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**Lake District**  
National Park



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# Lake District National Park Local Plan

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Annual Monitoring Report  
2017 - 2018

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August 2018

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# Lake District National Park Annual Monitoring Report 2017-18

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# 1 Summary

## Key findings

- Exceeded all our targets for determining major, minor and other planning applications.
- 94 per cent of applications approved which is above the national average of 88 per cent
- 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.
- 94 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).
- 9.51 ha of employment land allocated, 7.26 ha remains available thus maintaining a minimum rolling 5 year supply
- 119 FTE jobs created 117.5 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. Actual delivery continues to be influenced by a number of external factors, but the signals remain good. The delivery of local affordable housing and local needs dwellings remains strong. The trend for open market homes being granted approval 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 has delivered a mix of 82% affordable housing and 18% local need housing acknowledging the viability concerns of the developers, and the large site in Bootle seeks to deliver an appropriate mix in accordance with what is needed in the West Distinctive Area.

- 1.5 31 units were granted planning permission for holiday letting opportunities, creating 117 bed spaces. It is estimated that these units will generate an additional spend in the local economy of £1.03m. The majority of these applications are located in the Open Countryside. Applications for town centre uses within our Rural Service Centres have resulted in an increase of 237m<sup>2</sup> which could create an extra 38.5 FTE jobs, and safeguard a further 36 FTE jobs. 80 applications for tourism related development were approved, resulting in 1,128.2m<sup>2</sup> of C1 use (hotels) and creating 18 serviced bed spaces and 149 non-serviced bed spaces. It is estimated that this could generate an additional £1.05m spend in the local economy. And additionally, it is estimated that an extra 31 FTE jobs will be created while safeguarding a further 75 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 8.5 FTE jobs and create a further 2.5 new FTE jobs.
- 1.6 Planning permission was granted for 21 applications for new employment use resulting in 2758m<sup>2</sup> new floorspace being approved. The vast majority of floorspace approved was for Sui Generis use – in particular a large egg packaging building. It is estimated that 38.5 additional FTE jobs will be created and 36 FTE jobs safeguarded as a consequence of these approvals. The employment floorspace completions are significantly short of the annual target of 2170m<sup>2</sup> with 955m<sup>2</sup> completed. The majority of this floorspace was delivered in the Central and South East Distinctive Area.
- 1.7 Opportunities to develop more floorspace for employment purposes are proving to be a challenge across the National Park, with no Distinctive Area meeting the completions target. However, the Allocations of Land process identifies several sites for employment in each Distinctive Area; the East Distinctive Area being the exception where no sites are identified. 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 eight years, the net additional homes provided by type shows we have exceeded our target. However, our eight year target of delivering 17360m<sup>2</sup> of additional employment floorspace has not transpired; this is being addressed through the Local Plan Review.

Local indicator	2010 - 2011	2011 - 2012	2012- 2013	2013- 2014	2014- 2015	2015- 2016	2016- 2017	2017- 2018	Actual	Target end of the eight year period
Net additional local affordable and local needs homes provided	30	53	63	75	145	48	110	93	617	480
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>	956m <sup>2</sup>	11944 m <sup>2</sup>	17360m <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 2017 and 31 March 2018.
- 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 2017 to March 2018.

#### **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 taking place between October 2015 and March 2016. As a result of this scoping work we 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 plan preparation, on-going engagement with stakeholders as required and review in line with the Local Development Scheme as shown in Figure 1. The formal consultation on our suggested approaches took place during May and June 2018.
- 3.5 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 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 1,164 planning applications during the year. This is a slight reduction from last year but overall the upward trend of the past few years has continued. We made decisions on 1,043 applications; again this is in line with previous years.
- 4.3 Approvals continued to be high, at 94 per cent, which matched the national average. Our consistent results are a reflection of the considerable efforts being made with our development management approach; we seek revisions to applications in order to make them acceptable. 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 four consecutive years.

