

Lake District
National Park



Lake District National Park Local Plan

Annual Monitoring Report
2018 - 2019

September 2019

Lake District National Park Annual Monitoring Report 2018 - 2019

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1 Summary

Key findings

- Exceeded all our targets for determining major, minor and other planning applications.
- 95 per cent of applications approved which is above the national average of 88 per cent
- 77 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).
- 8.9 ha of employment land allocated, 7.26ha remains available thus maintaining a minimum rolling 5 year supply
- 218 FTE jobs created 175 jobs safeguarded exceeding the jobs created figure from 2017/2018

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, Central and South East and South Distinctive Areas, but these are not 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 South Distinctive Area. Actual delivery continues to be influenced by a number of external factors, but the signals remain good, seeing good numbers of local affordable housing and local needs dwellings being delivered. Since the adoption of the Core Strategy in October 2010 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.

- 1.5 20 units were granted planning permission for holiday letting opportunities, creating 93 bed spaces. It is estimated that these units will generate an additional spend in the local economy of £405,108. 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 826m² which could create an extra 84 FTE jobs, and safeguard a further 70 FTE jobs. 74 applications for tourism related development were approved, resulting in 4190m² of C1 use (hotels) and creating 153 serviced bed spaces and 199 non-serviced bed spaces. It is estimated that this could generate an additional £5,633,784 spend in the local economy. And additionally, it is estimated that an extra 66 FTE jobs will be created. 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 2 FTE jobs and create a further 1 new FTE jobs.
- 1.6 Planning permission was granted for 26 applications for new employment use resulting in 1086m² new floorspace being approved. The vast majority of floorspace approved was for B1 (Offices) use. It is estimated that 68 additional FTE jobs will be created and 58 FTE jobs safeguarded as a consequence of these approvals. The employment floorspace completions fall significantly short of the annual target of 2170m² with 1142m² completed. This reflects completion trends since the adoption of the Core Strategy. Given the size of the settlements in the National Park, these figures compare reasonably well with neighbouring Authorities. 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 with some new sites being identified. Despite the availability of employment land and a positive policy framework, when coupled with the completion trends in neighbouring districts issues of market forces and a lack of investment appear to be affecting the delivery of employment floorspace. 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 Over the last nine years, the net additional homes provided by type shows we have exceeded our target. However, our nine year target of delivering 19530m² of additional employment floorspace has not transpired; this is being addressed through the Local Plan Review.

Local indicator	2010 /11	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19	Actual	Target end of the 9 year period
Net additional local affordable and local needs homes provided	30	53	63	75	145	48	110	93	84	701	600
Amount of additional employment floorspace completed	1542m ²		1989 m ²	1084 m ²	1224 m ²	3097 m ²	2052 m ²	956m ²	1142 m ²	11944 m ²	19530m ²

2 Introduction to the Annual Monitoring Report

What is an Annual Monitoring Report?

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

Why are we producing it?

- 2.4 Under the requirements of the Planning and Compulsory Purchase Order Act 2004 (as amended by the 2011 Localism Act) and The Town and Country Planning (Local Planning) (England) Regulations 2012, the Authority as a local planning authority is required to produce an Annual Monitoring Report (AMR).
- 2.5 We can determine the period which the AMR will cover, but this should be no longer than twelve months and should follow on from the end of the Authority's most recent report. We consider that it is appropriate to continue to monitor on an annual basis and therefore this AMR covers the period from 1 April 2018 and 31 March 2019.
- 2.6 Central to this report is the assessment of how our planning policies are delivering sustainable development and shaping our communities. In normal circumstances, this evidence would enable us to scope the future review of the Local Plan, and respond to change if necessary. Given we are at the Examination Stage of the new Local Plan which will be adopted in Spring 2020, the status of this year's AMR is procedural and for awareness only.

Why it matters

- 2.7 Good monitoring and reporting is fundamental in telling people how we are doing. It is central to the overall assessment of how our planning service is performing and where we need to focus our efforts in the future.
- 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 2018 to March 2019. The Local Development Scheme was revised in October 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 A local planning authority should review the relevance of its Local Plan in whole or in part at least every five years to remain effective. The Local Plan Review commenced in 2016.

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	October 2010 (original) February 2019 (most recent)
Ambleside Campus: Supplementary Planning Document	May 2011
Landscape Character Assessment: Supplementary Planning Document	October 2011
Wind Energy: Supplementary Planning Document	December 2007

3.4 The ‘Shape the Lakes’ Local Plan ‘award winning’ consultation took place in May and June 2018. A record 2,762 individuals responded to the consultation providing 4,692 comments during the eight week consultation period. Since then officers have been reviewing the high level consultation response and the coincidental publication of the new National Planning Policy Framework (NPPF) before moving on to deciding which policies and site allocations require attention and what amendments are necessary.

3.5 A Pre-Submission Local Plan and Proposed Site Allocations was endorsed by Members of the Authority at its meeting 20 March 2019. Consultation on these documents took place from 8 April to 3 June 2019.

3.6 Minerals planning authorities should prepare an Annual Local Aggregates Assessment. We do this jointly with Cumbria County Council and the sixth Joint Annual Local Aggregates Assessment 2018 (incorporating figures for 2017) was published in November 2018.

