 16	15 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	6 19	15 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy CS21	zero	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	923m 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)	671m ²	542 m ² per annum	
Number of applications for change of use of employment uses approved.	1	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas.	30m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas.	249m ²		
Number of applications approved relevant tourism development by distinctive area.	10	n/a	
Percentage of planning approvals in North Distinctive Area.	24%	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 24 per cent. This is slightly lower than the target but an improvement on last year's figures, and does not cause any policy concerns.

	2011/12	2012/13	2013/14	2014/15	2015/16
North Distinctive Area	28%	21%	23%	19%	24%

- 7.2 Of those applications where Policy CS04 was particularly relevant to their determination, 19 were support by the policy and all were approved. One planning application deemed contrary to the intentions of the policy was approved, on the basis that the proposals found support in other Core Strategy policies, and one was refused. These figures do not 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, 25 dwellings were provided during 2015-16, which is above target. This includes 6 affordable homes, 19 local needs dwellings including 2 agricultural workers dwellings and 1 work/live dwelling.

	2011/12	2012/13	2013/14	2014/15	2015/16	Actual	Target
Number of houses built – target 15 pa	16	8	19	38	25	106	75

- 7.4 We also monitor the percentage of approved planning applications for new housing in the North Distinctive Area. A total of 16 new houses have been approved, which includes 14 local need houses and 2 agricultural workers dwellings. 3 of these were in a Rural Service Centre, 2 in villages and 11 in cluster community and open countryside locations. Approximately 19 per cent of the housing approvals were in Rural Service Centres which is significantly less than the target set out in Policy CS02 which seeks to facilitate at least 50 per cent of new development in these locations. Approximately 69 per cent of the housing development approved is in a cluster community or open countryside location which exceeds the no more than 30 per cent target set out in Policy CS02. These have all been applications on windfall sites, which remain an important part of our supply chain for new development.
- 7.5 No applications for open market housing or gypsy or traveller sites were received.
- 7.6 Employment floor space completed in the North Distinctive Area exceeded the Distinctive Area target. However, the majority of this development took place in Villages and Open Countryside rather than Rural Service Centres. A further 923 square metres of employment floor space was granted permission so it is likely that this completions target will continue to be met. The allocated employment site at Threlkeld (TH01E) has now been completed delivering in total 630 square metres floor space.

	2011/12*	2012/13	2013/14	2014/15	2015/16	Total	Target
Employment floor space completions	98.5	771	357	972	671	2,869.5	2,620

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

- 7.7 In the North Distinctive Area three units were created for holiday letting, creating six bed spaces. One unit was located in a cluster community and the other units were created in the open countryside.
- 7.8 A total of seven applications relating to retail use were granted in the North Distinctive Area. These developments resulted in a net loss of A1 floor space and net increase of 439 square metres A3 (restaurants and cafes). The majority of the A3 floor space created was outside the central shopping areas. One application in the central shopping area resulted in the change of use from A1 to A3.
- 7.9 Ten applications for tourism related applications were granted in the North Distinctive Area, of which eight were at existing facilities or accommodation, one application was for farm diversification, and one application related to a geographically fixed location. Of the tourism related applications granted only three applications resulted in 18 non-serviced bed spaces being created.
- 7.10 Across employment, retail and tourism developments granted planning permission this year it is estimated a total of 19 FTE jobs were created and 20 were safeguarded.
- 7.11 Despite the slight 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 13 (52%) new houses in Keswick and 3 (12%) new houses in Caldbeck, and a further 4 (16%) in the villages. 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 (%)	5 (100%)	Bigger better	
Planning applications approved contrary to policy (%)	0 (0%)	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 3	4 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	4 0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	0 2	4 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy CS21	zero	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	81m 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)	523m ²	151.9 m ² p.a.	
Number of applications for change of use of employment uses approved.	1	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission.	0		
Number of applications relevant tourism development by distinctive area.	4		
Percentage of planning approvals in East Distinctive Area.	12%	7%	

7.9 We anticipate that approximately seven per cent of all development will be in the East Distinctive Area. During the monitoring period 12 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, 100 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	2015/16
East Distinctive Area	12%	11%	15%	15%	12%

- 7.10 There were five applications where Policy CS05 was particularly relevant to their determination; all 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 three new local need houses have been approved, and four unfettered houses. No applications for gypsy or traveller sites were received.
- 7.12 A total of two dwellings were built in the monitoring period; one local needs house, and a house with an only or principle home condition. One was a conversion of a traditional building the other a change of use application. And both applications were located in the open countryside. Although we have witnessed a dip in completions performance this monitoring period, over the last five years we have exceeded the target for new build local need and local affordable homes in this Distinctive Area. Whilst we will continue to monitor the situation, these figures do not cause us concern at this stage.