Year	Number of planning applications received	Number of planning applications determined	Percentage of applications approved (%)	Percentage of applications decided under delegated powers (%)
2017/18	1,164	1,043	94%	92%
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%

## 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 seventh 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 or where there are agreed time extensions.
- 4.7 It should be noted there has been a greater use of agreed time extensions for planning applications this year. These changes in working practice, which are in-line with government guidance, have resulted in a reduction in the number of applications being counted for these indicators, combined with increased performance, compared to previous years.

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
2017/18	80%	60%	82%	65%	92%	80%
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%

- 4.8 We manage our most significant casework using Planning Performance Agreements (PPAs). We determined two planning applications with PPAs, where the timescales were negotiated separately. These were both determined within the agreed timescales.

## Tree applications

- 4.9 We received 199 tree applications during the year, and we made decisions on 200 applications. There are no statutory targets for the speed of processing tree applications, however we aim to determine the majority of them within eight weeks, and we achieved 99 per cent. This compares with 100 per cent in the previous year, and 98 per cent the year before.

## Satisfaction with the Development Management service

- 4.10 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. Returns to the survey have been consistently low over the years, and well

below the 20 per cent of applicants sample typically sought. No customer satisfaction survey was undertaken this year; the survey is next due in 2019/20.

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

- 4.11 During last year 22 planning appeals were lodged, a similar amount to 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.
- 4.12 During the year 23 appeals were decided, of which six were successful. This is 26 per cent which means we achieved the national target of no more than 35 per cent of appeals allowed, for the fourth consecutive year. 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 lodged	Number of planning appeals decided	Percentage of planning appeals allowed (%)
<b>2017/18</b>	<b>1,043</b>	<b>22</b>	<b>23</b>	<b>26%</b>
2016/17	1,104	20	33	18%
2015/16	1,053	20	18	22%
2014/15	1,081	27	25	28%
2013/14	958	18	15	40%

### Compliance Performance

- 4.13 This section gives information about our performance in relation to compliance matters. We received 243 reports of potential breaches of planning control, which is an increase from previous years.
- 4.14 The percentage of initial investigations into reports of potential breaches of planning control carried out within 15 working days was 56 per cent, which is substantially below our target of 80 per cent. Staff vacancies during the year required us to prioritise application and formal action casework over responsiveness to initial enquiries.

<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>2017/18</b>	<b>243</b>	<b>56%</b>
2016/17	237	74%
2015/16	205	85%
2014/15	216	88%
2013/14	214	75%

## 5 Performance of our Local Plan policies

### What are we monitoring?

- 5.1 The AMR covers the monitoring period 1 April 2017 to 31 March 2018. 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, 8 with amber and 9 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 decrease in the number of targets and measures not being met this year. These targets are largely centred on 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 (%)	67 (97%)	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 (%)	906 (98%)	Bigger better	
Planning applications approved contrary to policy (%)	11 (23%)	Smaller better	
Number of settlements in the National Park with at least four local services choosing from: convenience store, meeting place, primary school, public house, post office, doctors surgery	32 (94%)	Bigger better	
<b>CS03: Settlement Form</b>			
Planning applications approved supported by policy (%)	32 (97%)	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 2017 and March 2018, we received 28 enquiries or consultations from our neighbouring planning authorities. Not all were planning applications, some related to discharge of conditions on previous approvals in their areas and some relate to licencing matters. For the majority of these we had no comments or no objection. We were 'not in favour' of one of the applications – Part discharge of conditions on application 2/2016/0045 - proposed pipeline which was subsequently considered compliant with conditions by Allerdale Borough Council.
- 6.2 We received 78 planning applications where Policy CS01 was particularly relevant to its determination; 67 were granted approval and 11 refused. 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 2018, by settlement type.

Settlement Type	Percentage of total applications granted							
	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18
<b>CS02a</b> – approvals in Rural Service Centres (Target at least 50%)	35.1%	28%	77%	38%	33%	32%	34%	36%
<b>CS02b</b> – approvals in Villages (Target approx. 20%)	9.5%	11%	21%	12%	9%	9%	9%	7%
<b>CS02c</b> – approvals in Cluster Communities and Open Countryside (Target no more than 30%)	55.4%	61%	2%	50%	58%	58%	56%	57%
<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>	<b>100%</b>

- 6.9 During the monitoring period a total of 969 applications were received where Policy CS02 was particularly relevant to their determination. 921 of these were in accordance with the policy, 906 were approved and 15 refused. 48 were deemed contrary to the intentions of the policy of which 37 were refused and 11 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, agricultural related development, hydroelectric schemes, tourism related and new housing. 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 94 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 approximately 90 per cent of the villages have maintained access to four or more basic services, the exceptions being Embleton and Portinscale, which have access to three local services. Mobile service provision such as the post office service remains increasingly important for rural communities to maintain access to essential services.