3.7 The revised National Planning Policy Framework was published in July 2018 with further amendments in February 2019. The Housing Provision Supplementary Planning Document was amended in February 2019 to take account of the NPPF revisions.

Figure 1: Local Development Scheme 2018 - 2021

Lake District National Park Local Development Scheme																							
	2018				2019																		
	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec															
Local Plan																							
Core Strategy																							
Policies Map																							
Allocations of Land																							
Minerals Safeguarding Areas																							
Local Plan Review	E	E	E	C	C	C	C	E	E	E	E	E	E	E	E	E	P	P	P	S	H		
Supplementary Planning Documents																							
Re-use of Ambleside Campus	Adopted																						
Landscape Character	Adopted																						
Housing Provision	Adopted																						
Planning Obligations/ Infrastructure																							
Wind Energy	Adopted																						
Site specific guides / development briefs	Ongoing - as required				Ongoing - as required																		
Process Documents																							
Local Development Scheme	R	A			R	A																	
Statement of Community Involvement																							
Annual Monitoring Report			G	G			G	G															
Key																							
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.

Number of Planning Applications

- 4.2 We received 1,189 planning applications during the year. This is a very slight increase from 2017/18, and broadly consistent with previous years. We made decisions on 997 applications; again, this is in line with previous years.

Approvals

- 4.3 Approvals continued to be high, at 95 per cent, above the 2018 national average of 88 per cent. Our consistent results are a reflection of our development management approach, in particular by encouraging potential developers to engage with us at an early stage for 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 our Development Management Team. We also offer a range of written pre-application advice, for which charges apply.

Planning Applications decided under Delegated Powers

- 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 five consecutive years. The national average in 2018 was 94 per cent.

Year	Planning applications received	Planning applications determined	Planning applications approved	Planning applications decided under delegated powers
2018/19	1,189	997	95%	92%
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%

Speed of Processing Planning Applications

- 4.5 The government have set statutory targets for the speed of processing planning applications; these are to determine at least 60 per cent of major 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 targets, for the eighth consecutive year. We believe this is due to a well-established process and approach to managing applications, stable Planning Officer staffing since summer 2018, and an additional post within the Support Team which has improved performance on the receipt and validation of applications.

Year	Different types of planning applications determined within timescale					
	Major applications (within 13 weeks)		Minor applications (within 8 weeks)		Other applications (within 8 weeks)	
	Actual	Target	Actual	Target	Actual	Target
2018/19	88% (14 / 16)	60%	79% (301 / 382)	65%	88% (354 / 403)	80%
2017/18	80% (16 / 20)	60%	82% (342 / 419)	65%	92% (402 / 437)	80%
2016/17	80% (20 / 25)	60%	73% (395 / 542)	65%	88% (451 / 513)	80%
2015/16	85% (22 / 26)	60%	71% (347 / 492)	65%	89% (473 / 533)	80%
2014/15	79% (15 / 19)	60%	74% (387 / 523)	65%	85% (454 / 536)	80%

- 4.7 We manage our most significant casework using Planning Performance Agreements (PPAs), where the timescales are negotiated separately; these applications are not included in the figures above. Since 2017/18 we have made greater use of agreed time extensions for planning applications, and these are also excluded from the figures above; as are those with Environmental Impact Assessments (EIAs).
- 4.8 We have set ourselves a target for at least 80 per cent of these particular types of planning application to be determined within their agreed timescales, and we exceeded this target.

Year	Planning applications with PPAs, EIAs or agreed time extensions determined within their agreed timescales	
	Actual	Target
2018/19	84% (164 / 195)	80%
2017/18	80% (133 / 166)	80%

Tree Applications

- 4.9 We received 199 tree applications, the same as in 2017/18, and we made decisions on 189 applications. There are no statutory targets for the speed of processing tree applications, however we aim to determine at least 80 per cent of them within eight weeks and we achieved 99 per cent. This high performance is in line with previous years.

Year	Tree applications received	Tree applications determined	Tree applications determined within 8 weeks	Target
2018/19	199	189	99%	80%
2017/18	199	200	99%	80%
2016/17	219	219	100%	80%
2015/16	164	168	98%	80%

Planning Appeals

- 4.10 This section gives details about the number of appeals we received and the outcome.
- 4.11 During the year, 24 planning appeals were lodged, a similar amount to previous years. This counts all types, including appeals against planning application decisions and enforcement notices. The number of appeals we receive is very low compared to the total number of applications determined, possibly due to the high proportion of planning applications approved.

Appeals against Planning Application Refusals

- 4.12 Decisions were made on 12 appeals against the Authority's decision to refuse planning applications, of which four were successful. This is 33 per cent which means we achieved our internal target of no more than 35 per cent of appeals allowed for the fifth 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.

Appeals against Enforcement Notices

- 4.13 There were decisions made on 10 appeals against enforcement notices, of which five were successful. Therefore we did not meet our internal target for no more than 35 per cent to be allowed. The low number of decisions makes this indicator more volatile, however performance will be kept under review in 2019/20 to ensure that formal enforcement action is only being pursued where appropriate and reasonable to do so in the public interest.