	2011/12	2012/13	2013/14	2014/15	2015/16	Actual	Target
Number of houses built – target 4 pa	2	8	8	5	2	25	20

- 7.13 Two holiday letting applications were granted permission creating 18 bed spaces. Four applications for tourism related were granted permission, all were at existing tourism facilities/accommodation, and one of these applications created 42 serviced bed spaces.
- 7.14 For only the second year in the last five years employment floor space has been completed in the East Distinctive Area. This year the completion of employment floor space far exceeds the annual completion target (151.9 square metres). In fact the completion of 523 square metres this year is equivalent to almost 3.5 years' worth of employment floor space. A further 81 square metres floor space was granted permission this year.

	2011/12*	2012/13	2013/14	2014/15	2015/16	Total	Target
Employment floor space completions	0	93.5	0	0	523	616.5	759.5

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

7.15 In the East Distinctive Area only one application related to retail development resulting in the change of use from A1 to A3 use.

7.16 Across employment, retail, and tourism developments granted planning permission this year it is estimated a total of 37.5 FTE jobs were created and 17 were safeguarded.

7.17 Annual figures show that targets are being met 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 9:1, emphasising the need to encourage more local enterprise, and to continue supporting tourism and retail development.



CS06: West Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by policy (%)	5 (100%)	Bigger better	
Planning applications approved contrary to policy (%)	0 (0%)	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 4	6 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type: <ul style="list-style-type: none"> Affordable Local need 	0 3	6 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy CS21.	zero	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	87m 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)	0m 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.	64m ²		
Number of applications relevant tourism development by distinctive area and settlement type.	3	n/a	
Percentage of planning approvals in West Distinctive Area.	7%	10%	

7.17 Of the 1097 planning applications granted approval during 01 April 2015 and 31 March 2016, 89 were located in the West Distinctive Area. This equates to seven 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	2015/16
West Distinctive Area	10%	11.5%	9%	8%	7%

7.18 Three new local needs dwellings were completed in the West Distinctive Area during the monitoring period – all of which are located within the open countryside. Four new local need dwellings were also granted planning permission – two outline permissions in a rural service centre, one in a village location and the other in open countryside. No applications for gypsy or traveller sites were received. Over the last five years 28 new homes have been delivered in the West Distinctive Area which is just short of the target. The development at Welbank, Bootle is capable of delivering 45 new homes for the area and so not specific policy intervention is considered necessary at this stage.

	2011/12	2012/13	2013/14	2014/15	2015/16	Actual	Target
Number of houses built – target 6 pa	5	3	0	17	3	28	30

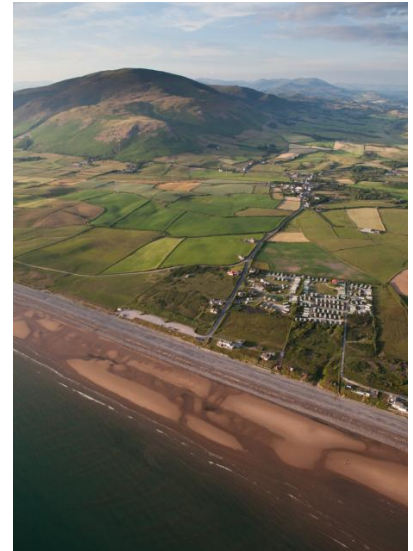
7.19 This year no employment floor space has been completed. The allocated mixed use site at Bootle (BT01M) remains with planning permission but development has not yet started. Only 87 square metres of employment floor space was granted permission this year so the West Distinctive Area may fall short of the annual completion target next year too. Further policy intervention may be required in the future and this will be considered through the Local Plan Review.

	2011/12*	2012/13	2013/14	2014/15	2015/16	Total	Target
Employment floor space completions	0	125	0	146	0	271	1,085

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

7.20 No applications for holiday letting were granted permission in the West Distinctive Area, while three applications for tourism related development were granted permission. One of these was for a farm diversification proposal and the other two were at existing facilities/accommodation. One of these applications resulted in the creation of 10 non-serviced bed spaces.

