

Lake District
National Park



Lake District National Park Local Plan

Annual Monitoring Report
2020- 2021

October 2021

Lake District National Park Annual Monitoring Report 2020 - 2021

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1 Summary

Key findings

- Exceeded all our targets for determining major, minor and other planning applications.
- **86** per cent of applications approved which is slightly below the national average of 87 per cent
- 59 per cent of our targets and measures of performance are being met, which is a decrease on last year.
- **91** per cent of the Rural Service Centres and villages named in the Core Strategy (Local Plan Part One) have access to 4 or more local services.
- Exceeded our target for number of houses granted planning permission (Local Need and Local Affordable Need).
- Of the 9.2 ha employment land allocated, 7.26 ha remains available thus maintaining a minimum rolling 5 year supply
- **168.5** FTE jobs created 75.5 jobs safeguarded exceeding the jobs created figure from 2019/2020

How are we doing?

- 1.1 The new Local Plan was adopted by the Authority in May 2021. This includes new indicators and targets to be reported on next year. This is therefore the last monitoring report on the policies in the previous Development Plan, and only reports on the facts rather than provide commentary or suggest any specific action.
- 1.2 Our Spatial Development Strategy aims to support strong, vibrant and healthy communities by facilitating the right type of development in the most appropriate locations. As witnessed in previous years, the trend continues where applications approved within Rural Service Centres and villages remain below target whilst approvals in Cluster Communities and Open Countryside remains higher than anticipated.
- 1.3 The proportion of development we anticipate in each Distinctive Area, which reflects characteristics such as population, settlement type and capacity of the landscape to accommodate growth, has seen a slight decrease this year in the North and West Distinctive Areas.
- 1.4 The number of approvals for new housing in line with Core Strategy CS18 is above the annual target in all but the South Distinctive Area. Delivery on the ground has fallen below the annual target this year and the delivery of local affordable need remains challenging. Since the adoption of the Core Strategy in October 2010 our policies no longer support development of open market housing in the National Park.
- 1.5 Under Policy CS22a: Reuse of buildings for holiday letting accommodation, 22 units were granted planning permission for holiday letting opportunities. Despite applications for town centre uses resulting in a decrease of 28m², 27 FTE jobs could be created, and a further 8 FTE jobs safeguarded. 76 applications for tourism related development were approved, resulting in 8908m² of C1 use (hotels) and creating 391 serviced bed spaces and 110 non-serviced bed spaces. It is estimated that this could generate an additional £5,381,511 spend in the local economy. And additionally, it is estimated that an extra

117.5 FTE jobs will be created. The majority of applications for tourism related development were at existing tourist facilities / accommodation.

- 1.6 Planning permission was granted for 12 applications for new employment use resulting in 2407m² new floorspace being approved. The majority of floorspace approved was for Sui generis use. It is estimated that 24 additional FTE jobs will be created and 14.5 FTE jobs safeguarded as a consequence of these approvals. We have no data on employment floorspace completions this year.
- 1.7 No new permissions have come forward on allocated employment sites
- 1.8 Completions data on new employment use is not available this year due to resourcing issues.
- 1.9 Over the last 11 years, the net additional homes provided by type shows we have exceeded our target. However, our 11 year target of delivering 2.39 ha of additional employment floorspace has not transpired.

	Net additional local affordable and local needs homes provided	Amount of additional employment floorspace completed
2010/11	30	1542sq.m
2011/12	53	
2012/13	63	1989 sq.m (0.1989ha)
2013/14	75	1084 sq.m (0.1084ha)
2014/15	145	1224 sq.m (0.1224ha)
2015/16	48	3097 sq.m (0.3097ha)
2016/17	110	2052 sq.m (0.2052ha)
2017/18	87	956 sq.m (0.0956ha)
2018/19	76	1142 sq.m (0.1142ha)
2019/20	67	1475 sq.m (0.1475ha)
2020/21	44	2407 sq.m (0.2407ha)
Actual	754	1.69ha (0.14ha pa)
Target	660	2.39ha (0.217ha pa)

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 2020 and 31 March 2021.
- 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. **As we have recently adopted our new Local Plan, the status of this year's AMR is procedural purposes 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 2020 to March 2021. For the purposes of this AMR the relevant Local Development Scheme was revised in June 2019.

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 Local Plan Review commenced in 2016.

What happened between April 2021 and March 2021?