Year	Total planning appeals lodged	Appeals against planning applications			Enforcement appeals		
		Decided	Allowed	Target	Decided	Allowed	Target
2018/19	24	12	33%	35%	10	50%	35%
2017/18	22	23	26%	35%			
2016/17	20	33	18%	35%			
2015/16	20	18	22%	35%			
2014/15	27	25	28%	35%			

Compliance

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

Number of Potential Breaches of Planning Control

4.15 We received 334 reports of potential breaches of planning control, a substantial increase from levels in the last few years and the highest number of new cases opened in any financial year since 2007/08.

Investigations into Potential Breaches

4.16 The percentage of initial investigations into reports of potential breaches of planning control carried out within 15 working days was 60 per cent. Although this is a slight improvement from the previous year, it is substantially below our target of 80 per cent. One reason for this is the particularly high number of new cases received during the year.

4.17 An action plan is in place to ensure that on-hand case numbers are reduced and the increasing numbers of new cases are investigated and managed within existing ways of working and staff resource.

Year	Reports received of potential breaches of planning control	Reports of potential breaches of planning control initially investigated within 15 working days	Target
2018/19	334	60%	80%
2017/18	243	56%	80%
2016/17	237	74%	80%
2015/16	205	85%	80%
2014/15	216	88%	80%

5 Performance of our Local Plan policies

What are we monitoring?

- 5.1 The AMR covers the monitoring period 1 April 2018 to 31 March 2019. 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)
- 5.2 Section 6 covers the policies in the Spatial Development Strategy, the Distinctive Area policies are covered in Section 7 and the core policies covering design and development, minerals and waste and the vision outcomes are set out in Annex 1.

How do we monitor?

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

How do we measure our success?

- 5.5 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.
- 5.6 Of our Core Strategy, Allocations of Land and Mineral Safeguarding Areas indicators shown in this report, there are 49 indicators with a green status, 7 with amber and 8 with red. 9 indicators have no status as we have received no applications which relate directly to those indicators. 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. Those indicators where targets are not being met are largely centred on additional employment floorspace provision which we are seeking to address through the Local Plan Review. We recognise the demand for employment space and the way people work is changing, so we are seeking to establish a jobs based target rather than the current floorspace target.

6 Spatial Development Strategy

Indicator(s)	Actual	Target	On Target
CS01: National Significance and distinctive nature of the National Park			
For proposals outside the National Park – Number of applications we have recommended refusal, but have been approved by neighbouring planning authorities	0	Smaller Better	
CS02: Achieving vibrant and sustainable settlements in the National Park			
Planning applications approved supported by policy (%)	(99%)	Bigger better	
Planning applications approved contrary to policy (%)	(1%)	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	31 (94%)	Bigger better	
CS03: Settlement Form			
Planning applications approved supported by policy (%)	94%	Bigger better	
Planning applications approved contrary to policy (%)	6%	Smaller better	

CS01: National Significance and distinctive nature of the National Park

- 6.1 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.
- 6.2 Between April 2018 and March 2019, we received 50 enquiries or consultations from our neighbouring planning authorities. Not all of these were planning applications, in fact 22 related to premises licencing applications to which we had no comments or no objection. For the majority of the remaining 28 we had no objection or no comment to make. But for two of the applications whilst we did not object we did offer further planning advice.

CS02: Achieving vibrant and sustainable settlements in the National Park

- 6.3 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.

- 6.4 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.
- 6.5 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 2019, 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	2018-19
CS02a – approvals in Rural Service Centres (Target at least 50%)	35.1%	28%	77%	38%	33%	32%	34%	36%	30%
CS02b – approvals in Villages (Target approx. 20%)	9.5%	11%	21%	12%	9%	9%	9%	7%	9%
CS02c – approvals in Cluster Communities and Open Countryside (Target no more than 30%)	55.4%	61%	2%	50%	58%	58%	56%	57%	61%
Total of CS02a, b and c	100%	100%	100%	100%	100%	100%	100%	100%	100%

- 6.6 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. How these indicators are monitored in the future is being reviewed through the new Local Plan.
- 6.7 However, 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.
- 6.8 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 agricultural workers dwellings. 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.

- 6.9 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.
- 6.10 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 which has five services, all the identified Rural Service Centres have maintained access to 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

- 6.11 During the monitoring period, no planning applications were approved which were deemed to be contrary to Policy CS03. Of the 17 applications which made specific reference to Policy CS03, all were approved.
- 6.12 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
Percentage of planning approvals in North Distinctive Area.	23%	25%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	2 16	15 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	9 11	15 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy CS21	zero	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	877m ²		
Amount of additional employment floorspace completed. 25% of 0.217ha (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	466m ²	542 m ² per annum	
Number of applications for change of use of employment uses approved.	No data	Smaller better	No data
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas.	64m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas.	1m ²		
Number of applications approved relevant tourism development by distinctive area.	17	n/a	

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 23 per cent. This is slightly lower than the target, but does not cause any policy concerns.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
North Distinctive Area	28%	21%	23%	19%	24%	23%	26%	23%

7.2 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, 20 dwellings were provided during 2018 -19, which is above target. This includes 11 local needs dwellings and 9 local affordable homes. 25 per cent were in a Rural Service Centre, 60 per cent in a village and 15 per cent in an open countryside location.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Actual	Target
Number of houses built – target 15 pa	16	8	19	38	25	55	18	20	199	120