### **CS03: Settlement Form**

- 6.15 During the monitoring period, no planning applications were approved which were deemed to be contrary to Policy CS03. Of the 41 applications which made specific reference to Policy CS03, 32 were approved and nine refused.

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 (%)	6 (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 33	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>	0 0		
Number of houses built, by type <ul style="list-style-type: none"> <li>Affordable</li> <li>Local need</li> </ul>	0 17	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 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>	83%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	-506m <sup>2</sup>		
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)	42m <sup>2</sup>	542 m <sup>2</sup> per annum	
Number of applications for change of use of employment uses approved.	2	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas.	42m <sup>2</sup>		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas.	-44m <sup>2</sup>		
Number of applications approved relevant tourism development by distinctive area.	16	n/a	
Percentage of planning approvals in North Distinctive Area.	26%	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 26 per cent. This is slightly higher than the target, and does not cause any policy concerns.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
North Distinctive Area	28%	21%	23%	19%	24%	23%	26%

7.2 Of those applications where Policy CS04 was particularly relevant to their determination, six were supported by the policy and all were approved. No planning applications deemed contrary to the intentions of the policy were approved.

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, 18 dwellings were provided during 2017 -18, which is above target. This includes 17 local needs dwellings and one unfettered home.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Actual	Target
Number of houses built – target 15 pa	16	8	19	38	25	55	18	179	105

7.4 We also monitor the percentage of approved planning applications for new housing in the North Distinctive Area. A total of 39 new houses have been approved, which includes 33 local need houses and six local affordable dwellings. 18 of these were in a Rural Service Centre, 18 in villages and 3 in cluster community and open countryside locations. The six approved affordable homes are on an allocated site in Portinscale.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 46%	At least 50%
Village	Approx. 46%	Approx. 20 %
Cluster community / open countryside	Approx. 8%	No more than 30%

7.5 No applications for gypsy or traveller sites were received.

7.6 Just 42m<sup>2</sup> of B1 (offices and light industry) employment floor space completed in the North Distinctive Area. Although 457m<sup>2</sup> of new employment floor space was granted permission during the monitoring period, 963m<sup>2</sup> of employment floorspace was lost through change of use approvals resulting in a net loss in employment floorspace of 506m<sup>2</sup>

	2011/12*	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Target
Employment floor space completions	98.5	771	357	972	671	1596	42	4507.5	3794

\*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 10 units were created for holiday letting, creating 42 new bedspaces.
- 7.8 Applications relating to retail and town centre uses were granted in the North Distinctive Area, resulting in a net increase of 42m<sup>2</sup> of office (B1) floor space within the Central Shopping Area. Applications granted approval outside the Central Shopping Area will result in a net loss of 350 m<sup>2</sup> of D1 use (non-residential institutions) and a net increase of 306m<sup>2</sup> of A1 (shops).
- 7.9 16 applications for tourism related applications were granted in the North Distinctive Area, 12 at existing tourist facilities or accommodation, two as a farm diversification, one that relies upon a specific geographically fixed resource and one within a Rural Service Centre.
- 7.10 Across employment, retail and tourism developments granted planning permission this year it is estimated a total of 36 FTE jobs were created and 21 were safeguarded in the North Distinctive Area.
- 7.11 Housing delivery across the North Distinctive Area remains ahead of target with Keswick being the main focus of development aligned with the policy intent, with 18 (46%) new houses being approved and 11 (61%) completed in this Rural Service Centre. Despite the fall in employment floorspace completions this year, the target also remains on track. However, with no additional employment floorspace granted approval this monitoring year this will have a bearing on future completion rates.



