

**Lake District**  
National Park



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# Lake District National Park Local Plan

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Annual Monitoring Report  
2016 - 2017

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November 2017

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# Lake District National Park Annual Monitoring Report 2016-17

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# 1 Summary

## Key findings

- Exceeded all our targets for determining major, minor and other planning applications.
- 75 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.
- 88 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 both number of houses granted planning permission and 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
- 275.5 jobs created 425 jobs safeguarded

## 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 in the North and East Distinctive Areas, but neither is 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 except the East DA. 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. 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 15 units were granted planning permission for holiday letting opportunities, creating 48 bed spaces. It is estimated that these units will generate an additional spend in the local economy of £0.39m. The majority of these applications are located in the Open Countryside. Applications for town centre uses within our Rural Service Centres have resulted in a net loss of 16m<sup>2</sup> through change of use applications, however what has been approved could create an extra 63 FTE jobs, and safeguard a further 36 FTE jobs. 58 applications for tourism related development were approved, resulting in 7,149m<sup>2</sup> of C1 use (hotels) and creating 232 serviced bed spaces and 132 non-serviced bed spaces. It is estimated that this could generate an additional £6.37m spend in the local economy. And additionally, it is estimated that an extra 98.5 FTE jobs will be created while safeguarding a further 343 FTE jobs. The majority of applications for tourism related development were at existing tourist facilities / accommodation, and farm diversification schemes. These farm diversification schemes will safeguard approximately seven FTE jobs and create a further two new FTE jobs.
- 1.6 Planning permission was granted for 14 employment use applications resulting in 2,433m<sup>2</sup> new floorspace being created. The vast majority of floorspace approved was for B1 (Office/light industrial) use. It is estimated that this will create an extra 112 FTE jobs and safeguard a further 39 FTE jobs. The employment floorspace completions was just short of the annual target of 2,170 square metres with 2052m<sup>2</sup> completed. The majority of floorspace was delivered in the Central and South East Distinctive Area, with a lesser amount completed in the North (354m<sup>2</sup>) and South (229m<sup>2</sup>) Distinctive Areas.
- 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. These are being reassessed as part of the Local Plan Review. 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 seven years, the net additional homes provided by type shows we have exceeded our target. However, our seven year target of delivering 15190m<sup>2</sup> 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	2016- 2017	Actual	Target end of the seven year period
Net additional local affordable and local needs homes provided	30	53	63	75	145	48	111	525	420
Amount of additional employment floorspace completed	1542m <sup>2</sup>		1989m <sup>2</sup>	1084m <sup>2</sup>	1224m <sup>2</sup>	3097m <sup>2</sup>	2052 m <sup>2</sup>	10988 m <sup>2</sup>	15190m <sup>2</sup>

## 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 2016 and 31 March 2017.
- 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 2016 to March 2017.

#### **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 the policy framework it provides is now over five years old and should be reviewed. The Review commenced with an initial scoping exercise which took place between October 2015 and March 2016. 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.

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 This work commenced in earnest in April 2016 and the focus during the monitoring year has been on evidence gathering, on-going engagement and review. The formal consultation was programmed for March - May 2017, but this has not taken place.
- 3.5 The LDS (Figure 1) was revised at the beginning of 2016 and agreed by the Park Strategy and Vision Committee in April 2016. However, the scope of the Local Plan Review has changed significantly after the Authority decided to review its Allocations of Land Document, resulting in a revision of the LDS in August 2017 (see Figure 2).
- 3.6 Minerals planning authorities should prepare an Annual Local Aggregates Assessment. We do this jointly with Cumbria County Council and the fourth Joint Annual Local Aggregates Assessment 2016 was published in June 2017.