7.3 We also monitor the percentage of approved planning applications for new housing in the North Distinctive Area. A total of 18 new houses have been approved, which includes 16 local need houses and two local affordable dwellings. Only one of these was in a Rural Service Centre, 13 in villages and 4 in an open countryside location.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 6%	At least 50%
Village	Approx. 72%	Approx. 20 %
Cluster community / open countryside	Approx. 22%	No more than 30%

7.4 No applications for gypsy or traveller sites were received.

7.5 An additional 466m² of employment floor space (B1, B8 and Sui Generis uses) was provided in the North Distinctive Area. And 877m² of new employment floor space was granted permission during the monitoring period. No employment floorspace was lost through change of use approvals.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Total	Target
Employment floor space completions	98.5	771	357	972	671	1596	42	466	4973.5	4336

*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.

7.6 Three new units were approved for holiday letting, creating 10 new bedspaces.

7.7 Applications relating to retail and town centre uses were granted in the North Distinctive Area, resulting in a net increase of 64m² of floorspace within the Central Shopping Area. Applications granted approval outside the Central Shopping Area will result in a net

increase of just 1m² of additional floorspace resulting from a loss of 48 m² of A1 use (shops) and a net increase of 49m² of A3 (food and drink).

- 7.8 17 applications for tourism related applications were granted in the North Distinctive Area, 14 at existing tourist facilities or accommodation and three as a farm diversification.
- 7.9 Across employment, retail and tourism developments granted planning permission this year it is estimated a total of 24.5 FTE jobs were created and 19 were safeguarded in the North Distinctive Area.
- 7.10 Housing and employment delivery across the North Distinctive Area remains ahead of target. The demand for restaurants and cafes continues to grow in places like Keswick, and together with the approval of new holiday accommodation, highlights the strong tourism draw to the area.



CS05: East Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in East Distinctive Area.	12%	7%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 5	4 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	0 2	4 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy CS21	0	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	No data	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	0m ²		
Amount of additional employment floorspace completed. 7% of 0.217ha. (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	0m ²	151.9 m ² p.a.	
Number of applications for change of use of employment uses approved.	No data	Smaller better	No data
Amount of additional floorspace for town centre uses granted planning permission	0m ²		
Number of applications relevant tourism development by distinctive area.	11		

7.11 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	2018/19
East Distinctive Area	12%	11%	15%	15%	12%	11%	12%	12%

7.12 The seven per cent of development corresponds to four homes per annum based on our annualised target of 60 homes. A total of 5 new local need houses have been approved during the monitoring period. Three of these were in a village location and two in an 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. 60%	Approx. 20 %
Cluster community / open countryside	Approx. 40%	No more than 30%

7.13 Just two dwellings were completed during the monitoring period; one with a local occupancy condition and one agricultural workers dwelling. One was a new build and one a change of use of a traditional building; both were windfall sites. Although this was below the annual target, when viewed in the context of completions over the last eight years, this is not a cause for concern.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Actual	Target
Number of houses built – target 4 pa	2	8	8	5	2	5	12	2	44	32

7.14 Seven new holiday letting units were granted permission creating 38 bed spaces. 11 applications relating to sustainable tourism were granted permission, eight were at existing tourism facilities/accommodation and three at a geographically fixed location.

7.15 No additional employment floor space was granted approval or completed in the East Distinctive Area, resulting in no net gain in additional floorspace.

	2011/12*	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total	Target
Employment floor space completions	0	93.5	0	0	523	0	1	0	617.5	1215.2

* 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.

7.16 In the East Distinctive Area no new floorspace for town centre uses was granted approval.

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

7.19 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, contributing to providing the employment in the area.



CS06: West Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in West Distinctive Area.	11%	10%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 9	6 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type: <ul style="list-style-type: none"> Affordable Local need 	0 6	6 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy CS21.	zero	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	146m ²		
Amount of additional employment floorspace completed 10% of 0.217ha (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	0m ²	217m ² p.a.	
Number of applications for change of use of employment uses approved.	3	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission.	318m ²		
Number of applications relevant tourism development by distinctive area and settlement type.	7	n/a	

7.20 We anticipate approximately 10 per cent of development approved in the National Park will be focussed in the West Distinctive Area. During this monitoring period, figures indicate that the share of development approved is 11 per cent which is slightly higher than the target of ten per cent, and shows an improvement on previous years.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
West Distinctive Area	10%	11.5%	9%	8%	7%	7%	5%	11%

7.21 Six new dwellings were completed in the West Distinctive Area during the monitoring period, each restricted to local occupancy. Over the last eight years, 42 new homes have been delivered in the West Distinctive Area which is short of the target. However, there are currently seven new dwellings under construction, and 22 with planning permission. Furthermore, the development on the allocated site at Wellbank, Bootle, which has full permission for 18 new homes and outline permission for 32 new dwellings, is capable of delivering 50 new homes for the area.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Actual	Target
Number of houses built – target 6 pa	5	3	0	17	3	2	6	6	42	48

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

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 33%	At least 50%
Village	Approx. 11%	Approx. 20 %
Cluster community / open countryside	Approx. 55%	No more than 30%

7.23 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. 521m² of employment floorspace was lost to alternative uses through change of use applications.