## CS05: East Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by policy (%)	6 (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>	1 6	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 8	4 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>	4 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.	-44m <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)	1m <sup>2</sup>	151.9 m <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	102m <sup>2</sup>		
Number of applications relevant tourism development by distinctive area.	17		
Percentage of planning approvals in East Distinctive Area.	12%	7%	

7.12 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 years.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
East Distinctive Area	12%	11%	15%	15%	12%	11%	12%

7.13 There were six 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.

7.14 The seven per cent of development corresponds to four homes per annum based on our annualised target of 60 homes. A total of 7 new local need houses have been approved – six local need homes and one local affordable dwelling. All of these were in either a cluster community or open countryside location, reflecting the rural characteristic of the Distinctive Area. No applications for gypsy or traveller sites were received.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 0%	At least 50%
Village	Approx. 0%	Approx. 20 %
Cluster community / open countryside	Approx. 100%	No more than 30%

7.15 A total of 12 dwellings were built in the monitoring period; eight were local needs homes and four unfettered. Six were new build and six were conversions of a traditional building; 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	2017/18	Actual	Target
Number of houses built – target 4 pa	2	8	8	5	2	5	12	42	28

7.16 12 new holiday letting units were granted permission creating 28 bed spaces. 17 applications related to sustainable tourism were granted permission, 14 were at existing tourism facilities/accommodation, two supported a farm diversification scheme and one approval related specifically to Pooley Bridge.

7.17 Just 1m<sup>2</sup> employment floor space was been completed in the East Distinctive Area. And although new applications were granted permission this year, there is no net gain in additional floorspace.

	2011/12*	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Target
Employment floor space completions	0	93.5	0	0	523	0	1	617.5	1063.3

\* 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.

- 7.18 In the East Distinctive Area 102m<sup>2</sup> of new A1 (retail) and A3 (restaurants and cafes) floorspace was approved.
- 7.19 Across employment, retail, and tourism developments granted planning permission this year it is estimated a total of seven FTE jobs were created and 27 were safeguarded.
- 7.20 Housing delivery across the East Distinctive Area remains ahead of target, with a steady stream of permissions coming forward each year. Another poor year for employment floorspace completions continues the trend of not meeting the target, and with no additional employment floorspace granted approval this monitoring year this trend is likely to continue into the next monitoring year. However, demand for retail and tourism development is strong and approvals support this, highlighting a leaning to this type of development in recognition that it is providing the employment in the area.



## CS06: West Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by policy (%)	3 (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 15	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 6	6 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>	No data	100% of planning applications are granted planning permission	No data
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)	0m <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.	0		
Number of applications relevant tourism development by distinctive area and settlement type.	5	n/a	
Percentage of planning approvals in West Distinctive Area.	5%	10%	

7.21 Of the 1017 planning applications granted approval during 01 April 2017 and 31 March 2018, 55 were located in the West Distinctive Area. This equates to five per cent which is below the target of ten per cent, and follows a downward trend when considering previous years. This issue will be considered through the Local Plan Review. Four applications where Policy CS06 was particularly relevant to their determination were received, three were approved. No applications which were contrary to the intentions of the policy were approved, but one was refused.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
West Distinctive Area	10%	11.5%	9%	8%	7%	7%	5%

7.22 Six new dwellings were built in the West Distinctive Area during the monitoring period - one unfettered dwelling from a historic permission, four local need dwellings and one agricultural workers dwelling. Over the last seven years, 36 new homes have been delivered in the West Distinctive Area which is short of the target. However, there are currently 10 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. Specific policy intervention is being considered through the Local Plan Review.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Actual	Target
Number of houses built – target 6 pa	5	3	0	17	3	2	6	36	42

7.23 15 new local need dwellings were also granted planning permission – three permissions in a Rural Service Centre, 11 in a village location and one in the open countryside. No applications for gypsy or traveller sites were received.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 20%	At least 50%
Village	Approx. 73%	Approx. 20 %
Cluster community / open countryside	Approx. 7%	No more than 30%

7.24 This year no employment floor space has been completed, resulting in overall provision being significantly 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 meaning policy intervention is being considered through the Local Plan Review.

