



Figure 1 Photo credit: Naik Media

HOUSING LAND ANNUAL POSITION STATEMENT

August 2021

ABSTRACT

This document provides an assessment of the 5 year housing land position against the housing figure set out in Policy 15 of the Local Plan using the standard method as required by the National Planning Policy Framework.

LDNPA

Housing Land Position Statement

- 1.1 The National Planning Policy Framework (NPPF) published July 2021, requires local planning authorities to ensure that their strategic policies provide a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address objectively assessed needs for housing over the plan period, in line with the presumption in favour of sustainable development, as far as is consistent with the policies set out in the NPPF.
- 1.2 National Park Authorities are not required to provide for objectively assessed needs for housing as there are policies within the NPPF that protect National Parks and provide a strong reason for restricting the overall scale, type or distribution of development. Our strategic approach to housing is strongly focused on making meaningful interventions into the housing market. We do not have a general housing target, instead we maintain a focus on affordable housing and meeting local housing needs.
- 1.3 Table 1 sets out the overall housing land position for the Lake District for the Local Plan, 2020 – 2035. The table shows an overall supply of land for **1917** dwellings to meet the requirement of 1200 dwellings to 2035, when account is taken of existing permissions (See Appendix 2), sites allocated in the submitted Local Plan and estimated windfall sites. While this suggests there may be sufficient land for the longer term, it is important to note that the overall supply includes windfall sites which by their very nature are difficult to predict. The land supply will be monitored annually and reviewed as necessary.

Table 1: Overall Housing Land Supply (2020 – 2035)

Overall Housing Land Supply Calculation		Figure
a	Housing requirement: 1 April 2020 – 31 March 2035 (15 years x 80 dwellings)	1200
b	Net completions	47
c	Residual requirement (a – b)	1153
d	Total Housing Land Supply , comprising <ul style="list-style-type: none"> • Sites with planning permission at 31 March 2021 (under construction)(232) • Sites with planning permission at 31 March 2021 (not started)(263) • Less 10 per cent¹(-50) • Allocations of land (2020 – 2035) (617) • Additional windfall estimate² 2020 – 2035 (855) 	1917
e	Overall Housing Land Supply Surplus (d-c)	764

- 1.4 Local planning authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirements set out in adopted strategic policies, or against their housing need where the strategic policies are more than five years old. The Authority's Local Plan was adopted in May 2021, so we are calculating our five year supply using

¹ Ten per cent adjustment to sites with planning permission to account for historical non implementation / non completion of planning permissions

² This comprises projecting forward the annual average windfall site completions over the period 2010 – 2021

the housing figure set out in Policy 15: Housing (a minimum of 1200 new homes during the plan period).

- 1.5 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.

Based on the deliverable land supply of 555 units identified below, the Authority's five year land supply calculation is as follows:

Table 2: Five year housing land supply (2021 – 2026)

Land Supply		Calculation	Figure
a	Housing requirement: 1 April 2020 – 31 March 2035	15 yrs. x 80	1200
b	Plus 5% buffer over period	1200 x 1.05	1260
c	Annual requirement	1260/15 yrs.	84
d	5-year requirement	84 x 5	420
e	Deliverable ³ land supply comprising <ul style="list-style-type: none"> • Sites with planning permission at 31 March 2021 under construction less 10%(209) • Allocations of land (0-5 years) (346) 	Total supply from sources	555
f	Land supply in years	e / c	6.6 years supply

- 1.6 The Authority can therefore demonstrate a supply of 6.6 years of housing land against its local housing need using the methodology set out in the table above.
- 1.7 In line with the NPPF and PPG the Authority only includes sites allocated in the Local Plan that are available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on site within five years. Of the six sites considered in Table 2 (Appendix 1: Table 6), three have planning permission and three have a developer on board. Build rate assumptions in the five year supply calculation are largely based on the anticipated build rates by developers, agents etc. and through our annual housing monitoring and correspondence.
- 1.8 The NPPF (paragraph 71) states that an allowance can be made for windfall sites in the anticipated housing supply where there is compelling evidence that they will provide a reliable source of supply. It states that any allowance should be realistic having regard to historic windfall delivery rates and expected future trends. Within the Lake District there is clear evidence that windfall completions have made a significant contribution to housing delivery over recent years and trends strongly suggest that they will continue to do so. An analysis of windfall trends is provided below.