	2011/12*	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	Total	Target
Employment floor space completions	0	125	0	146	0	236	0	0	507	1736

* 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.

7.24 Applications for holiday letting were granted permission resulting in two additional units and four bed spaces in the West Distinctive Area, while seven applications for tourism related development were granted permission. One within a Rural service Centre, one at a geographically fixed location, two farm diversification schemes and three at an existing tourist facility or accommodation.

- 7.25 318m² additional floorspace to support town centre uses were approved primarily to support the food and drink industry. Across all employment, retail and tourism developments granted planning permission this year it is estimated a total of 43.5 FTE jobs were created and 17 tourism jobs safeguarded.
- 7.26 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 is being considered through the Local Plan Review.



CS07: Central and South East Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in Central and South East Distinctive Area	41%	44%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	12 27	26 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	28 13	26 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy CS21	0	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Waste Management and Treatment Facilities	No data	Approval of appropriate permission for waste management and treatment facility at Kendal Fell Quarry	No data
Amount of additional employment floorspace granted planning permission	490m ²		
Amount of additional employment floorspace completed 44% of 0.217ha (0.217ha is 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1).	635m ²	954.8m ² p.a.	
Number of applications for change of use of employment uses approved	No data	Smaller better	No data
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas	280m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas	163m ²		
Number of applications relevant tourism development by distinctive area and settlement type.	29	n/a	

7.27 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 41 per cent, which is slighter lower than previous year but does not create cause for concern.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Central and South East Distinctive Area	40%	45%	49%	40%	45%	46%	44%	41%

7.28 There were 41 houses built during the monitoring year 2018 - 2019 in the Central and South East Distinctive, which is above the target of 26 per annum. 28 were local affordable homes, 12 for local need and one agricultural workers dwelling. Approximately 45 per cent were located in a Rural Service Centre and 40 per cent in a village location.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Actual	Target
Number of houses built – target 26 pa	15	39	40	71	12	39	37	40	293	208

7.29 During the monitoring period 39 new dwellings were approved in the Distinctive Area - 27 local needs, and 12 local affordable dwellings. 19 were in a Rural Service Centre, 7 in a village and the remaining 13 in either a cluster community or open countryside location. No applications for gypsy or traveller sites were received.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 49%	At least 50%
Village	Approx. 18%	Approx. 20 %
Cluster community / open countryside	Approx. 33%	No more than 30%

7.30 29 applications for new tourism developments or improvements were granted approval; 23 of these applications were for the re-development, extension and improvement to existing tourism accommodation, two farm diversification schemes, and one which used a geographically fixed location and three in a Rural Service Centre. Seven new units of holiday accommodation resulting in an additional 22 bed spaces have also been approved.

7.31 490m² employment floor space was granted planning permission in the Distinctive Area. And 635m² 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 123.5 FTE jobs will be created and 105.5 safeguarded. Given the amount of additional employment floor space completed over the last eight 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	2018/19	Total	Target
Employment floor space completions	300	289	693	106	1,903	175	1025	635	5126	7638.4

* 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.

7.32 Central Shopping Areas are established in Ambleside, Bowness, Windermere and Grasmere and within these areas we approved applications resulting in a net gain of 280m² new floor space to serve town centre uses (shops, financial and provisional services). Outside of the central shopping areas 163m² of retail and takeaway floor space was lost to alternative uses.



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

Local Indictors	Actual	Target	On target
Number of applications relating to this policy	0		
Percentage of applications processed that support the policy and are approved	No data	100% Bigger better See allocations of land policy	No data
Percentage of applications processed that are contrary to the policy and are approved	No data	0% Smaller better	No data

7.33 No applications where considered relevant for the application of Policy CS08.

CS09: South Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in South Distinctive Area	13%	14%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 7	8 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type: <ul style="list-style-type: none"> Affordable Local need 	4 10	8 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 			
Area of land allocated as Local Green Space lost contrary to policy CS21.	zero	zero	
Percentage of employment floorspace granted planning permission by employment type. <ul style="list-style-type: none"> B use classes Sui generis employment uses Other use classes 	100%	100% of planning applications are granted planning permission	
Amount of additional employment floorspace granted planning permission.	-427m ²		
Amount of additional employment floorspace completed. 14% of 0.217ha (0.217ha is 35% plot ratio development of 0.62ha -the annual completion target, see Annex1).	41m ²	303m ² p.a.	
Number of applications for change of use of employment uses approved	1	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas	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.	10	n/a	

7.34 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.

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
South Distinctive Area	10%	11.5%	4%	18%	12%	13%	13%	13%

7.35 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, 14 additional homes were built during 2018 - 2019. Four were local affordable homes, nine serve to meet a local need and one agricultural workers dwelling. Approximately 64 per cent of these new homes were in a village and 36 per cent in an open countryside location.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	Actual	Target
Number of houses built – target 8 pa	24	12	9	20	6	10	22	14	117	64

7.36 We also monitor the number of approved planning applications for new housing in the South Distinctive Area. A total of seven local need homes have been approved, largely in Rural Service Centres which is aligned with our development strategy.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 86%	At least 50%
Village	Approx. 0%	Approx. 20 %
Cluster community / open countryside	Approx. 27%	No more than 30%

7.37 10 applications for new tourism developments were granted approval, the majority of these were located at an existing tourist facility / accommodation, two farm diversification schemes, and one in a Rural Service Centre. One units of holiday accommodation were approved creating 19 additional bedspaces.