	2011/12*	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Target
Employment floor space completions	0	125	0	146	0	236	0	507	1519

\* 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.

- 7.25 Applications for holiday letting were granted permission resulting in two additional units and nine bed spaces in the West Distinctive Area, while five applications for tourism related development were granted permission. All were at an existing tourist facility or accommodation.
- 7.26 No additional floorspace to support town centre uses were approved. Across all employment, retail and tourism developments granted planning permission this year it is estimated a total of 1 FTE job was created and none were safeguarded.
- 7.27 Housing delivery both through permissions and completions has been strong in the West Distinctive Area this year, and although actual delivery is behind target new housing approvals is significantly higher than the norm and will have a bearing on future supply. The provision of new employment floorspace remains a concern as it is significantly below the aspiration for the area, and this will be addressed through the Local Plan Review.



## CS07: Central and South East Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by policy (%)	16 (94%)	Bigger better	
Planning applications approved contrary to policy (%)	1 (100%)	Smaller better	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> <li>Affordable</li> <li>Local need</li> </ul>	10 28	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>	3 0		
Number of houses built, by type <ul style="list-style-type: none"> <li>Affordable</li> <li>Local need</li> </ul>	37	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	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	3267m <sup>2</sup>		
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).	1025m <sup>2</sup>	954.8m <sup>2</sup> p.a.	
Number of applications for change of use of employment uses approved	4	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas	186m <sup>2</sup>		

Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas	-49m <sup>2</sup>		
Number of applications relevant tourism development by distinctive area and settlement type.	27	n/a	
Percentage of planning approvals in Central and South East Distinctive Area	44%	44%	

7.28 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 on target at 44 per cent. 18 applications where Policy CS07 was particularly relevant to their determination were received, of those that supported the policy 16 were approved and one 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	2017/18
Central and South East Distinctive Area	40%	45%	49%	40%	45%	46%	44%

7.29 There were 37 houses built during the monitoring year 2017 - 2018 in the Central and South East Distinctive, which is above the target of 26 per annum. Four were local affordable homes, 32 for local need and one agricultural workers dwelling. Approximately 62 per cent were located in a Rural Service Centre.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Actual	Target
Number of houses built – target 26 pa	15	39	40	71	12	39	37	253	182

7.30 During the monitoring period 41 new dwellings were approved in the Distinctive Area - 28 local needs, 10 local affordable dwellings and 3 unfettered homes. Approximately 49 per cent were in a Rural Service Centre, 41 per cent in a village and the remaining 10 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.

7.31 27 applications for new tourism developments or improvements were granted approval; 21 of these applications were for the re-development, extension and improvement to existing tourism accommodation, four farm diversification schemes, one which used a geographically fixed location and one in a Rural Service Centre. Four new units of holiday accommodation resulting in an additional 16 bed spaces have also been approved.

7.32 3267m<sup>2</sup> employment floor space was granted planning permission in the Distinctive Area. And 1025m<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 70 FTE jobs will be created and 68 safeguarded. Given the amount of

additional employment floor space completed over the last seven years, further policy intervention is being considered through the Local Plan Review.

	2011/12*	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Target
Employment floor space completions	300	289	693	106	1,903	175	1025	4491	6,683.6

\* 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.

7.33 Central Shopping Areas are established in Ambleside, Bowness, Windermere and Grasmere and within these areas we approved applications resulting in a net gain of 186m<sup>2</sup> new floor space to serve town centre uses (shops, financial and provisional services). Outside of the central shopping areas 49m<sup>2</sup> of retail and takeaway floor space was lost to alternative uses.