- 3.4 We received the post-hearing letter from the Inspectors in January 2020, which set out several requirements, such as additional evidence. We prepared the additional evidence requested by the Inspectors and arranged a public consultation on these in July 2020. In September we updated our Statement of Community Involvement with a temporary addendum to reflect the changes made to national Regulations in light of the Covid-19 pandemic.
- 3.5 The consultation on the Proposed Main Modifications took place between 29 October to 11 December 2020, and the responses were sent to the Inspectors towards the end of January 2021. In March 2021 we received the Inspectors Report and appendix of the examination of the Local Plan. The Local Plan was adopted by the Authority in May 2021.
- 3.6 Consultation on the Housing Supplementary Planning Document and the Biodiversity Supplementary Planning Documents took place for six weeks from Monday 11 January to Friday 19 February 2021. These were also adopted by the Authority in May 2021 along with the Landscape Character Assessment SPD.
- 3.7 A revised Local Development Scheme was agreed by the Park Strategy and Vision Committee in June 2021.
- 3.8 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 2019 (incorporating figures for 2018) was published in October 2019. The 2020 version has been delayed due to Covid-19 pandemic.

Figure 1: Local Development Scheme 2019 - 2022

Lake District National Park Local Development Scheme																	
	2019				2020				2021				2022				
	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	Jan - Mar	Apr - Jun	Jul - Sep	Oct - Dec	
Development Plan Documents																	Local Plan
Local Plan 2020-2035 (including Allocations of Land and Minerals and Waste)		P P	S	H	M M	I	A										Local Plan 2020-2035 (including Allocations of Land and Minerals and Waste)
Supplementary Planning Documents																	Supplementary Planning Documents
Landscape Character	E		C	A													Landscape Character
Housing Provision	R R E				E C	A				R							Housing Provision
Infrastructure and Developer Contributions	E E E E E				E C	A				R							Infrastructure and Developer Contributions
Biodiversity	E E E E				E C	A				R							Biodiversity
Wind Energy - Adopted																	Wind Energy
Site specific guides / development briefs	Ongoing - as required				Ongoing - as required				Ongoing - as required				Ongoing - as required				Site specific guides / development briefs
Process Documents																	Process Documents
Local Development Scheme	R		A		R	A			R	A			R	A			Local Development Scheme
Statement of Community Involvement							R R R										Statement of Community Involvement
Annual Monitoring Report			G G G				G G G				G G G				G G G		Annual Monitoring Report
Key																	
Consultation on document				C						Prepare and publish Annual Monitoring Report				G			
Consultation on published document				P						Hearing in Public				H			
Preparation of plan, on-going engagement with stakeholders as required, and review				E						Consultation on Modifications				M			
Submission to Secretary of State				S						Adoption				A			
Receipt of Inspectors Report				I						Review of document				R			

4 Performance of Development Management Team

Introduction

- 4.1 Our aim is to provide an effective and efficient Development Management service that makes the best use of available resources, and to offer the best possible customer service to applicants and any other person with an interest in development within the Lake District National Park.
- 4.2 The Development Management team continued to work throughout the Covid-19 pandemic, moving rapidly to remote working with very limited main office time. This required many significant changes to processes and systems in a short space of time.
- 4.3 Demand for our services was largely undiminished during the year, however there were significant staff shortages, both Covid and non-Covid related, which meant that full service delivery could not be achieved. In order to safeguard the statutory decision making function on planning applications, and staff welfare, we suspended all discretionary advisory services in August 2020. Since then, we have not provided formal pre-application advice. Advice has been limited to informal conversations, although from 1 December 2020 we were able to reintroduce the Duty Planner for the public to speak to.

Planning and Tree Application Performance

- 4.4 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

- 4.5 We received 1,173 planning applications during the year, which is broadly consistent with previous years. We made decisions on 1,021 applications; again, this is in line with the numbers in previous years.

Approvals

- 4.6 There was a significant drop in approval rates in 2020/21, with 86 per cent of the planning applications we determined being approved. This is below the 90 per cent target for the first time since 2007/08 and marginally below the national average for the year ending December 2020 of 87 per cent.
- 4.7 Falling approval rates suggest a decline in the quality of planning applications being submitted. It is not clear whether there is a link between this and the suspension of pre-application advice services during the year. With no prospect of pre-application advice being reintroduced in the foreseeable future, higher refusal rates seem likely to continue into 2021/22.

Planning Applications decided under Delegated Powers

- 4.8 Of the decisions made on planning applications, 96 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. Extended delegation arrangements were introduced in 2020 when committee meetings were suspended due to the pandemic, which led to an unusually high proportion of applications being delegated.
- 4.9 We have now met the government's national guideline figure of 90 per cent for seven consecutive years, which indicates the scheme is working effectively. The national average for the year ending December 2020 was 96 per cent.