**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		
<b>Local Plan</b>														
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	
<b>Supplementary Planning Documents</b>														
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					
<b>Process Documents</b>														
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
<b>Key</b>														
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														

**Figure 2: Local Development Scheme 2017 - 2020**

Lake District National Park Local Development Scheme								
	2017				2018			
	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec
<b>Local Plan</b>								
Core Strategy								
Policies Map								
Allocations of Land								
Minerals Safeguarding Areas								
Local Plan Review	E	E	E	E	E	E	E	E
<b>Supplementary Planning Documents</b>								
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			
<b>Process Documents</b>								
Local Development Scheme	R	A			R	A		
Statement of Community Involvement								
Annual Monitoring Report			G	G			G	G
<b>Key</b>								
Consultation on document					C			
Consultation on published document					P			
Preparation of plan, on-going engagement with stakeholders as required, and review					E			
Submission to Secretary of State					S			
Receipt of Inspectors Report					I			



## 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

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

#### Planning applications

- 4.2 We received 1,234 planning applications during the year, which continues the upward trend over the previous five years. We made decisions on 1,104 applications; slightly above the level in the previous year.
- 4.3 Approvals continued to be high, at 91 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 Keswick and Gosforth which allow people to obtain detailed planning information from a qualified planner.
- 4.4 Of the decisions made on planning applications, 92 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. We have now met the government's national guideline figure of 90 per cent for three consecutive years.

Year	Number of planning applications received	Number of planning applications determined	Percentage of applications approved (%)	Percentage of applications decided under delegated powers (%)
2016/17	1,234	1,104	91%	92%
2015/16	1,132	1,053	92%	93%
2014/15	1,064	1,081	94%	90%
2013/14	982	958	91%	89%
2012/13	928	867	93%	86%

## 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, for the sixth consecutive year. 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
2016/17	80%	60%	73%	65%	88%	80%
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%

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

## Tree applications

- 4.8 We received 219 tree applications during the year, and we made decisions on 219 applications. Our target was to determine at least 80 per cent of tree applications within eight weeks, and we exceeded this with a figure of 100 per cent. This compares with 98 per cent in the previous year, which was the first year of monitoring our performance.

## Satisfaction with the Development Management service

- 4.9 We measure the satisfaction with our service by carrying out a survey every few years. The last customer satisfaction questionnaire was sent out during 2015/16, to over 1,000 planning applicants / agents and people who made representations on planning applications. 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. During 2017/18 we will carry out a further customer satisfaction survey.

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

- 4.10 We received 20 planning appeals, the same as the previous year. 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.
- 4.11 During the year 33 appeals were decided, of which six were successful. This is 18 per cent, our lowest figure of the last ten years; and it 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 (%)
<b>2016/17</b>	<b>1,104</b>	<b>20</b>	<b>33</b>	<b>18%</b>
2015/16	1,053	20	18	22%
2014/15	1,081	27	25	28%
2013/14	958	18	15	40%
2012/13	867	18	20	35%

### Compliance Performance

- 4.12 This section gives information about our performance in relation to compliance matters. We received 237 reports of potential breaches of planning control, which is an increase from previous years. In addition to the high number of cases this year, there has been an increase in the percentage of cases which involve a breach of planning control.
- 4.13 The percentage of initial investigations into reports of potential breaches of planning control carried out within 15 working days was 74 per cent, which is below our target of 80 per cent. Our aim is to balance time spent on reactive investigation with formal action casework.

<b>Year</b>	<b>Number of reports received of potential breaches of planning control</b>	<b>Percentage of reports of potential breaches of planning control initially investigated within 15 working days (%)</b>
<b>2016/17</b>	<b>237</b>	<b>74%</b>
2015/16	205	85%
2014/15	216	88%
2013/14	214	75%
2012/13	237	84%

## 5 Performance of our Local Plan policies

### What are we monitoring?

- 5.1 The AMR covers the monitoring period 1 April 2016 to 31 March 2017. 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 62 indicators with a green status, 12 with amber and 8 with red. We have maintained a high percentage of targets and measures of performance being met demonstrating the effectiveness of our policies in delivering sustainable development across the National Park. There is a slight increase in the number of targets and measures not being met. These targets are largely centred around additional employment floorspace provision which we are seeking to address through the Local Plan review.