³ 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.

Table 3: Windfall Completions 2010-2021

Year	Windfall completions	Total completions	% Windfall	Five Year average (units)
2010/11	30	30	100%	n/a
2011/12	53	53	100%	n/a
2012/13	63	63	100%	n/a
2013/14	37	75	49%	n/a
2014/15	85	145	59%	54
2015/16	48	48	100%	57
2016/17	65	110	59%	60
2017/18	85	95	89%	64
2018/19	60	84	71%	69
2019/20	59	72	82%	63
2020/21	44	47	94%	63

- 1.9 The average rate of housing development from windfall sites over the period 1 April 2016 to 31 March 2021 was 63 units per year, remaining the same as the average of 63 per year the preceding five year period. In 2020/21 there were 44 dwellings completed on windfall sites, out of a total 47 dwellings, and windfall completions therefore comprised 94 per cent of the total completions. The average development on windfall sites over the period 1 April 2010 to 31 March 2021 was 57 units per year.

Table 4: Housing Trajectory 2021-2026 – Additional Windfall Allowance

Site Name	2021-2022	2022-2023	2023-2024	2024-2025	2025 - 2026	NPPF Deliverable units 5 year
Windfall Allowance all sites	57	57	57	57	57	285
Sub Total	57	57	57	57	57	285

Table 5: Five year housing land supply (2021 – 2026) with windfall allowance

Land Supply	Calculation	Figure
a Housing requirement: 1 April 2020 – 31 March 2035	15 yrs. x 80	1200
b Plus 5% buffer over period	1200 x 1.05	1260
c Annual requirement	1260/15 yrs.	84
d 5-year requirement	84 x 5	420
e Deliverable land supply comprising <ul style="list-style-type: none"> Sites with planning permission at 31 March 2021 under construction less 10%(209) Allocations of land (0-5 years) (346) Additional windfall estimate 2021-2026 (285) 	Total supply from sources	840
f Land supply in years	e / c	10 years supply

1.10 When a windfall allowance is used in the calculation, the Authority can demonstrate a supply of 10 years of housing land against its local housing need using the methodology set out in the table above.

1.11 As advised in the planning practice guidance a clear and transparent table of assumptions is provide below which summarises the above information.

Assumption	Explanation
Implementation rates on permissions	Each site is individually assessed based on information from developers and individuals. A 10 per cent discount has been applied to the total number of dwellings, based on historic trend data on lapsed rates for sites granted planning permission.
Lead in times	Where lead in time information is provided by developers and landowners as part of our ongoing correspondence and survey work this is used. As a general guideline: up to 1 year for design stage and relevant consents for sites less than 40 dwellings, and up to 2 years for design and consents on sites of more than 40 dwellings. Planning Performance Agreements will also help to inform lead in times.
Build rates	Build rates provided by developers/site owners are generally used, and elsewhere trend data is applied.
Windfall allowance	Allowances are based on average windfall completion rates over the period 1 April 2010 to 31 March 2021. 57 dwellings per year are assumed.

Appendix 1: Allocations of Housing Land Supply Assessment

Table 6: Housing Supply Trajectory 2021-2026 – Allocations of Land with consent, planning application submitted or developer on board.

Site Name	Settlement	Estimated nos. of houses @30dph	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	NPPF Deliverable units 5 year
CSE04H – Field off A593 to south of dwellings on Loughrigg Meadow	Ambleside	28		28				28
CSE01M – Land at Orrest Head Farm	Windermere	150			60	60	30	150
EDA01H – Land west of Penruddock Village Hall	Penruddock	17		11				11 ⁴
NDA01H – Sheepdog Field Extension	Keswick	87			40	40	7	87
WDA05H – Land behind Bradbury House	Gosforth	15		15				15
WDA02M – Wellbank Camp	Bootle	55			20	20	15	55
Sub Total		352	0	54	120	120	52	346