Year	Planning applications received	Planning applications determined	Planning applications approved	Planning applications decided under delegated powers
2020/21	1,173	1,021	86%	96%
2019/20	1,130	1,053	92%	93%
2018/19	1,189	997	95%	92%
2017/18	1,164	1,043	94%	92%
2016/17	1,234	1,104	91%	92%

Speed of Processing Planning Applications

- 4.10 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.
- 4.11 We exceeded all three targets, for the tenth consecutive year. We believe we have a well-established process and approach to managing applications, and an additional post within the Support Team has improved performance on the receipt and validation of applications. We paused discretionary services in the summer of 2020 so that staff efforts could focus on dealing with planning applications, to ensure that these statutory targets were met.
- 4.12 We manage our most significant casework using Planning Performance Agreements (PPAs), where the timescales are negotiated separately; these are not included in the figures for major, minor and other applications. We also exclude applications with agreed time extensions and those with Environmental Impact Assessments (EIAs).
- 4.13 We have set ourselves a target for at least 80 per cent of these specific types of planning application to be determined within their agreed timescales. Performance suffered at the start of the year as we made adjustments to our ways of working due to the pandemic. Despite our subsequent increased focus on dealing with planning applications, clearing the backlog meant that we were unable to meet our target by the year-end, with 77 per cent of these applications determined within their timescales.

Year	Different types of planning applications determined within timescale							
	Major applications (within 13 weeks)		Minor applications (within 8 weeks)		Other applications (within 8 weeks)		Applications with PPAs, EIAs or agreed time extensions	
	Actual	Target	Actual	Target	Actual	Target	Actual	Target
2020/21	86% (12 / 14)	60%	83% (314 / 380)	65%	92% (419 / 456)	80%	77% (132 / 171)	80%
2019/20	100% (14 / 14)	60%	82% (332 / 406)	65%	90% (416 / 464)	80%	82% (139 / 169)	80%
2018/19	88% (14 / 16)	60%	79% (301 / 382)	65%	88% (354 / 403)	80%	84% (164 / 195)	80%
2017/18	80% (16 / 20)	60%	82% (342 / 419)	65%	92% (402 / 437)	80%	80% (133 / 166)	80%
2016/17	80% (20 / 25)	60%	73% (395 / 542)	65%	88% (451 / 513)	80%	-	-

Tree Applications

- 4.14 We received 173 tree applications, a slight reduction from previous years. The 173 applications comprised: 54 applications for works under a tree preservation order; 94 applications for works to trees in conservation areas; 25 five day notices for works to dangerous trees. 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 85 per cent.

Year	Tree applications received	Tree applications determined	Tree applications determined within 8 weeks	Target
2020/21	173	147	85%	80%
2019/20	201	185	100%	80%
2018/19	199	189	99%	80%
2017/18	199	200	99%	80%
2016/17	219	219	100%	80%

Planning Appeals

- 4.15 This section gives details about the number of appeals we received and the outcome.

Number of Planning Appeals

- 4.16 During the year, 28 planning appeals were lodged. This is a slight increase on previous years; most likely linked to the increased number of refusals. This encompasses all types, including appeals against planning application decisions and enforcement notices. Generally, 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

- 4.17 We have changed the way in which we measure performance on planning application appeals, to reflect the governments updated criteria for assessing local planning authority performance.
- 4.18 The government threshold is for no more than 10 per cent of an authority's total number of decisions on applications made during the assessment period to be overturned at appeal. There were no County Matters appeals during the assessment period. The District Matters appeals performance was well below the threshold for both major and non-major development, at 0 per cent and 0.4 per cent respectively.

Year	Total planning appeals lodged	Different types of planning application decisions subsequently allowed on appeal				
		County Matters Major	County Matters Non-Major	District Matters Major	District Matters Non-Major	Target for all types
2020/21	28	no data	no data	0% (0 / 1)	0.4% (8 / 1,963)	< 10%

Year	Total planning appeals lodged	Appeals against planning applications		
		Decided	Allowed	Target
2019/20	20	16	25%	< 35%
2018/19	24	12	33%	< 35%
2017/18	22	23	26%	< 35%
2016/17	20	33	18%	< 35%

Appeals against Enforcement Notices

- 4.19 There were decisions made on six appeals against enforcement notices, of which one was successful. No target was set for the year; we monitor this figure as an internal measure, to ensure that formal enforcement action is only being pursued where appropriate and reasonable to do so in the public interest.

Year	Enforcement appeals		
	Decided	Allowed	Target
2020/21	6	17%	no target
2019/20	4	25%	< 35%
2018/19	10	50%	< 35%

Compliance

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

Number of Potential Breaches of Planning Control

- 4.21 We received 368 reports of potential breaches of planning control, a similar number to the previous year which saw the highest number of new cases opened in any financial year since 2007/08.