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

Local Indicators	Actual	Target	On target
Number of applications relating to this policy	5		
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	

7.34 Five applications were considered relevant for the application of Policy CS08, all were approved, see table below.

Planning Ref	Proposal	Location	Decision Date
7/2016/5773	Single storey cafe/restaurant	St. Andrews, Lake Road, Bowness-On-Windermere, Windermere, LA23 3DE	05 April 2017
7/2017/5304	Re-development of existing Adventure Playground at Brockhole in an area known as Moss Brow	Brockhole - The Lake District Visitor Centre, Ecclerigg, Windermere, Cumbria, LA23 1LJ	05 July 2017
7/2017/5531	2 x freestanding entrance signs, 1 x freestanding entrance display notice board, 2 x wall pined fascia signs on lakeside walls, 3 x flags, 1 x illuminated name inside lobby	Windermere Jetty Museum, Rayrigg Road, Windermere, Cumbria, LA23 1BN	03 October 2017
7/2017/5400	Variation of condition no. 3 of planning approval reference 7/2015/5496 to allow timescale for completion of landscaping to be extended by a further 24 months from the occupation or substantial completion of the building	Windermere Jetty Museum, Rayrigg Road, Windermere, LA23 1BN	03 November 2017
7/2017/5530	Installation of temporary water tank for storage of treated water for a period of up to March 2020	Windermere Jetty Museum, Rayrigg Road, Windermere, Cumbria, LA23 1BN	03 November 2017

## CS09: South Distinctive Area

Local Indicators	Actual	Target	On target
Planning applications approved supported by the policy (%)	15 (100%)	Bigger better	
Planning applications approved contrary to policy (%)	2 (50%)	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 19	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>	0 0		
Number of houses built, by type: <ul style="list-style-type: none"> <li>Affordable</li> <li>Local need</li> </ul>	22	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.	41m <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).	-112m <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	0		
Number of applications relevant tourism development by distinctive area and settlement type.	13	n/a	
Percentage of planning approvals in South Distinctive Area	13%	14%	

7.35 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, but consistent with the previous years. There were 19 applications where Policy CS09 was particularly relevant to their determination, 15 supported the policy and were approved. Four applications which were contrary to the intentions of the policy were received, two were approved and two refused.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
South Distinctive Area	10%	11.5%	4%	18%	12%	13%	13%

7.36 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, 22 additional homes were built during 2017 - 2018. 10 were local affordable homes, 11 serve to meet a local need and one agricultural workers dwelling. Approximately 56 per cent of these new homes were in a Rural Service centre and 44 per cent in an open countryside location.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Actual	Target
Number of houses built – target 8 pa	24	12	9	20	6	10	22	103	56

7.37 We also monitor the number of approved planning applications for new housing in the South Distinctive Area. A total of 7 local affordable homes and 19 new local need houses have been approved, in locations which were aligned with our development strategy.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 73%	At least 50%
Village	Approx. 0%	Approx. 20 %
Cluster community / open countryside	Approx. 27%	No more than 30%

7.38 13 applications for new tourism developments were granted approval, the majority of these were located at an existing tourist facility / accommodation, and two farm diversification schemes. Three units of holiday accommodation were approved creating 16 additional bedspaces.

7.39 No employment floorspace was completed across the area, and just an additional 41m<sup>2</sup> of employment floorspace was approved. The conversion of an estate office and workshop to holiday let resulted in the loss of 112m<sup>2</sup> of employment floorspace in the area. Targets are not being achieved due to the lack of applications coming forward seeking permission for employment uses. Just two applications came forward this year which required an assessment against our employment policy, both of these were related to agriculture. This suggests there is a lack of demand at present for additional workspace, and we are investigating this issue through the Local Plan Review.

	2011/12*	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	Total	Target
Employment floor space completions	373	752	34	0	0	45	0	1204	2121

- 7.40 Central Shopping Areas have been defined for Coniston and Hawkshead. Applications received resulted in the change of use of 155m<sup>2</sup> of retail floorspace to restaurant / café within the Central Shopping Area. No additional floor space for town centre 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 5 FTE jobs will be created and 1.5 safeguarded.
- 7.41 Development is slightly below the anticipated target for the area, although housing has again exceeded expectations, with 26 new houses granted planning permission and 22 homes being built. Opportunities for sustainable tourism are being created, and town centre uses are starting to reflect this situation through change of use applications from retail to restaurants / café capitalising on the café culture associated with tourism. However with no additional employment floorspace being granted or completed, diversifying the economy in this Distinctive Area remains a challenge.