Table 7: Housing Trajectory 2020-2035 – Allocations of Land

Site Name	Settlement	Estimated nos. of houses @30dph	0-5 years [Deliverable]	6-10 years [Developable]	11-15 years [Developable]
CSE01H – Land north of Cornbirthwaite Road	Windermere	13		13	
CSE02H – Former Garden Centre	Windermere	11			11
CSE03H – Extension to Seedfields	Staveley	36		36	
CSE04H – Field off A593 to south of dwellings on Loughrigg Meadow	Ambleside	28	28		
CSE01M – Land at Orrest Head Farm	Windermere	150	150		
CSE04H – Land at Ambleside Road	Windermere	18		18	
CSE06M – MacDonaldis Hotel Car Park	Bowness	5			5
EDA01H – Land west of Penruddock Village Hall	Penruddock	17	11		
EDA02H – Land adjacent to Greenside Road	Glenridding	8		8	

⁴ Planning permission for 11 units approved

EDA03H – Land to the west of Fell Croft	Pooley Bridge	10		10	
EDA04H – Land off Helton Road	Askham	13		13	
NDA01H – Sheepdog Field Extension	Keswick	87	87		
NDA02H – Keswick Convention Centre	Keswick	18		18	
NDA03H – Land adjacent to Borrowdale Vicarage		10			10
NDA02M – Land adjacent to Woodclose	Keswick	10		10	
SDA01H – Land off Finsthwaite Land	Backbarrow	23		23	
SDA01M – The Croft Hotel & Apartments	Hawkshead	10			10
WDA01H – Land rear of GP surgery	Bootle	19		19	
WDA02H – Land rear of Pikingthorn	Bootle	25		79	
WDA03H – Land west of Victory Gardens	Bootle	13		13	
WDA04H – Land north of Victory Gardens	Bootle	10		10	
WDA05H – Land behind Bradbury House	Gosforth	15	15		
WDA0-6H – Kellet Field	Silecroft	13		13	
WDA02M – Wellbank Camp	Bootle	55	55		
Sub Total		617	346	283	36

Appendix 2: Schedule of extant and implemented permissions at 31 March 2021

Based on building control records for dwellings under construction or completed, supplemented by site surveys.

Address	Settlement	Application Reference	Net	Completed	Under Construction	Not Started	Windfall / Allocation
Allerdale							
Bassenthwaite railway station		7/1978/2152	1	0	1	0	Wind
Lonning Head, Greenhead	Branthwaite	7/1983/2041	1	0	1	0	Wind
Barns at Low Farm	Blindcrake	7/2004/2102	2	0	2	0	Wind
Land @ Fellbeck, Rogerfield	Keswick	7/2005/2259	3	1	0	2	Wind
Blackwood Farm	Braithwaite	7/2012/2123	1	0	1	0	Wind
11 St Johns Street	Keswick	7/2010/2297	2	1	1	0	Wind
Keswick Youth Centre, Main Street	Keswick	7/2010/2328	10	0	10	0	Wind
Highgate	Bewaldeth	7/2013/2019	1	0	1	0	Wind
Battersby Hall, Church Street	Keswick	7/2012/2271	5	5	0	0	Wind
Dalton Cottage	Bassenthwaite	7/2014/2101	1	0	1	0	Wind
Forge Mill, The Forge	Keswick	7/2014/2099	3	0	3	0	Wind
North Row Farm	Bassenthwaite	7/2014/2255	2	1	1	0	Wind
Stanwin, 14a Fenton	Keswick	7/2015/2188	2	2	0	0	Wind
Eps Farm, Strawberry How Road, Embleton		7/2019/2106	3	0	3	0	Wind
Beck Grange Farm	Caldbeck	7/2014/2188	1	0	1	0	Wind
Kirkfell House	High Lorton	7/2016/2334	1	0	1	0	Wind
Refectory Keep	Keswick	7/2015/2066	1	0	1	0	Wind
Land adjacent How End Cottages	Embleton	7/2016/2197	2	1	0	1	Wind
Kestrel Lodge	Bassenthwaite	7/2015/2064	3	1	2	0	Wind
Thelmlea, Braithwaite	Braithwaite	7/2016/2083	2	0	0	2	Wind
Egertons Garage, Ivy Cragg	Thornthwaite	7/2016/2194	1	0	0	1	Wind
9 Market Square	Keswick	7/2016/2060	1	0	1	0	Wind