Investigations into Potential Breaches

- 4.22 We carried out 134 initial site visits following reports of potential breaches of planning control; this compares to 231 the previous year. As the number of site visits was significantly below the number of new reports we received, the caseload of outstanding compliance investigations is at its highest ever level.
- 4.23 The percentage of initial site visits which were carried out within 15 working days was 53 per cent, well below both our target of 80 per cent and the 70 per cent achieved in 2019/20.
- 4.24 Continuing efforts have been made to reduce on-hand casework over the past few years. However, in 2020/21 staffing issues have limited our ability to investigate cases and take formal action. All new compliance reports were reviewed, however action was reduced to limited targeted enforcement only.

Year	Reports received of potential breaches of planning control	Initial site visits carried out within 15 working days of report	Target
2020/21	368	53% (71 / 134)	80%
2019/20	377	70% (161 / 231)	80%
2018/19	334	60% (83 / 139)	80%
2017/18	243	56% (67 / 119)	80%
2016/17	237	74% (159 / 215)	80%

5 Performance of our Local Plan policies

What are we monitoring?

- 5.1 The AMR covers the monitoring period 1 April 2020 to 31 March 2021. 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.
 - Dark Grey – no data
- 5.6 Of our Core Strategy, Allocations of Land and Mineral Safeguarding Areas indicators shown in this report, there are 43 indicators with a green status, 6 with amber and 7 with red. 17 indicators have no status as we do not have any data 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.

6 Spatial Development Strategy

CS01: National Significance and distinctive nature of the National Park

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 (%)	96% (745)	Bigger better	
Planning applications approved contrary to policy (%)	11% (9)	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	91%	Bigger better	
CS03: Settlement Form			
Planning applications approved supported by policy (%)	92% (34)	Bigger better	
Planning applications approved contrary to policy (%)	9% (1)	Smaller better	

- 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 2020 and March 2021, we received 58 enquiries or consultations from our neighbouring planning authorities. 20 of the consultations related to planning applications in those areas, or other planning matters (for example EIA screening requests). We did not object to any developments. The remainder of the consultation related to premises licences and the removal of payphones. We did not object to those consultations.
- 6.3 Of the applications which cited support under Policy CS01 in the decision, 367 were approved and three refused. And for those which were contrary to the policy, 72 were refused and four approved.

CS02: Achieving vibrant and sustainable settlements in the National Park

- 6.4 The aim of Policy CS02 is 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.

- 6.5 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 2021, by settlement type. As with previous years, the percentage of the approvals granted by settlement type are contrary to targets.

	CS02a – approvals in Rural Service Centres (target at least 50%)	CS02b – approvals in Villages (Targets approx. 20%)	CS02c – approvals in Cluster Communities and Open Countryside (Target no more than 30%)
2010-11	35.1%	9.5%	55.4%
2011-12	28%	11%	61%
2012-13	77%	21%	2%
2013-14	38%	12%	50%
2014-15	33%	9%	58%
2015-16	32%	9%	58%
2016-17	34%	9%	56%
2017-18	36%	7%	57%
2018-19	30%	9%	61%
2019-20	31%	10%	59%
2020-21	27%	12%	61%

- 6.6 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.
- 6.7 Approximately 91 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 exception being Bampton / Bampton Grange and Portinscale, which has 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. Several villages have access to other types of provision, such as tea rooms, cafes and restaurants and petrol stations with integrated shop, which all contribute to the vibrancy of an area.

CS03: Settlement Form

- 6.8 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. During the monitoring period, one planning application was approved which was deemed to be contrary to Policy CS03. Of the 48 applications which made specific reference to Policy CS03, 35 were approved.

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 	8 22	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 	2 8	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 	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. 25% of 0.217ha (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	No data	542 m ² per annum	
Number of applications for change of use of employment uses approved.	No data	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas.	67m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas.	0m ²		
Number of applications approved relevant tourism development by distinctive area.	No data		

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.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
North Distinctive Area	28%	21%	23%	19%	24%	23%	26%	23%	24%	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, 10 local need homes were provided during 2020-21. Approximately 60 per cent were in a Rural Service Centre and 40 per cent in a village.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Actual	Target
Number of houses built – target 15 pa	16	8	19	38	25	55	18	20	21	10	230	150

7.3 We also monitor the percentage of approved planning applications for new housing. In the North Distinctive Area a total of 30 new homes have been approved, which includes 21 local need homes, eight local affordable homes and one that is for multi-use. None of the approvals were in a Rural Service Centre, 8 were in villages and 22 in 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. 0%	At least 50%
Village	Approx. 27%	Approx. 20 %
Cluster community / open countryside	Approx. 73%	No more than 30%

7.4 No additional floorspace was approved. Six new units were approved for holiday letting.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total	Target
Employment floor space completions	98.5	771	357	972	671	1596	42	466	259	No data	5232.5m ²	5420m 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.