- 7.21 Only one application was received for retail use, creating an additional 64 square metres of A1 space with the extension of existing premises. Across employment, retail and tourism developments granted planning permission this year it is estimated a total of 6.5 FTE jobs were created and 10 were safeguarded.
- 7.22 There has been a fall in development both approved and completed this year, and the percentage of approvals in the West Distinctive Area continues to decrease. This is a recurring trend to which specific intervention may be required in order to facilitate the scale of development required to meet community aspirations.



CS07: Central and South East Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by policy (%)	76 (99%)	Bigger better	
Planning applications approved contrary to policy (%)	1(50%)	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	17 34	26 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	0 12	26 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy CS21	0	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
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	815m 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).	1903m ²	954.8m ² p.a.	
Number of applications for change of use of employment uses approved	3	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas	88m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas	467.6m ²		
Number of applications relevant tourism development by distinctive area and settlement type.	20	n/a	
Percentage of planning approvals in Central and South East Distinctive Area	45%	44%	

7.23 This area is the most populated of the Distinctive Areas, and has the highest number of Rural Service Centres. We anticipate 44 per cent of all development to occur in this area and this year the figure was 45 per cent which is slightly higher than the target. 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	2015/16
Central and South East Distinctive Area	40%	45%	49%	40%	45%

7.24 There were 12 houses built during the monitoring year 2015 - 2016 in the Central and South East Distinctive, which is considerably lower than the target of 26 per annum. All were local need housing. Approximately 50 per cent were located in a Rural Service Centre. Although we have witnessed a dip in housing completions this year it is not cause for concern and whilst we will continue to monitor the situation, not policy intervention is required at this time.

	2011/12	2012/13	2013/14	2014/15	2015/16	Actual	Target
Number of houses built – target 26 pa	15	39	40	71	12	177	130

7.25 During the monitoring period 51 new local needs and local affordable dwellings were approved. Approximately 73 per cent were in a Rural Service Centre, eight per cent in a village and the remaining 19 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; 19 of these applications were for the re-development, extension and improvement to existing tourism accommodation, and one farm diversification scheme.

7.27 815m² employment floor space was granted planning permission in the Distinctive Area. And 1903m² additional floor space was completed this year. Across the employment, retail and tourism developments granted planning permission this year, it is estimated a total of 186 FTE jobs will be created and 31 safeguarded. Given the amount of additional employment floor space completed over the last five years, further policy intervention may be required in the future and this will be considered through the Local Plan Review.



	2011/12*	2012/13	2013/14	2014/15	2015/16	Total	Target
Employment floor space completions	300	289	693	106	1,903	3,291	4,774

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

7.28 Central Shopping Areas are established in Ambleside, Bowness, Windermere and Grasmere and within these areas we approved 88m² new floor space to serve town centre uses (shops, financial and provisional services). 10m² of A3 use (restaurant and cafes) was lost to other uses. Outside of the central shopping areas we have also approved a further 477.6m² of floor space to support restaurants and cafes.

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

Local Indicators	Actual	Target	On target
Number of applications relating to this policy	4		
Percentage of applications processed that support the policy and are approved	4 (100%)	100% Bigger better See allocations of land policy	
Percentage of applications processed that are contrary to the policy and are approved	0 (0%)	0% Smaller better	

- 7.2 Four applications were considered relevant for the application of policy CS08, which included the redevelopment of Fell Foot Park, enhancement works on Borrans Road, Waterhead and improvements at Brockhole – the Lake District Visitor Centre. One application specific to Bowness Bay and the Glebe came forward during the monitoring period for public realm improvements including the rationalisation and slight increase in car parking provision.

CS09: South Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by the policy (%)	32 (100%)	Bigger better	
Planning applications approved contrary to policy (%)	0 (0%)	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	7 15	8 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type: <ul style="list-style-type: none"> Affordable Local need 	0 6	8 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 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 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	-131m ²		
Amount of additional employment floorspace completed. 14% of 0.217ha (0.217ha is 35% plot ratio development of 0.62ha -the annual completion target, see Annex1).	0m ²	303m ² p.a.	
Number of applications for change of use of employment uses approved	1	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas	0m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas	90m ²		
Number of applications relevant tourism development by distinctive area and settlement type.	7	n/a	
Percentage of planning approvals in South Distinctive Area	12%	14%	

7.30 We anticipate that approximately 14 per cent of development will be in the South Distinctive Area. During the monitoring year 12 per cent of the planning approvals were in this area, which is slightly lower than the target. Of those applications where Policy CS09 was particularly relevant to their determination, 98 per cent of those that supported the policy were approved. And no applications which were contrary to the intentions of the policy were received.