7.38 41m² of employment floorspace was completed across the area, but 481m² of existing employment floorspace was lost to alternative uses. Targets are not being achieved due to the lack of applications coming forward seeking permission for employment uses. Just four applications came forward this year which required an assessment against our employment policy. 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

7.39 Central Shopping Areas have been defined for Coniston and Hawkshead. Applications received resulted in the change of use of 82m² 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 19.5 FTE jobs will be created and 27.5 safeguarded.

- 7.40 Development is slightly below the anticipated target for the area, although housing has again exceeded expectations, with seven new houses granted planning permission and 14 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 net 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)

Allocated sites for employment

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			145	630 ¹	194	194	194	
BT01M	Bootle / West DA			972		972			
ST01E	Staveley/ C&SE DA	0.24	✓						
ST02E	Staveley/ C&SE DA	0.69	✓						
WN01E	Windermere/ C&SE DA	0.73	✓						
HV01E	Haverthwaite/ South DA	2.82	✓						
HV01M	Haverthwaite/ South DA	0.25	✓						
CO01E	Coniston/ South DA	0.28	✓						

- 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.
- 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.

¹ Plus 48m² extension to one unit

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 issues ranging from lack of a marketing strategy, poor mobile phone coverage and super- fast broadband and decreases in working age population, all of which we are seeking to address with the help of the Lake District Partnership.

Allocated sites for housing

- 8.4 The sites allocated for new housing could provide 468 new homes over the plan period assuming a density of 30 dwellings per hectare. Since its adoption, 177 new dwellings have been built on allocated sites, 3 dwellings are under construction and an additional 163 new homes have either full or outline permission or have developer interest. Approximately 73 per cent of the dwellings anticipated to be delivered through the Allocations of Land process have either planning permission, are complete, under construction or have developer interest all within the first five 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.
- 8.5 During the monitoring period, two schemes at Crosthwaite (CR01H) and Grasmere (GR01H) were completed resulting in 21 local affordable homes and three local need homes. A hybrid application granting full permission for 18 new homes and outline permission for 32 new dwellings at Wellbank, Bootle was approved during the monitoring period. This is a variation to a previous outline permission on the site.

Site types	Nos of houses	Percentage of houses	Percentage of sites
Sites completed	177	37.8%	32.2%
Sites under construction	3	0.64%	3.2%
Sites with permission	50	10.6%	3.2%
Developer interest	113	24%	9.6%
Remaining sites allocated	125	26.7%	51.6%
TOTAL	468	100%	100%

Site Ref	Location/ Distinctive Area	Area of land available (Hectares)	Approx. number of dwellings assuming 30 dph	Status (number of houses) ²						
				Not started	With PP/under construction	Complete – March 2019	Complete – March 2018	Complete – March 2017	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	Haverthwaite/ South DA	0.46	14	✓						
HV01M		0.25	7	✓						
CO01H	Coniston/ South DA								5	
CA01M	Caldbeck/ North DA	0.10	6	✓						
KE01H	Keswick/ North DA									11
KE03H							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		18					
BT01H									14	
WB01H	Waberthwaite/ West DA	0.15	4	✓						
SI01H	Silecroft/ West DA	0.47	14	✓						
Totals						24	10	45	60	38

² No completions 2015 - 2016

9 Minerals Safeguarding Areas (Local Plan Part Three)

- 9.1 Whilst 596 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 The policy used most frequently in determining applications in-line with the Matterdale Neighbourhood Plan was Policy MN8 – Environment.
- 10.4 The policies used most frequently in determining applications in-line with the Coniston Neighbourhood Plan are CNP2 – Businesses and CNP6 - Tourism
- 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 house building. 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.
- 11.2 Where a relevant authority sets eligibility criteria, the register kept by that authority must be divided into two parts, referred to as Part 1 and Part 2, as described below...
- a) Part 1 – where the applicant satisfies both the basic eligibility conditions and the local eligibility conditions, or
- b) Part 2 – where the applicant satisfies the basic eligibility conditions but do not meet the local connection test
- There are currently 19 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. Currently there are 10 applicants under Part 1 and nine under Part 2 of the register.
- 11.3 As the local planning authority we have a duty to have regard to the self-build register when carrying out our planning functions. An authority must give suitable development permission in respect of enough serviced plots of land to meet the demand for self-build and custom housebuilding in the authority's area arising in each base period.

Base period	Time allowed for compliance with the duty	Nos of applicants	Part 1 / Part 2
Base period 2 31/10/2016 – 30/10/2017	31/10/2017 – 30/10/2020	8	Part 1 – 6 Part 2 - 2
Base period 3 31/10/2017 – 30/10/2018	31/10/2018 – 30/10/2021	6	Part 1 – 2 Part 2 - 4
Base period 4 31/10/2018 – 30/10/2019	31/10/2019 – 30/10/2022	5	Part 1 – 2 Part 2 - 3

- 11.4 The majority of the land owned by the Authority is not suitable for the delivery of new housing. Our ability to satisfy the duty is therefore reliant on developers who submit applications for new housing on allocated sites to be amenable to the provision of service plots for self-build in the final scheme.
- 11.5 Historically, the majority of new housing in the Lake District was provided by individuals on windfall sites as self-build opportunities. Although we now have allocated sites, a significant amount of housing is still provided on windfall sites by individuals for their personal use. See Annex 3.