7.5 Applications relating to retail and town centre uses were granted in the North Distinctive Area, resulting in a net gain of 67m² of floorspace within the Central Shopping Area.

CS05: East Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in East Distinctive Area.	10%	7%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	14 17	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 8	4 per annum	
Number of houses provided, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	1 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)	No data	151.9 m ² p.a.	
Number of applications for change of use of employment uses approved.	No data	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission	-9m ²		
Number of applications relevant tourism development by distinctive area.	No data		

7.6 We anticipate that approximately seven per cent of all development will be in the East Distinctive Area. During the monitoring period 10 per cent of all planning approvals were in this area.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
East Distinctive Area	12%	11%	15%	15%	12%	11%	12%	12%	11%	10%

7.7 The seven per cent of development corresponds to four homes per annum based on our annualised target of 60 homes. A total of 31 new homes have been approved during the monitoring period. None of these were in a rural service centre location, 25 were in a village and six 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. 81%	Approx. 20 %
Cluster community / open countryside	Approx. 19%	No more than 30%

7.8 Eight local occupancy dwellings and one unfettered dwelling were completed during the monitoring period. Eight were new build and one a change of use. All were windfall sites, in an open countryside location.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Actual	Target
Number of houses built – target 4 pa	2	8	8	5	2	5	12	2	2	8	54	40

7.9 Four new holiday letting units were granted permission. No additional employment floor space was granted approval.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total	Target
Employment floor space completions	0	93.5	0	0	523	0	1	0	70	No data	687.5m ²	1519m 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.

7.10 Applications approved would result in a loss of -9m² floorspace for town centre uses.

CS06: West Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in West Distinctive Area.	8%	10%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	11 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 2	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 	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 10% of 0.217ha (0.217ha is a 35% plot ratio development of 0.62ha- the annual completion target, see Annex 1)	No data	217m ² p.a.	
Number of applications for change of use of employment uses approved.	No data	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission.	150m ²		
Number of applications relevant tourism development by distinctive area and settlement type.	No data		

7.11 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 eight per cent.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
West Distinctive Area	10%	11.5%	9%	8%	7%	7%	5%	11%	9%	8%

7.12 One new dwelling with a local occupancy clause was completed in the West Distinctive Area during the monitoring period, and one subject to a principal home condition.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Actual	Target
Number of houses built – target 6 pa	5	3	0	17	3	2	6	6	7	2	51	60

7.13 20 new local need dwellings were granted planning permission – 17 in a Rural Service Centre and three in a cluster community/open countryside location. No applications for gypsy or traveller sites were received.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 85%	At least 50%
Village	Approx. 0%	Approx. 20 %
Cluster community / open countryside	Approx. 15%	No more than 30%

7.14 No additional floorspace was approved.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total	Target
Employment floor space completions	0	125	0	146	0	236	0	0	-265	No data	242	2170

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

7.15 No applications for holiday letting were granted permission

7.16 150m² additional floorspace to support town centre uses was approved.

CS07: Central and South East Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in Central and South East Distinctive Area	45%	44%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	1 29	26 per annum	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Number of houses built, by type <ul style="list-style-type: none"> Affordable Local need 	0 19	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 	92%	100% of planning applications are granted planning permission	
Waste Management and Treatment Facilities	None	Approval of appropriate permission for waste management and treatment facility at Kendal Fell Quarry	
Amount of additional employment floorspace granted planning permission	2017m 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).	No data	954.8m ² p.a.	
Number of applications for change of use of employment uses approved	No data	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within central shopping areas	119m ²		
Amount of additional floorspace for town centre uses granted planning permission outside central shopping areas	-69m ²		
Number of applications relevant tourism development by distinctive area and settlement type.	No data		

7.17 This area is the most populated of the Distinctive Areas, and has the highest number of Rural Service Centres. We anticipate 44 per cent of all development to occur in this area and this year the figure was 45 per cent.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
Central and South East Distinctive Area	40%	45%	49%	40%	45%	46%	44%	41%	41%	45%

7.18 There were 19 houses built during the monitoring year 2020 - 2021 in the Central and South East Distinctive Area, which is below the target of 26 per annum. 18 were local need homes and one has a principal home restriction. Approximately 95 per cent were located in a Rural Service Centre and five per cent in open countryside.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Actual	Target
Number of houses built – target 26 pa	15	39	40	71	12	39	37	40	34	19	346	260

7.19 During the monitoring period 30 new dwellings were approved in the Distinctive Area – 25 were local needs dwellings, three agricultural workers homes, one local affordable and one with a principal home restriction. 18 were in a Rural Service Centre, two in a village and the remaining ten in either a cluster community or open countryside location.