	2011/12	2012/13	2013/14	2014/15	2015/16
South Distinctive Area	10%	11.5%	4%	18%	12%

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, just six additional homes were built during 2015 - 2016. All were local need homes, the majority of which were in a Rural Service Centre.

	2011/12	2012/13	2013/14	2014/15	2015/16	Actual	Target
Number of houses built – target 8 pa	24	12	9	20	6	71	40

7.32 We also monitor the number of approved planning applications for new housing in the South Distinctive Area. A total of 22 new houses have been approved, which includes seven affordable homes, 14 local need houses and one with a principal home condition. The majority of the proposals are either in a Rural Service Centre or village location.

7.33 Seven applications for new tourism developments were granted approval, all supporting an existing tourist facility / accommodation.

7.34 No employment floorspace was completed across the area, and 131m² floorspace used for B1 and B2 uses was lost to alternative uses. 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, and we are investigating this issue in the review of the Local Plan.

	2011/12*	2012/13	2013/14	2014/15	2015/16	Total	Target
Employment floor space completions	373	752	34	0	0	1,159	1,515

7.35 Central Shopping Areas have been defined for Coniston and Hawkshead. No applications were received for additional town centre uses within these areas, but 90m² of additional floor space to support town centre uses, such as retail development, outside the Central Shopping Areas was approved.

7.36 Development is slightly below the anticipated target for the area, although housing has exceeded expectations, with 22 new houses been granted planning permission. Opportunities for sustainable tourism are being created, but there appears to be limited demand for additional floorspace at present.



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.