## 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, both 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 supports 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, and this will remain under review. 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 431 new homes over the plan period assuming a density of 30 dwellings per hectare. Since its adoption, 153 new dwellings have been built on allocated sites, 24 dwelling are under construction and an additional 126 new homes have either full or outline permission or have 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 all within the first four 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 Ref	Location/ Distinctive Area	Area of land available (Hectares)	Approximate number of dwellings assuming 30 dph	Status (number of houses)							
				Not started	With PP/under construction	Complete – March 2018	Complete – March 2017	Complete – March 2016	Complete – March 2015	Complete – March 2014	
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		13						
TB01H	Troutbeck Bridge/ C&SE DA	0.16	5	✓							
WI01H	Witherslack/ C&SE DA	0.17	5	✓							
WI02H		0.17	5	✓							

HV01H	Haverthwait e/ 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						10	45			
KE02H		0.34	10	✓						
PT01H	Portinscale/ North DA	0.10	3		6					
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		46					
BT01H									14	
WB01H	Waberthwai te/ West DA	0.15	4	✓						
SI01H	Silecroft/ West DA	0.47	14	✓						
<b>Totals</b>						<b>10</b>	<b>45</b>	<b>-</b>	<b>60</b>	<b>38</b>

8.5 During the monitoring period, the scheme at Calvert Way, Keswick (KE03H) was completed. The 11 new homes approved on an allocated site in Grasmere commenced as did the application for 10 local affordable homes and three local need homes on the site in Crosthwaite. Furthermore, six one bedroom affordable apartments were approved in July 2017 on site (PT01H) in Portinscale.

Site types	Nos of houses	Percentage of houses	Percentage of sites
Sites completed	153	35.5%	26%
Sites under construction	24	5.5%	6.5%
Sites with full permission	6	1.5%	3%
Sites with outline permission	46	10.5%	3%
Developer interest	74	17%	10%
Remaining sites allocated	128	30%	51.5%
<b>TOTAL</b>	<b>431</b>	<b>100%</b>	<b>100%</b>

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

- 9.1 Whilst 533 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 within Matterdale Parish, and the Matterdale Neighbourhood Plan was particularly relevant to the determination of six applications. Policy MN8 – Environment being the most relevant, with reference also to 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.
- 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 12 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 and Ambleside.
- 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. Currently, 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. Eight of those on the Register will satisfy both the basic eligibility conditions and the local eligibility conditions, and four satisfy the basic conditions but do not pass the local connection test.
- 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 2017-2018

Local indicator	2017-18		On target
	Actual	Target	
<b>Outcome: Contributing to a Prosperous Economy</b>			
Planning applications approved supported by policy.	33 (100%)	Bigger better	
Planning applications approved contrary to policy.	2 (67%)	Smaller better	
Amount of additional employment floorspace granted planning permission.	2758 m <sup>2</sup>		
Amount of additional employment floorspace completed.	955 m <sup>2</sup>	Approximately 2170 m <sup>2</sup> (pa) <sup>1</sup>	
Amount of employment land available on allocated sites.	9.51	9.2ha	
Number of applications for change of use of employment uses approved.	8	Smaller better	
Number of applications for holiday letting approved.	32		
Percentage of applications relating to farm diversification that involve reuse or extend existing buildings.	7 (54%)	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	103 (97%)	Bigger better	
Planning applications approved contrary to policy	3 (21%)	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.	120		
<b>Outcome: Contributing to Vibrant Communities</b>			
Planning applications approved supported by policy	124 (95%)	Bigger better	
Planning applications approved contrary to policy	8 (47%)	Smaller better	
Number of houses granted planning permission by type: <ul style="list-style-type: none"> <li>• Local Affordable</li> <li>• Local need</li> </ul>	24 102	60 per annum	