	Actual	Target in Policy CS02
Rural Service Centre	Approx. 60%	At least 50%
Village	Approx. 7%	Approx. 20 %
Cluster community / open countryside	Approx. 33%	No more than 30%

7.20 Six new units of holiday accommodation have been approved.

7.21 2017m² employment floor space was granted planning permission.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total	Target
Employment floor space completions	300	289	693	106	1,903	175	1025	635	1526	No data	6652	9548 m 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.

7.22 Central Shopping Areas are established in Ambleside, Bowness, Windermere and Grasmere and within these areas we approved applications resulting in a net gain of 119m² new floor space to serve town centre uses (shops, financial and provisional services). Outside of the central shopping areas -69m² of town centre uses was lost.

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

Local Indictors	Actual	Target	On target
Number of applications relating to this policy	2		
Percentage of applications processed that support the policy and are approved	100%	100% Bigger better	
Percentage of applications processed that are contrary to the policy and are approved	0%	0% Smaller better	

7.23 Two applications where considered against Policy CS08 and all were approved.

CS09: South Distinctive Area

Local Indicators	Actual	Target	On target
Percentage of planning approvals in South Distinctive Area	14%	14%	
Number of houses granted planning permission, by type: <ul style="list-style-type: none"> Affordable Local need 	0 4	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 	5 2	8 per annum	
Number of houses built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 	0 0		
Area of land allocated as Local Green Space lost contrary to policy 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.	390m 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).	No data	303m ² p.a.	
Number of applications for change of use of employment uses approved	No data	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.	No data		

7.24 We anticipate that approximately 14 per cent of development will be in the South Distinctive Area. During the monitoring year 14 per cent of the planning approvals were recorded in this area.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21
South Distinctive Area	10%	11.5%	4%	18%	12%	13%	13%	13%	15%	14%

7.25 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, seven additional homes were built during 2020 – 2021. Five were local affordable homes and two had a local occupancy condition. Approximately 71 per cent of these new homes were in a Rural Service Centre and 29 per cent in a cluster community.

	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Actual	Target
Number of houses built – target 8 pa	24	12	9	20	6	10	22	14	6	7	130	80

7.26 We also monitor the number of approved planning applications for new housing in the South Distinctive Area. A total of four local need homes have been approved, equally split between a rural service centre location and a cluster community / open countryside location.

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

7.27 Two units of holiday accommodation were approved.

7.28 390m² of employment floorspace was approved within the area.

	11/12*	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	Total	Target
Employment floor space completions	373	752	34	0	0	45	0	41	-115	No data	1130	3030

7.29 Central Shopping Areas have been defined for Coniston and Hawkshead. No applications were received for new town centre uses.

8 Allocations of Land (Local Plan Part Two)

8.1 The Allocations of Land (Local Plan Part Two) was formally adopted by the Authority in November 2013.

Allocated sites for employment

8.2 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.

Site Reference	Location /Distinctive Area	Area of land available (hectare)	Status and floorspace of development (square metres)			Use type of floorspace (square metres)			
			No PP	With Full PP/ under construction	Complete	B1	B2	B8	Sui generis
		Total							
CA01M	Caldbeck/ North DA	0.10	✓						
KE01E	Keswick/ North DA			(-6445) 3635		- 6445			3635
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	✓						

8.3 To date, just three 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

Allocated sites for housing

8.4 To date, 180 new dwellings have been built on allocated sites. 35 per cent of the sites allocated for housing have been built out. This year, three dwellings have been completed on an allocated site and an additional 50 new homes have either full or outline permission.

Site reference	Location	With planning permission	Completions April 2020 – March 2021	Completions April 2013 – March 2020
AM01H	Ambleside			-
AM02H	Ambleside			-
AM03H	Ambleside			23
GR01H	Grasmere			11
GR02H	Grasmere			15
GR03H	Grasmere			-
ST01H	Staveley			18
ST02H	Staveley			-
WN02H	Windermere			12
WN03H	Windermere			-
WN04H	Winderemere			-
WN05H	Windermere			-
CR01H	Crosthwaite			13
TB01H	Troutbeck Bridge			-
WI01H	Witherslack			-
WI02H	Witherslack			-
HV01H	Haverthwaite			
HV01M	Haverthwaite			
CO01H	Coniston			5
CA01M	Caldbeck			-
KE01H	Keswick			11
KE03H	Keswick			55
KE02H	Keswick			
PT01H	Portinscale		3	
RS01H	Rosthwaite			
AS01H	Askham			
PB01H	Pooley Bridge			
BT01M	Bootle	50		
BT01H	Bootle			14
WB01H	Waberthwaite			
SI01H	Silecroft			
		50	3	177