## 6 Spatial Development Strategy

Indicator(s)	Actual	Target	On Target
<b>CS01: National Significance and distinctive nature of the National Park</b>			
For proposals outside the National Park – Number of applications we have recommended refusal, but have been approved by neighbouring planning authorities	1	Smaller Better	
Planning applications approved supported by policy (%)	100%	Bigger better	
Planning applications approved contrary to policy (%)	0%	Smaller better	
<b>CS02: Achieving vibrant and sustainable settlements in the National Park</b>			
Planning applications approved supported by policy (%)	606 (98%)	Bigger better	
Planning applications approved contrary to policy (%)	9 (64%)	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	30 (88%)	Bigger better	
<b>CS03: Settlement Form</b>			
Planning applications approved supported by policy (%)	1 (100%)	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 2016 and March 2017, we were consulted on 25 applications for land use and development on sites outside the National Park by the respective District/Borough Council. These ranged from large scale housing development, wind turbines and proposals at Sellafield. We were 'not in favour' of only one of the applications – erection of radio mast and training tower, which was subsequently approved by Copeland Borough Council.
- 6.2 We received one planning applications where Policy CS01 was particularly relevant to its determination and this was granted approval. No applications were granted contrary to policy.
- 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 2017, by settlement type.

Settlement Type	Percentage of total applications granted						
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
<b>CS02a</b> – approvals in Rural Service Centres (Target at least 50%)	35.1%	28%	77%	38%	33%	32%	34%
<b>CS02b</b> – approvals in Villages (Target approx. 20%)	9.5%	11%	21%	12%	9%	9%	9%
<b>CS02c</b> – approvals in Cluster Communities and Open Countryside (Target no more than 30%)	55.4%	61%	2%	50%	58%	58%	56%
<b>Total of CS02a, b and c</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

- 6.9 During the monitoring period a total of 631 applications were received where Policy CS02 was particularly relevant to their determination. 617 of these were in accordance with the policy, 606 were approved and 11 refused. 14 were deemed contrary to the

intentions of the policy of which four were refused and nine 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. As with previous years, the approvals are largely for domestic improvements including extensions, sheds and garages, septic tanks and soakaways, some agricultural related development, hydroelectric schemes and jetty and boathouses repairs. 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. Larger scale housing and employment development remains focussed in the Rural Service Centres.
- 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 88 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 81 per cent of the villages have maintained access to four or more basic services, the exceptions being Bampton, Embleton, Ennerdale Bridge and Portinscale, 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. One applications made specific reference to Policy CS03, and was approved. No applications were approved 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 (%)	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"> <li>Affordable</li> <li>Local need</li> </ul>	7 16	15 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>			
Number of houses built, by type <ul style="list-style-type: none"> <li>Affordable</li> <li>Local need</li> </ul>	45 10	15 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>	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"> <li>B use classes</li> <li>Sui generis employment uses</li> <li>Other use classes</li> </ul>	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	354		
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)	1596m <sup>2</sup>	542 m <sup>2</sup> per annum	
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.	-56		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas.	212.5		
Number of applications approved relevant tourism development by distinctive area.	10	n/a	
Percentage of planning approvals in North Distinctive Area.	23%	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 23 per cent. This is slightly lower than the target, and does not cause any policy concerns.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
North Distinctive Area	28%	21%	23%	19%	24%	23%

- 7.2 Of those applications where Policy CS04 was particularly relevant to their determination, nine were supported by the policy and all were approved. One planning application deemed contrary to the intentions of the policy was refused.

- 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, 55 dwellings were provided during 2016 -17, which is above target. This includes 45 affordable homes and 10 local needs dwellings.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Actual	Target
Number of houses built – target 15 pa	16	8	19	38	25	55	161	90

- 7.4 We also monitor the percentage of approved planning applications for new housing in the North Distinctive Area. A total of 23 new houses have been approved, which includes 16 local need houses and seven local affordable dwellings. Four of these were in a Rural Service Centre, 17 in villages and two in cluster community and open countryside locations. All approvals are on windfall sites.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 17%	At least 50%
Village	Approx. 74%	Approx. 20 %
Cluster community / open countryside	Approx. 9%	No more than 30%

- 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 significantly. A further 354 square metres of employment floor space was granted permission so it is likely that this completions target will continue to be met.

	2011/12*	2012/13	2013/14	2014/15	2015/16	2016/17	Total	Target
Employment floor space completions	98.5	771	357	972	671	1596	4465.5	3252

\*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 13 new bedspaces.

7.8 Applications relating to retail and town centre uses were granted in the North Distinctive Area, resulting in a net loss of 392m<sup>2</sup> of retail (A1) floor space, net loss of 56 m<sup>2</sup> of A5 (takeaway) use and a net increase of 204.5m<sup>2</sup> of A3 (restaurants and cafes). The majority of the A3 floor space created was outside the central shopping areas. The main loss of retail space in the central shopping area is attributed to the change of use from retail space to office space.