ANNEX 1: Local Indicator Summary 2018-2019

Local indicator	2018-19		On target
	Actual	Target	
Vision Outcome: Contributing to a Prosperous Economy			
Planning applications approved supported by policy.	25 (96%)	Bigger better	
Planning applications approved contrary to policy.	1 (4%)	Smaller better	
Amount of additional employment floorspace granted planning permission (B1, B2, B8)	1086 m ²		
Amount of additional employment floorspace completed (B1, B2, B8)	1142 m ²	Approximately 2170 m ² (pa) ¹	
Amount of employment land available on allocated sites.	7.26ha	9.2ha	
Number of applications for change of use of employment uses approved.	4	Smaller better	
Number of houses (holiday lets) approved	20		
Percentage of applications relating to farm diversification that involve reuse or extend existing buildings.	9 (50%)	Bigger better	
Amount of employment land granted planning permissions on allocated sites.	0	0.74 ha per year (Approximately 2590m ² pa)	
Number of employment jobs safeguarded (estimated)	175		
Number of additional employment jobs created (estimated)	218		
Vision Outcome: Contributing to World Class Visitor Experiences			
Planning applications approved supported by policy	(95%)	Bigger better	
Planning applications approved contrary to policy	(4.5%)	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.	72		
Vision Outcome: Contributing to Vibrant Communities			
Planning applications approved supported by policy	(98%)	Bigger better	
Planning applications approved contrary to policy	(2%)	Smaller better	

Local indicator			2018-19		On target
			Actual	Target	
Number of houses granted planning permission by type: <ul style="list-style-type: none"> Local Affordable Local need 			14 64	60 per annum	
Number of houses granted planning permission by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 			0 0		
Net additional house built, by type: <ul style="list-style-type: none"> Local Affordable Local need 			41 41	60 per annum	
Net additional house built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 			0 0		
Density of new housing built.			34%> 30dph ³	100% > 30 dph	
Number of houses granted planning permission on allocated sites (in accordance with Policy CS18).			0	40	
The density of approved housing on allocated housing sites (See the below)			No data	At least 30 dwellings per hectare	No data
Site Ref	Amount of land allocated	Density at 30dph	No data	Actual density	No data
Percentage of dwellings on allocated housing sites (except West Distinctive Area) that have been granted planning permission for affordable housing.			No data	100% affordable housing on allocated sites	No data
Area of land allocated as Local Green Space lost contrary to policy CS21.			zero	zero	
Number of applications for change of use of a community facility approved contrary to policy.			0	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within Central Shopping Areas.			344m ²		
Amount of additional floorspace for town centre uses granted planning permission outside Central Shopping Areas.			482m ²		
Number of applications for change of use to a non-town centre use which has been approved.			2	Smaller better	

³ Many of our development opportunities are through conversions, or on small sites and in rural settlements, making it difficult to apply a minimum density requirement consistently. When assessing housing density, we give careful consideration to the character and appearance of the locality.

Local indicator	2018-19		On target
	Actual	Target	
Vision Outcome: Contributing to a Spectacular Landscape, Wildlife and Cultural Heritage			
Planning applications approved supported by policy.	(99%)	Bigger better	
Planning applications approved contrary to policy.	(1%)	Smaller better	
Percentage of listed building and conservation area consent applications processed that support policy CS27 and are approved.	99.6%	Bigger better	
Percentage of listed building and conservation area consent applications processed that are contrary to policy CS27 and are approved.	0.35%	Smaller better	
Minerals and Waste			
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.			
Design and development			
Planning applications approved supported by policy.	(99.5%)	Bigger better	
Planning applications approved contrary to policy.	(0.5%)	Smaller better	
New and converted houses provided on previously developed land.	(33%)		
No. of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	0	0 per annum	

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

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

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

The Local Planning Authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements set out in the Core Strategy. The supply of specific deliverable sites should in addition include a buffer of:

- a) 5% to ensure choice and competition in the market for land; or
- b) 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market during that year; or
- c) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply.

a	Housing requirement: 1 April 2010 – 31 March 2025 (15 years x 60)	900
b	Net completions: 1 April 2010 – 31 March 2019 (9 Years)	703
c	Residual Requirement	197
d	Annual Requirement (201/6years)	33
e	5-year requirement	165
f	5-year requirement plus 5%	174 (35pa)
g	5-year Supply of Deliverable ⁴ Sites (no of houses) <ul style="list-style-type: none"> • Sites with planning permission (31 March 2019) (less 10%) • Allocations of Land (Local Plan Part Two) without planning permission 	628 (390) (238)
h	5-Year Land Supply Position at 1 April 2019 – (g/f x 5)	18.04 years supply

The requirement takes account of net dwelling completions from April 2010 to March 2019, and divides the residual requirement by the remaining years in the plan period to 2025. We have applied the five per cent buffer.