9 Minerals Safeguarding Areas (Local Plan Part Three)

- 9.1 Whilst 291 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 legal by the Authority. The Matterdale Neighbourhood Development Plan was adopted in December 2015 and the Coniston Neighbourhood Development Plan was adopted in February 2016.
- 10.3 The policies used most frequently in determining applications in-line with the Matterdale Neighbourhood Plan were Policy MNP7 – Holiday Parks and MN8 – Environment.
- 10.4 The policies used most frequently in determining applications in-line with the Coniston Neighbourhood Plan are CNP1 – Our Community, CNP3 – Housing and CNP4 – Buildings, structures and sites of historic environment.
- 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 Custom build is where you buy a pre-prepared plot of land and then engage with a specialist design-and-build contractor to build it. Self-Build is where you find a plot of land, decide the design of your home, and then select a contractor to build it. In considering whether a home is a Self-Build or Custom Build home, relevant authorities must be satisfied that the initial owner of the home will have primary input into its final design and layout.
- 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.
- 11.4 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
- As of 31 October 2020, there are currently **41** individuals on the register and no associations, with **20** applicants under Part 1 and **21** under Part 2 of the register.

Base period	Time allowed for compliance with the duty	Nos of applicants	Part 1 / Part 2
Base period 1 16/03/2016 – 30/10/2016	-	0	0
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	12	Part 1 – 6 Part 2 - 6
Base period 5 31/10/2019 – 30/10/2020	31/10/2020 – 30/10/2023	15	Part 1 – 6 Part 2 - 9

- 11.5 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. Or through the traditional route of windfall sites where an applicant has access to a plot of land, has designed the house and seeks planning permission for the scheme.
- 11.6 We report to MHCLG our performance against the Statutory Duty to meet demand on Self-Build Day, which is the 30 October each year. Between 31 October 2020 and 31 March 2021 we approved **seven** dwellings which satisfy the self-build definition. We have met our duty for this monitoring period.

ANNEX 1: Local Indicator Summary 2020-2021

Local indicator	2020 - 2021		On target
	Actual	Target	
Vision Outcome: Contributing to a Prosperous Economy			
Planning applications approved supported by policy.	51 (88%)	Bigger better	
Planning applications approved contrary to policy.	1 (16%)	Smaller better	
Amount of additional employment floorspace granted planning permission (B1, B2, B8)	2407m ²		
Amount of additional employment floorspace completed (B1, B2, B8)	No data	Approximately 2170 m ² (pa) ²	
Amount of employment land available on allocated sites.	7.26ha	Decreasing from 9.2ha	
Number of applications for change of use of employment uses approved.	No data	Smaller better	
Number of houses (holiday lets) approved	22		
Percentage of applications relating to farm diversification that involve reuse or extend existing buildings.	(59%)	Bigger better	
Amount of employment land granted planning permissions on allocated sites.	None	0.74 ha per year (Approximately 2590m ² pa)	
Number of employment jobs safeguarded (estimated)	75.5		
Number of additional employment jobs created (estimated)	168.5		
Vision Outcome: Contributing to World Class Visitor Experiences			
Planning applications approved supported by policy	76 (82%)	Bigger better	
Planning applications approved contrary to policy	1 (11%)	Smaller better	
Percentage of new tourism development in rural service centres, Ravenglass and Pooley Bridge	8%	Bigger Better	
Number of applications relevant to tourism development.	93		
Vision Outcome: Contributing to Vibrant Communities			

² 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.

Local indicator			2020 - 2021		On target
			Actual	Target	
Planning applications approved supported by policy			98 (92%)	Bigger better	
Planning applications approved contrary to policy			5 (23%)	Smaller better	
Number of houses granted planning permission by type: <ul style="list-style-type: none"> Local Affordable Local need 			34 79	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 			7 37	60 per annum	
Net additional house built, by type: <ul style="list-style-type: none"> Open Market Gypsy/Traveller 			1 0		
Density of new housing built.			40%> 30dph ³	100% > 30 dph	
Number of houses granted planning permission on allocated sites (in accordance with Policy CS18).			none	40	
The density of housing delivered on allocated housing sites (See the below)			30	At least 30 dwellings per hectare	
Site Ref	Amount of land allocated	Number of units delivered			
PT01H	0.10ha	3			
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	
Area of land allocated as Local Green Space lost contrary to policy CS21.			zero	zero	
Number of applications approved for change of use to non-town centre use			2	Smaller better	
Amount of additional floorspace for town centre uses granted planning permission within Central Shopping Areas.			186m ²		