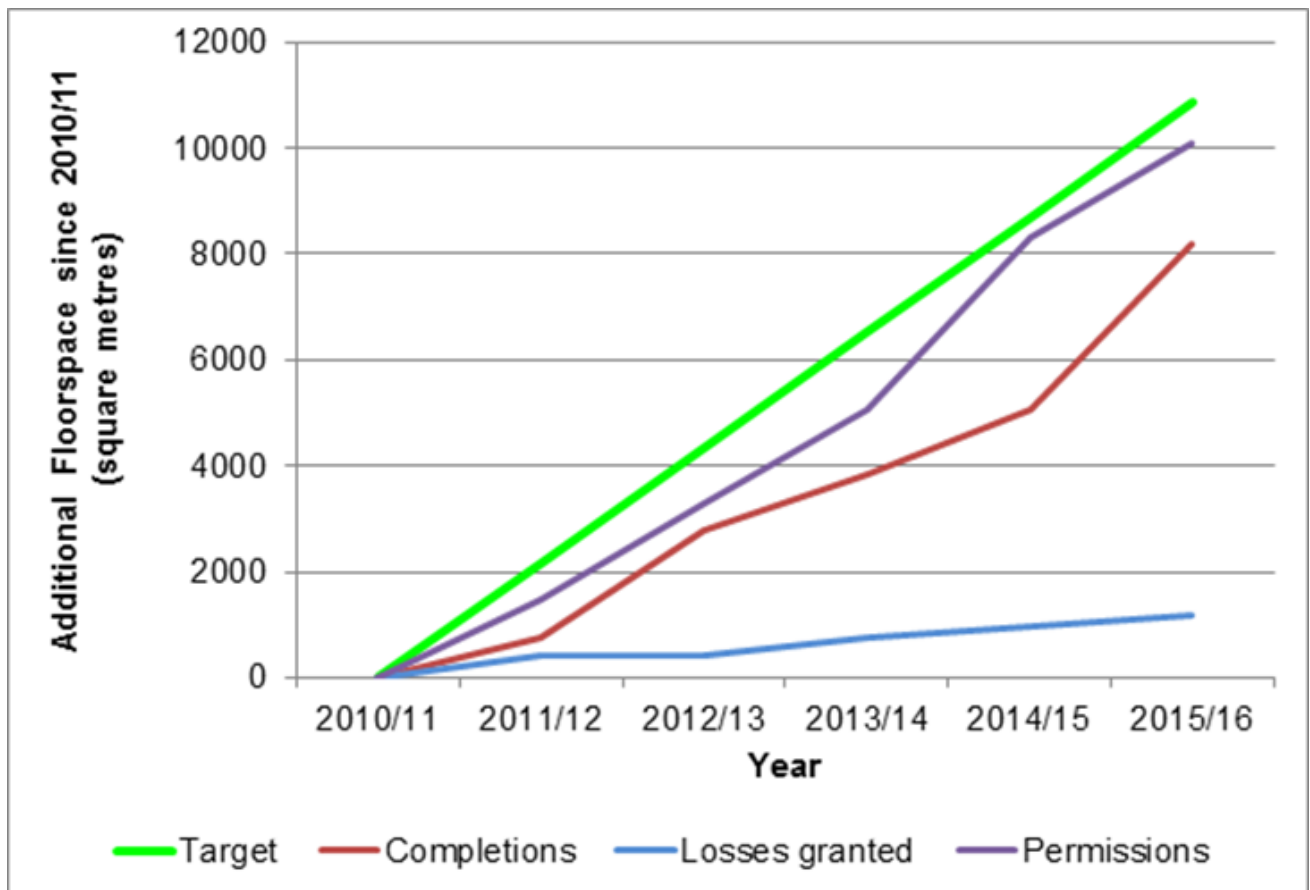
Employment land

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				630 ^[1]	194	194	194	
BT01M	Bootle / West DA			972		972			
ST01E	Staveley/ C&SE DA	0.24	✓						
ST02E	Staveley/ C&SE DA	0.69	✓						
WN01E	Windermere/ C&SE DA	0.73	✓						
HV01E	Haverthwaite/ South DA	2.82	✓						
HV01M	Haverthwaite/ South DA	0.25	✓						
CO01E	Coniston/ South DA	0.28	✓						

¹ Plus 48m² extension to one unit

8.2 The Allocations of Land (Local Plan Part Two) was formally adopted by the Authority in November 2013. To date, just 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. Ideally we should aim for a permissions rate of at least 10 per cent above the target figure to provide a buffer for non-completions. The graph below highlights that whilst policies are supporting new employment floor space, the take up is much 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

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, 55 dwelling are under construction and an additional 158 new homes have either outline permission or have strong developer interest. Approximately 70 per cent of the dwellings anticipated through the Allocations of Land process have either planning permission, are complete or have developer interest within the first three 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.

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 PP/ under construction	Complete – March 2016 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					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						14
WB01H	Waberthwaite/ West DA	0.15	4	✓		
SI01H	Silecroft/ West DA	0.47	14	✓		
<i>Complete 2014</i>						38

<i>Complete 2015</i>						<i>60</i>
<i>Complete 2016</i>						-

¹ numbers in italics represent completions pre 2015-16

- 8.5 No applications have been approved or completed on allocated sites during the monitoring period. However, the large housing site in Keswick, which will deliver 45 local affordable units and 10 local need units, is progressing well and we anticipate completion next year. An application for 11 local affordable in Grasmere is in the process of being assessed, and we anticipate applications coming forward on two further sites during the next monitoring period.

Site types	Nos of houses	Percentage
Sites completed	98	22%
Sites under construction	55	12%
Sites with outline permission or developer interest	158	35%
Remaining sites allocated	142	31%
TOTAL	453	100%

9 Minerals Safeguarding Areas (Local Plan Part Three)

- 9.1 Whilst 373 applications were approved within the Mineral Safeguarding Areas; none of these were deemed to be contrary to the intentions of the policy or would compromise mineral extraction in future years.
- 9.2 Planning permission will be granted for non-mineral development within Minerals Safeguarding Areas where;
- The location of the proposal relates to a settlement recognised by Core Strategy Policy CS02.
 - The proposal can demonstrate that it will not affect the overall value of the mineral resource.
 - The mineral can be extracted satisfactorily prior to the development taking place.
 - The development is of a temporary nature, can be completed and the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed.
 - There is an overriding need for the development.

10 Neighbourhood Plans

- 10.1 A neighbourhood plan forms part of the development plan and sits alongside the Local Plan prepared by the local planning authority. Decisions on planning applications will be made using both the Local Plan and the neighbourhood plan, and any other material considerations. It attains the same legal status as the local plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority.
- 10.2 We have two neighbourhood development plans in the National Park which have gone through referendum and been made by the Authority. The Matterdale Neighbourhood Development Plan was made in December 2015 and the Coniston Neighbourhood Development Plan was made in February 2016. Both are relevant to the monitoring period, but no applications were received to which the policies in the Neighbourhood Plans applied.
- 10.3 We will continue to monitor and assess planning applications against the policies in the made neighbourhood plans through the Annual Monitoring report.