7.9 Nine applications for tourism related applications were granted in the North Distinctive Area, all at existing tourist facilities or accommodation.

7.10 Across employment, retail and tourism developments granted planning permission this year it is estimated a total of 45 FTE jobs were created and nine were safeguarded in the North Distinctive Area.



7.11 Despite the slight fall in development approved overall 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 48 (87%) new houses in Keswick and 1 (2%) new house in Caldbeck, and a further 4 (7%) 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 (%)	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"> <li>Affordable</li> <li>Local need</li> </ul>	0 2	4 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>	0 0		
Number of houses built, by type <ul style="list-style-type: none"> <li>Affordable</li> <li>Local need</li> </ul>	0 5	4 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>	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"> <li>B use classes</li> <li>Sui generis employment uses</li> <li>Other use classes</li> </ul>	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	57m <sup>2</sup>		
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 <sup>2</sup> 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.	201		
Number of applications relevant tourism development by distinctive area.	15		
Percentage of planning approvals in East Distinctive Area.	11%	7%	

7.9 We anticipate that approximately seven per cent of all development will be in the East Distinctive Area. During the monitoring period 11 per cent of all planning approvals were in this area. This is higher than the target, and mirrors previous years.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
East Distinctive Area	12%	11%	15%	15%	12%	11%

7.10 There were three 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 two new local need houses have been approved – one local need home and one agricultural workers dwelling. No applications for gypsy or traveller sites were received.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 50%	At least 50%
Village		Approx. 20 %
Cluster community / open countryside	Approx. 50%	No more than 30%

7.12 A total of five dwellings were built in the monitoring period; all were local needs homes. Three were new build, one a conversion of a traditional building the other a sub-division of an existing property; all were windfall sites. This was above the annual target and continues the positive trend of facilitating new homes were needed.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Actual	Target
Number of houses built – target 4 pa	2	8	8	5	2	5	30	24

7.13 Three holiday letting applications were granted permission creating six bed spaces. 15 applications for tourism related were granted permission, 10 were at existing tourism facilities/accommodation, and five supported a farm diversification scheme.

7.14 No employment floor space was been completed in the East Distinctive Area. But 57m<sup>2</sup> floor space was granted permission this year.

	2011/12*	2012/13	2013/14	2014/15	2015/16	2016/17	Total	Target
Employment floor space completions	0	93.5	0	0	523	0	616.5	911.4

\* 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 98m<sup>2</sup> of new A1 retail floorspace and 103 m<sup>2</sup> of D1 (non-residential institutions) was approved
- 7.16 Across employment, retail, and tourism developments granted planning permission this year it is estimated a total of 10.5 FTE jobs were created and 32 were safeguarded.
- 7.17 Annual figures show that targets are generally 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 8:1, emphasising the need to encourage more local enterprise, and to continue supporting tourism and retail development. Windfall development remains an important part of our supply chain for new housing development in this Distinctive Area.



## 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"> <li>Affordable</li> <li>Local need</li> </ul>	0 6	6 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>	0 0		
Number of houses built, by type: <ul style="list-style-type: none"> <li>Affordable</li> <li>Local need</li> </ul>	0 1	6 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>	1 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"> <li>B use classes</li> <li>Sui generis employment uses</li> </ul> Other use classes	0%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	0		
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)	236m <sup>2</sup>	217m <sup>2</sup> 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.	-235.5		
Number of applications relevant tourism development by distinctive area and settlement type.	8	n/a	
Percentage of planning approvals in West Distinctive Area.	7%	10%	

7.18 Of the 1022 planning applications granted approval during 01 April 2016 and 31 March 2017, 67 were located in the West Distinctive Area. This equates to 7 per cent which is just below the target of ten per cent, and follows the trend of previous years. This issue will be considered through the Local Plan Review. Of those applications where Policy CS06 was particularly relevant to their determination, all 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	2016/17
West Distinctive Area	10%	11.5%	9%	8%	7%	7%