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	2020 - 2021		On target
	Actual	Target	
Amount of additional floorspace for town centre uses granted planning permission outside Central Shopping Areas.	-214m ²		
Number of applications for change of use to a non-town centre use which has been approved.	2	Smaller better	
Vision Outcome: Contributing to a Spectacular Landscape, Wildlife and Cultural Heritage			
Planning applications approved supported by policy.	779 (98%)	Bigger better	
Planning applications approved contrary to policy.	13 (8%)	Smaller better	
Percentage of listed building and conservation area consent applications processed that support policy CS27 and are approved.	295 (98%)	Bigger better	
Percentage of listed building and conservation area consent applications processed that are contrary to policy CS27 and are approved.	5 (8%)	Smaller better	
Minerals and Waste			
Planning applications approved supported by policy.	4 (100%)	Bigger better	
Planning applications approved contrary to policy.	0%	Zero	
Design and development			
Planning applications approved supported by policy.	1389 (98%)	Bigger better	
Planning applications approved contrary to policy.	15 (8%)	Smaller better	
New and converted houses provided on previously developed land.	51%		
No. of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	None	0 per annum	

ANNEX 2: 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 71) 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 2021.

	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%
2019-2020	59	13	72	100%
2020-2021	44	3	47	94%
Total	629	193	822	

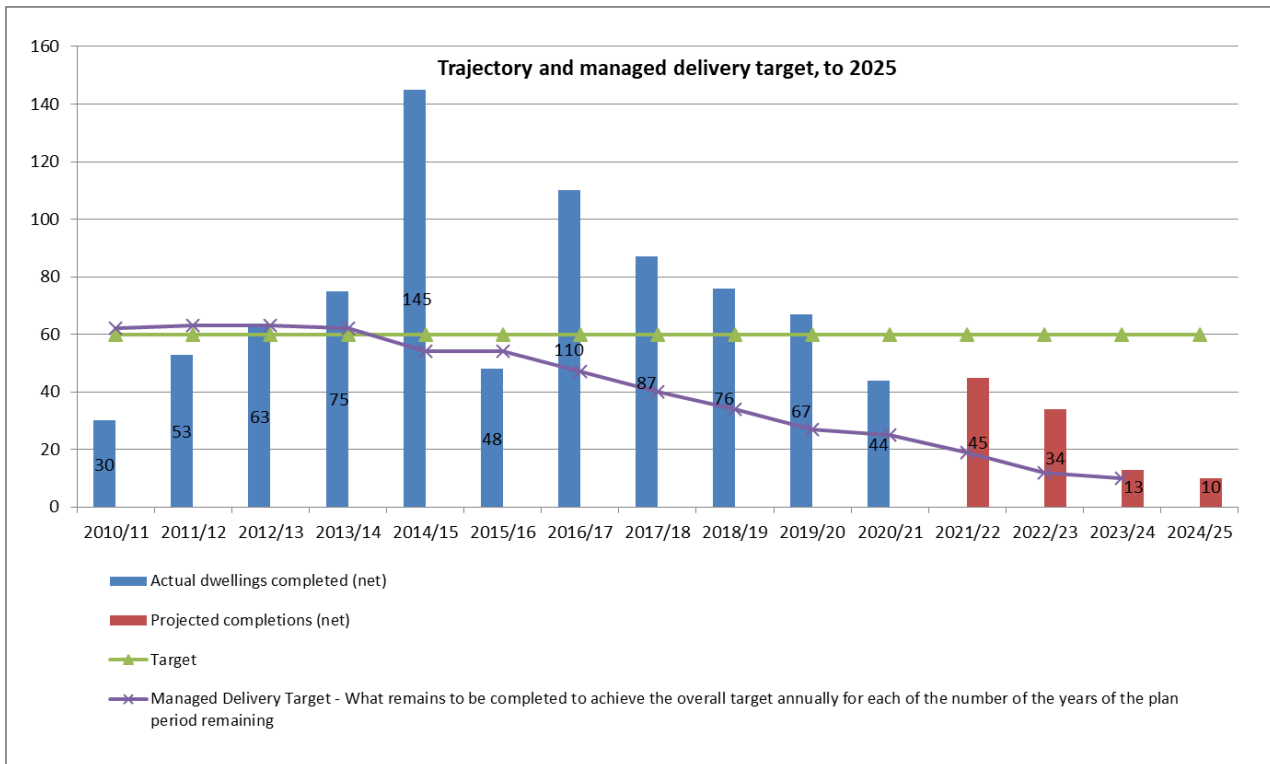
The table below identifies the number of windfall permissions between April 2010 and March 2021.

	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%
2019-2020	97	-	97	100%
2020-2021	115	-	115	100%
Total	1169	158	1327	

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 3: 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 needs 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

Facebook: <https://www.facebook.com/lakedistrictnationalpark>

Twitter: <https://twitter.com/lakedistrictnpa>

Instagram: <https://www.instagram.com/lakedistrictnpa/>



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