The deliverable sites are those which have planning permission and are currently under construction or not started, which are 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 five year land supply does not identify an under supply within the National Park against the Core Strategy target of 60 houses per annum.

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 at least 154 houses will be completed on the deliverable sites over the next five years based on our survey work on sites currently under construction. This does not account for any new applications granted planning permission and commencements made during the next five years. 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.

⁴ 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 70) allows for the inclusion of windfall sites in the five year land supply, where there is compelling evidence that they will provide a reliable source of supply. As a rural authority, most of our housing has been developed on small sites or non-allocated sites, usually as self-build schemes. The table below identifies the number of windfall completions between April 2010 and March 2019.

	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 %
2018-2019	60	24	84	71%
Total	526	177	703	

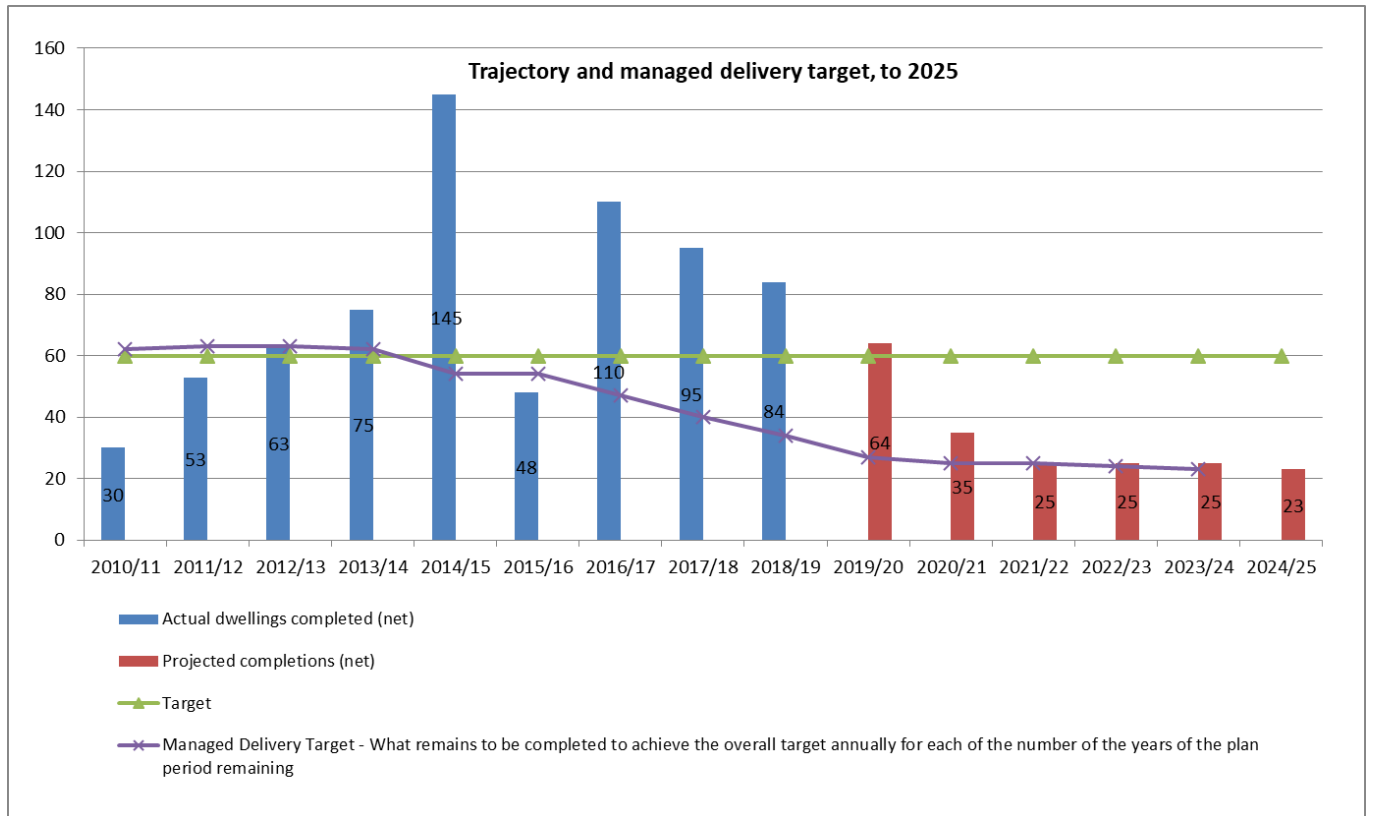
The table below identifies the number of windfall permissions between April 2010 and March 2019.

	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 %
2018-2019	78	-	78	100%
Total	957	158	1115	

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.

ANNEX 4: Housing Trajectory

The National Planning Policy Framework requires local planning authorities to illustrate the expected rate of housing delivery through a housing trajectory for the plan period.



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

Lake District National Park Authority
Murley Moss
Oxenholme Road
Kendal
Cumbria
LA9 7RL

Phone: 01539 724555
Fax: 01539 740822
Minicom: 01539 792690
Email: hq@lakedistrict.gov.uk
Website: www.lakedistrict.gov.uk



Photographs by: Graham Standring, LDNPA