7.19 Two new dwellings were built in the West Distinctive Area during the monitoring period, one unfettered dwelling from a historic permission and one local need dwelling. One was located within a Rural Service Centre, the other in the open countryside. Over the last six years, 30 new homes have been delivered in the West Distinctive Area which is short of the target. However, there are currently 14 new dwellings under construction, and the development on the allocated site at Welbank, Bootle, which has outline permission, is capable of delivering 45 new homes for the area. No specific policy intervention is considered necessary at this stage.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Actual	Target
Number of houses built – target 6 pa	5	3	0	17	3	2	30	36

7.20 Six new local need dwellings were also granted planning permission – three permissions in a Rural Service Centre and two in a village location. No applications for gypsy or traveller sites were received.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 60%	At least 50%
Village	Approx. 40%	Approx. 20 %
Cluster community / open countryside		No more than 30%

7.21 This year 236m<sup>2</sup> employment floor space has been completed, but overall completions remain below the aspiration for the area. The allocated mixed use site at Bootle (BT01M) remains with planning permission but development has not yet started. No new 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	2016/17	Total	Target
Employment floor space completions	0	125	0	146	0	236	507	1302

\* 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.

- 7.22 Applications for holiday letting were granted permission resulting in two additional units and 10 bed spaces in the West Distinctive Area, while eight applications for tourism related development were granted permission. Four of these was for a farm diversification proposal and the other four were at existing facilities/accommodation.
- 7.23 An additional 82 m<sup>2</sup> of A3 (restaurants and cafes) space was approved along with 13.5m<sup>2</sup> of leisure use. However, the change of use of public houses resulted in a net loss of 331m<sup>2</sup>. Across employment, retail and tourism developments granted planning permission this year it is estimated a total of 3.5 FTE jobs were created and 18 were safeguarded.
- 7.24 This year has seen an improvement in completions for both housing and new employment floorspace from the previous year but 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 (%)	69%	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"> <li>Affordable</li> <li>Local need</li> </ul>	15 26	26 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>	0 0		
Number of houses built, by type <ul style="list-style-type: none"> <li>Affordable</li> <li>Local need</li> </ul>	15 24	26 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>	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"> <li>B use classes</li> <li>Sui generis employment uses</li> </ul> Other use classes	91%	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	1752		
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).	175m <sup>2</sup>	954.8m <sup>2</sup> p.a.	
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	180		

Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas	-458		
Number of applications relevant tourism development by distinctive area and settlement type.	23	n/a	
Percentage of planning approvals in Central and South East Distinctive Area	46%	44%	

7.25 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 46 per cent which is slightly higher than the target. Of the 14 applications where Policy CS07 was particularly relevant to their determination, of those that supported the policy nine were approved and four refused. One application which was contrary to the intentions of the policy was refused.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Central and South East Distinctive Area	40%	45%	49%	40%	45%	46%

7.26 There were 39 houses built during the monitoring year 2016 - 2017 in the Central and South East Distinctive, which is above the target of 26 per annum 15 were local affordable homes and 24 for local need. Approximately 92 per cent were located in a Rural Service Centre.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Actual	Target
Number of houses built – target 26 pa	15	39	40	71	12	39	216	156

7.27 During the monitoring period 41 new dwellings were approved in the Distinctive Area - 20 local needs, one agricultural workers dwelling, 15 local affordable dwellings and five local need / holiday let hybrid. Approximately 44 per cent were in a Rural Service Centre, 10 per cent in a village and the remaining 46 per cent in either a cluster community or open countryside location. These figures do not accord with the intentions of Policy CS02. No applications for gypsy or traveller sites were received.

7.28 23 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, three farm diversification scheme and three which use a



geographically fixed location. Six new units of holiday accommodation resulting in an additional 17 bed spaces have also been approved.

7.29 1752m<sup>2</sup> employment floor space was granted planning permission in the Distinctive Area. And 175m<sup>2</sup> 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 207.5 FTE jobs will be created and 352 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	2016/17	Total	Target
Employment floor space completions	300	289	693	106	1,903	175	<b>3,466</b>	<b>5,728.8</b>

\* 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.

7.30 Central Shopping Areas are established in Ambleside, Bowness, Windermere and Grasmere and within these areas we approved applications resulting in a net gain of 180m<sup>2</sup> new floor space to serve town centre uses (shops, financial and provisional services). Outside of the central shopping areas 458m<sup>2</sup> of retail and takeaway floor space was lost.