Local indicator			2017-18		On target
			Actual	Target	
Number of houses granted planning permission by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>			3 0		
Net additional house built, by type: <ul style="list-style-type: none"> <li>Local Affordable</li> <li>Local need</li> </ul>			14 75	60 per annum	
Net additional house built, by type: <ul style="list-style-type: none"> <li>Open Market</li> <li>Gypsy/Traveller</li> </ul>			6 0		
Density of new housing.			14%> 30dph	100% > 30 dph	
Number of houses granted planning permission on allocated sites (in accordance with Policy CS18).			24	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	
PT01H	0.10ha	3	6	60dph	
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.			0	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within Central Shopping Areas.			228m <sup>2</sup>		
Amount of additional floorspace for town centre uses granted planning permission outside Central Shopping Areas.			9m <sup>2</sup>		
Number of applications for change of use to a non-town centre use which has been approved.			5	Smaller better	
<b>Outcome: Contributing to a Spectacular Landscape, Wildlife and Cultural Heritage</b>					
Planning applications approved supported by policy.			961 (98%)	Bigger better	
Planning applications approved contrary to policy.			6 (10%)	Smaller better	

Local indicator	2017-18		On target
	Actual	Target	
Percentage of listed building and conservation area consent applications processed that support policy CS27 and are approved.	21%	Bigger better	
Percentage of listed building and conservation area consent applications processed that are contrary to policy CS27 and are approved.	0%	Smaller better	
<b>Minerals and Waste</b>			
Planning applications approved supported by policy.	3 (100%)	Bigger better	
Planning applications approved contrary to policy.	0%	Zero	
Number of applications approved within a Mineral Safeguarding Area.	533		
<b>Design and development</b>			
Planning applications approved supported by policy.	1778 (98%)	Bigger better	
Planning applications approved contrary to policy.	11 (15%)	Smaller better	
New and converted houses provided on previously developed land.	40(42%)		
No. of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	0	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 2018 ( 8 Years)	620
c	Residual Requirement	283
d	Annual Requirement (280/7years)	40
e	5-year requirement	200
f	5-year requirement plus 5%	210 (42pa)
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 2018) (less 10%)</li> <li>• Allocations of Land (Local Plan Part Two) without planning permission</li> </ul>	589 (341)  (248)
h	5-Year Land Supply Position at 1 April 2018 – (g/f)	14 years supply

The requirement takes account of net dwelling completions from April 2010 to March 2018, and divides the residual requirement by the remaining years in the plan period to 2025. The five year land supply does not identify an under supply within the National Park against the Core Strategy target of 60 houses per annum. 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, which is reviewed annually. 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 216 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.

## ANNEX 3: Housing delivery on Windfall Sites

The five year land supply includes a windfall allowance (i.e. sites not previously identified or allocated which come forward unexpectedly). The NPPF (paragraph 48) allows for the inclusion of windfall sites in the five year land supply, where compelling evidence can demonstrate that the supply of these sites will be maintained. As a rural authority, much of our housing has been developed on small sites or non-allocated sites. The table below identifies the number of windfall completions between April 2010 and March 2018.

	Windfall Completions	Non-Windfall Completions	Total Completions	% Windfall Completions
2010-2011	30		30	100 %
2011-2012	53		53	100 %
2012-2013	63		63	100 %
2013-2014	37	38	75	49 %
2014-2015	85	60	145	59 %
2015-2016	48	-	48	100 %
2016-2017	65	45	110	59 %
2017-2018	85	10	95	89 %
<b>Total</b>	<b>466</b>	<b>153</b>	<b>619</b>	

The table below identifies the number of windfall permissions between April 2010 and March 2018.

	Windfall Permissions	Non-Windfall Permissions	Total Permissions	% Windfall Permissions
2010-2011	75		75	100 %
2011-2012	99		99	100 %
2012-2013	188		188	100%
2013-2014	128	37	165	77.5 %
2014-2015	103	91	194	53 %
2015-2016	94	-	94	100 %
2016-2017	88	11	99	89 %
2017-2018	104	19	123	84.5 %
Total	879	158	1037	

For note: Three applications on sites at Ambleside (AM03H), Grasmere (GR02H) and Windermere (WN02H) - collectively delivering 61 new houses, were granted planning permission on sites which were subsequently allocated for housing, but have not been reflected in the permissions table above as the approvals were granted before the Authority adopted the Allocations of Land (Local Plan Part Two), but have been captured in the completions table.

## 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