ANNEX 1: Local Indicator Summary 2015-2016

Local indicator	2015-16		On target
	Actual	Target	
Outcome: Contributing to a Prosperous Economy			
Planning applications approved supported by policy.	43 (98%)	Bigger better	
Planning applications approved contrary to policy.	1(2%)	Smaller better	
Amount of additional employment floorspace granted planning permission.	1774m ²		
Amount of additional employment floorspace completed.	3097m ²	Approximately 2170 m ² (pa) ¹	
Amount of employment land available on allocated sites.	10.01ha	9.2ha	
Number of applications for change of use of employment uses approved.	6	Smaller better	
Number of applications for holiday letting approved.	16		
Percentage of applications relating to farm diversification that involve reuse or extend existing buildings.	40%	Bigger better	
Amount of employment land granted planning permissions on allocated sites.	0	0.74 ha per year (Approximately 2590m ² pa)	
Outcome: Contributing to World Class Visitor Experiences			
Planning applications approved supported by policy	73 (97%)	Bigger better	
Planning applications approved contrary to policy	0 (0%)	Smaller better	
Percentage of new tourism development in rural service centres, Ravenglass and Pooley Bridge	0	Bigger Better	
Number of applications relevant to tourism development.	53		
Outcome: Contributing to Vibrant Communities			
Planning applications approved supported by policy	124 (95%)	Bigger better	
Planning applications approved contrary to policy	14 (67%)	Smaller better	
Number of houses granted planning permission by type:		60 per annum	
• Local Affordable	24		
• Local need	70		

Local indicator			2015-16		On target
			Actual	Target	
Number of houses granted planning permission by type:			0		
<ul style="list-style-type: none"> Open Market Gypsy/Traveller 			0		
Net additional house built, by type:			6	60 per annum	
<ul style="list-style-type: none"> Local Affordable Local need 			42		
Net additional house built, by type:			0		
<ul style="list-style-type: none"> Open Market Gypsy/Traveller 			0		
Density of new housing.			48%> 30dph	100% > 30 dph	
Number of houses granted planning permission on allocated sites (in accordance with Policy CS18).			No data	40	No data
The density of approved housing on allocated housing sites (See the below)			No data	At least 30 dwellings per hectare	
Site Ref	Amount of land allocated	Density at 30dph	No data	Actual density	
Percentage of dwellings on allocated housing sites (except West Distinctive Area) that have been granted planning permission for affordable housing.			0%	100% affordable housing on allocated sites	No data
Area of land allocated as Local Green Space lost contrary to policy CS21.			zero	zero	
Number of applications for change of use of a community facility approved contrary to policy.			0	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within Central Shopping Areas.			118m ²		
Amount of additional floorspace for town centre uses granted planning permission outside Central Shopping Areas.			870.6m ²		
Number of applications for change of use to a non-town centre use which has been approved.			3	Smaller better	
Outcome: Contributing to a Spectacular Landscape, Wildlife and Cultural Heritage					
Planning applications approved supported by policy.			746(98%)	Bigger better	
Planning applications approved contrary to policy.			3(7%)	Smaller better	

Local indicator	2015-16		On target
	Actual	Target	
Percentage of listed building and conservation area consent applications processed that support policy CS27 and are approved.	98%	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.	1 (100%)	Bigger better	
Planning applications approved contrary to policy.	0 (0%)	Zero	
Number of applications approved within a Mineral Safeguarding Area.	373		
Design and development			
Planning applications approved supported by policy.	1466 (98%)	Bigger better	
Planning applications approved contrary to policy.	5 (6%)	Smaller better	
New and converted houses provided on previously developed land.	(%)		
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 2016 (6 Years)	414
c	Residual Requirement	486
d	Annual Requirement (486/9years)	54
e	5-year requirement	270
f	5-year requirement plus 5%	284 (57pa)
g	5-year Supply of Deliverable ¹ Sites (no of houses) <ul style="list-style-type: none"> • Sites with planning permission (31 March 2016) (less 10%) • Allocations of Land (Local Plan Part Two) 	687 (410) (257)
h	5-Year Land Supply Position at 1 April 2016 – (g/f)	11.8 years supply

The requirement takes account of net dwelling completions from April 2010 to March 2016, and divides the residual requirement by the remaining years in the plan period to 2025. Paragraph 47 of the National Planning Policy Framework requires a five per cent buffer to be applied if past performance indicates that the annual target to meet housing targets are being met. The five per cent buffer is appropriate and is provided for in the table above. The deliverable sites are those which have planning permission and are currently under construction or not started. We have applied a ten per cent adjustment to those sites with planning permission to account for historical non implementation / non completion of planning permissions.

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

Using our net projected completions, we anticipate 306 houses will be completed on the deliverable sites over the next five years based on our survey work and understanding of the market. This maintains a five year land supply. 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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