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

Local Indicators	Actual	Target	On target
Number of applications relating to this policy	47		
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	

7.31 Seven applications were considered relevant for the application of policy CS08, all were approved, see table below.

Planning Ref	Proposal	Location	Decision Date
7/2016/5429	Variation of condition no. 2 of planning approval ref. 7/2014/5320 relating to reconfiguration of approved marina and minor amendments to treatment and details of elevations remodelled building	Windermere Woollens, Windermere Quays, Glebe Road, Bowness-On-Windermere,	30/09/2016
7/2016/5560	Installation of underground ground source heat pipes to be buried and soft landscape and hard landscape surfacing replaced back to existing	The Bungalow, Fell Foot Park, Newby Bridge, Ulverston,	04/10/2016
7/2016/5592	Extension for storage and office accommodation for main hotel	Boaters Restaurant, Lakeside, Ulverston,	15/11/2016
7/2016/5713	Installation of underground ground source heat pump boreholes. To be buried under soft and hard landscaping.	Installation of underground ground source, Fell Foot Park, Newby Bridge,	06/12/2016
7/2016/5854	Alterations to widen entrance door to bifold doors to existing boat hire ticket office	Existing Boat Hire Ticket Office, Windermere Lake Cruises Ltd, Waterhead, AMBLESIDE,	01/02/2017
7/2015/5411	The conversion and extension of Low Wood Bay to include: the relocation of the main access; erection of a new gatekeepers lodge and reception; erection of a new atrium; conversion and extension of the main hotel to form new restaurant facilities and the erection of a first floor link bridge; erection of new bedroom accommodation; extension of the external spa; conversion of the cafe to spa facilities; extension of the	Low Wood Hotel, Ambleside Road, Windermere,	15/06/2016

	100s and 200s bedrooms; the creation of a multi sports pitch and changing facility; erection of maintenance buildings and enclosed yard; extension of the existing function suite; landscape proposals		
7/2016/5253	Change of use to restaurant/cafe with ancillary terrace	Hanse Building, Windermere Aquatic Ltd, Glebe Road, Bowness-on- Windermere,	04/10/2006

## 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"> <li>Affordable</li> <li>Local need</li> </ul>	6 17	8 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>	24 0		
Number of houses built, by type: <ul style="list-style-type: none"> <li>Affordable</li> <li>Local need</li> </ul>	0 10	8 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>	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"> <li>B use classes</li> <li>Sui generis employment uses</li> </ul> Other use classes	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	229m <sup>2</sup>		
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).	45m <sup>2</sup>	303m <sup>2</sup> 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	140		
Number of applications relevant tourism development by distinctive area and settlement type.	3	n/a	
Percentage of planning approvals in South Distinctive Area	13%	14%	

7.32 We anticipate that approximately 14 per cent of development will be in the South Distinctive Area. During the monitoring year 13 per cent of the planning approvals were in this area, which is slightly lower than the target. There were ten applications where Policy CS09 was particularly relevant to their determination, all supported the policy and were approved. No applications which were contrary to the intentions of the policy were received.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
South Distinctive Area	10%	11.5%	4%	18%	12%	13%

7.33 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, 10 additional homes were built during 2016 - 2017. All were local need homes, the majority of which were in a Cluster Community and open countryside location.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Actual	Target
Number of houses built – target 8 pa	24	12	9	20	6	10	81	48

7.34 We also monitor the number of approved planning applications for new housing in the South Distinctive Area. A total of 47 new houses have been approved, which includes six affordable homes, 17 local need houses and 24 unrestricted dwellings, the latter being part of the Backbarrow Ironworks Scheme. The location of the proposals is largely contrary to policy expectations, but demonstrates the need for pragmatism when circumstances dictate a flexible approach.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 24%	At least 50%
Village	Approx. 13%	Approx. 20 %
Cluster community / open countryside	Approx. 63%	No more than 30%

7.35 Three applications for new tourism developments were granted approval, all supporting an existing tourist facility / accommodation. One application supporting the creation of a holiday let was approved creating 2 additional bedspaces.

7.36 45m<sup>2</sup> employment floorspace was completed across the area, and an additional 229m<sup>2</sup> approved. 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	2016/17	Total	Target
Employment floor space completions	373	752	34	0	0	45	1204	1818

7.37 Central Shopping Areas have been defined for Coniston and Hawkshead. No applications were received for additional town centre uses within these areas, but 140m<sup>2</sup> of additional floor space to support restaurant and café uses outside the Central Shopping Areas was approved. Across the employment, retail and tourism developments granted planning permission this year, it is estimated a total of 9 FTE jobs will be created and 14 safeguarded.

7.38 Development is slightly below the anticipated target for the area, although housing has exceeded expectations, with 47 new houses granted planning permission and 10 homes being built. Opportunities for sustainable tourism are being created, and additional employment floorspace has been granted which is an improvement on previous years.



## 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 <sup>[1]</sup>	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	✓						

<sup>1</sup> Plus 48m<sup>2</sup> 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 451 new homes over the plan period assuming a density of 30 dwellings per hectare. Since its adoption, 143 new dwellings have been built on allocated sites, 10 dwelling are under construction and an additional 173 new homes have either full or outline permission or have strong developer interest. Approximately 72 per cent of the dwellings anticipated through the Allocations of Land process have either planning permission, are complete or have developer interest all within the first three and half 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 2017 <sup>1</sup>
AM01H	Ambleside/ C&SE DA	0.95	28	✓		
AM02H		0.35	10	✓		
AM03H						23
GR01H	Grasmere/ C&SE DA	0.25	7	✓	11	
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	✓		
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/	0.46	14	✓		

HV01M	South DA	0.25	7	✓		
CO01H	Coniston/ South DA					5
CA01M	Caldbeck/ North DA	0.10	6	✓		
KE01H	Keswick/ North DA					11
KE03H		1.51	45		10	45
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>						60
<i>Complete 2016</i>						-
<i>Complete 2017</i>					61	45

<sup>1</sup> numbers in italics represent completions pre 2016-17

8.5 During the monitoring period, one application for 11 new homes was approved on an allocated site in Grasmere. 45 new local affordable homes have been provided on the large housing site in Keswick known as Calvert Way, a further 10 local need units are progressing well on site and we anticipate overall completion of the scheme in 2017. An application for 10 local affordable homes and three local need homes in Crosthwaite was approved in June 2017 (to be included in next years figures), and there is developer interest on some of the allocated sites in the Central and South East Distinctive Area.

Site types	Nos of houses	Percentage of houses	Percentage of sites
Sites completed	143	32%	25%
Sites under construction	10	2%	3%
Sites with full permission	24	5%	6%
Sites with outline permission	36	8%	6%
Developer interest	113	25%	10%
Remaining sites allocated	125	28%	50%
<b>TOTAL</b>	<b>451</b>	<b>100%</b>	<b>100%</b>

## 9 Minerals Safeguarding Areas (Local Plan Part Three)

- 9.1 Whilst 334 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.
- 10.3 During the monitoring period a total of 27 applications were received where the Matterdale Neighbourhood Plan was particularly relevant to their determination. Policy MN8 – Environment being the most relevant, with reference also to Policy MNP7 – Holiday Parks and MNP1 – Local Needs Housing. All planning applications were approved.
- 10.4 The policies used most frequently in determining applications in-line with the Coniston Neighbourhood Plan are CNP1 – Our Community, CNP3 - Housing and CNP5 – Community Facilities and Services. The specific number of applications received to which the Coniston Neighbourhood Plan is relevant has not been logged, however, processes are now in place to monitor this next year.
- 10.5 We will continue to monitor and assess planning applications against the policies in the made neighbourhood plans through the Annual Monitoring report.

## 11 Self Build

- 11.1 We are required to keep a register of individuals and associations who have expressed an interest in acquiring serviced plots for self and custom build. There are currently eight individuals on the register and no associations. The majority of location preferences are in the north around Keswick, or the Central and South East near Windermere, Ambleside, Staveley or Longsleddale.
- 11.2 As the local planning authority we have a duty to have regard to the self-build register when carrying out our planning functions. Not all of those on the register would meet the eligibility criteria set out in the Housing Provision Supplementary Planning document at the time of being entered on the Register.
- 11.3 Those that wish to express an interest in custom/self-build in the Lake District National Park can complete a form which is available on our website.

## ANNEX 1: Local Indicator Summary 2016-2017

Local indicator	2016-17		On target
	Actual	Target	
<b>Outcome: Contributing to a Prosperous Economy</b>			
Planning applications approved supported by policy.	112 (87%)	Bigger better	
Planning applications approved contrary to policy.	1 (1%)	Smaller better	
Amount of additional employment floorspace granted planning permission.	2392 m <sup>2</sup>		
Amount of additional employment floorspace completed.	2052 m <sup>2</sup>	Approximately 2170 m <sup>2</sup> (pa) <sup>1</sup>	
Amount of employment land available on allocated sites.	9.35	9.2ha	
Number of applications for change of use of employment uses approved.	2	Smaller better	
Number of applications for holiday letting approved.	13		
Percentage of applications relating to farm diversification that involve reuse or extend existing buildings.	7 (44%)	Bigger better	
Amount of employment land granted planning permissions on allocated sites.	0	0.74 ha per year (Approximately 2590m <sup>2</sup> pa)	
<b>Outcome: Contributing to World Class Visitor Experiences</b>			
Planning applications approved supported by policy	59	Bigger better	
Planning applications approved contrary to policy	1	Smaller better	
Percentage of new tourism development in rural service centres, Ravenglass and Pooley Bridge	No data	Bigger Better	
Number of applications relevant to tourism development.	65		
<b>Outcome: Contributing to Vibrant Communities</b>			
Planning applications approved supported by policy	112 (79%)	Bigger better	
Planning applications approved contrary to policy	7 (5%)	Smaller better	
Number of houses granted planning permission by type:		60 per annum	
• Local Affordable	32		
• Local need	67		

Local indicator			2016-17		On target
			Actual	Target	
Number of houses granted planning permission by type:			24		
<ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>			0		
Net additional house built, by type:			60	60 per annum	
<ul style="list-style-type: none"> <li>Local Affordable</li> <li>Local need</li> </ul>			51		
Net additional house built, by type:			1		
<ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>			0		
Density of new housing.			78%> 30dph	100% > 30 dph	
Number of houses granted planning permission on allocated sites (in accordance with Policy CS18).			11	40	
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	
GR01H	0.25ha	7	11	44dph	
Percentage of dwellings on allocated housing sites (except West Distinctive Area) that have been granted planning permission for affordable housing.			100%	100% affordable housing on allocated sites	
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.			zero	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within Central Shopping Areas.			124 m <sup>2</sup>		
Amount of additional floorspace for town centre uses granted planning permission outside Central Shopping Areas.			-140 m <sup>2</sup>		
Number of applications for change of use to a non-town centre use which has been approved.			2	Smaller better	
<b>Outcome: Contributing to a Spectacular Landscape, Wildlife and Cultural Heritage</b>					
Planning applications approved supported by policy.			813 (91%)	Bigger better	
Planning applications approved contrary to policy.			11 (1%)	Smaller better	

Local indicator	2016-17		On target
	Actual	Target	
Percentage of listed building and conservation area consent applications processed that support policy CS27 and are approved.	97%	Bigger better	
Percentage of listed building and conservation area consent applications processed that are contrary to policy CS27 and are approved.	17%	Smaller better	
<b>Minerals and Waste</b>			
Planning applications approved supported by policy.	100%	Bigger better	
Planning applications approved contrary to policy.	0%	Zero	
Number of applications approved within a Mineral Safeguarding Area.	334		
<b>Design and development</b>			
Planning applications approved supported by policy.	1623(92%)	Bigger better	
Planning applications approved contrary to policy.	14 (1%)	Smaller better	
New and converted houses provided on previously developed land.	34 (31%)		
No. of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	1	0 per annum	

<sup>1</sup>Using 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 2017 ( 7 Years)	525
c	Residual Requirement	375
d	Annual Requirement (375/8years)	47
e	5-year requirement	235
f	5-year requirement plus 5%	247 (49pa)
g	5-year Supply of Deliverable <sup>1</sup> Sites (no of houses) <ul style="list-style-type: none"> <li>• Sites with planning permission (31 March 2017) (less 10%)</li> <li>• Allocations of Land (Local Plan Part Two) without planning permission</li> </ul>	528 (290)  (238)
h	5-Year Land Supply Position at 1 April 2017 – (g/f)	10.7 years supply

The requirement takes account of net dwelling completions from April 2010 to March 2017, 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 300 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.

<sup>1</sup> Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years.

## Lake District National Park

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

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

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

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

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**Photographs by:** Graham Standring, LDNPA