Land to the east of the childrens play area,	Hesket Newmarket	7/2016/2092	1	0	1	0	Wind
Barn at Longlands	Uldale	7/2017/2035	1	0	1	0	Wind
Bassenthwaite Hall Farm	Bassenthwaite	7/2019/2135	1	0	1	0	Wind
Land to south of Derwent Lodge	Portinscale	7/2016/2314	3	3	0	0	Wind
Isel Mill	Isel	7/2017/2255	1	0	1	0	Wind
Palace How	Cockermouth	7/2017/2222	1	0	0	1	Wind
High Side	Embleton	7/2018/2306	1	0	0	1	Wind
16 Church Street	Keswick	7/2018/2012	1	1	0	0	Wind
Rear of 1-3 Stanger Street	Keswick	7/2017/2344	4	2	2	0	Wind
Land adjacent to Croft Barn	Low Lorton	7/2017/2129	5	0	5	0	Wind
Howburn	Caldbeck	7/2018/2171	1	0	1	0	Wind
Oak Bank Farm	Loweswater	7/2020/2091	3	0	3	0	Wind
Sunset Hill	Keswick	7/2018/2139	1	0	1	0	Wind
Site to rear of 61 Headlands	Keswick	7/2018/2308	1	0	0	1	Wind
Gill Brow Farm	Newlands	7/2018/2205	1	0	1	0	Wind
Land at Pow Wood, Portinscale	Portinscale	7/2019/2127	4	0	4	0	Wind
Land to the west of Riverside, Embleton	Embleton	7/2019/2037	3	0	0	3	Wind
Keswick Methodist Church, Southey Street	Keswick	7/2018/2147	4	0	4	0	Wind
Land at Powter How, Thornthwaite	Thornthwaite	7/2019/2042	1	0	1	0	Wind
9a Bank Street, Keswick	Keswick	7/2019/2132	1	0	1	0	Wind
24 Helvellyn Street, Keswick	Keswick	7/2019/2243	1	0	0	1	Wind
Thresher Barn Annexe, Blindcrake	Blindcrake	7/2019/2257	1	0	0	1	Wind
18 Otley Road, Keswick	Keswick	7/2019/2269	4	0	4	0	Wind
7 The Bungalows, Windebrow Avenue, Keswick	Keswick	7/2019/2301	1	0	1	0	Wind
Bassenthwaite Church Room and Hearse House, Bassenthwaite	Bassenthwaite	7/2020/2044	1	1	0	0	Wind
Coledale Cottage, Braithwaite	Braithwaite	7/2020/2023	1	0	0	1	Wind
Croft Barn, Low Lorton	Low Lorton	7/2019/2230	5	0	5	0	Wind
Land at Westray Farm, Sunderland	Sunderland	7/2020/2161	1	0	0	1	Wind
Cumbria Outdoors Fellside Centre, Caldbeck	Caldbeck	7/2020/2058	3	0	3	0	Wind
Cornhow Farm, Loweswater		7/2020/2081	1	0	0	1	Wind
Oakleigh, Dubwath	Dubwath	7/2020/2124	2	0	0	2	Wind
Keswick Garden Centre, Underskiddaw		7/2019/2305	6	0	0	6	Wind
Low Swinside, Lorton		7/2020/2254	1	0	0	1	Wind

Evening Hill, Hesket Newmarket	Hesket Newmarket	7/2020/2258	1	0	0	1	Wind
Land adjacent to Meadow Bank, High Lorton	High Lorton	7/2020/2305	1	0	1	0	Wind
Mireside, Bassenthwaite	Bassenthwaite	7/2020/2198	1	0	0	1	Wind
Sub total			119	19	72	28	
Eden							
Land off Station Road	Threlkeld	7/2018/3187	5	5	0	0	Wind
Housing site, Great Wood	Glenridding	7/2012/3113	8	8	0	0	Wind
The Riddings, Threlkeld	Threlkeld	7/2018/3022	3	2	1	0	Wind
Lowther Deer Park	Lowther	7/2004/3124	1	0	1	0	Wind
Former Water Treatment works	Dockray	7/2012/3067	1	0	1	0	Wind
Sycamore House	Threlkeld	7/2015/3107	4	1	1	2	Wind
Former RC Church	Glenridding	7/2012/3138	1	0	0	1	Wind
Hartsop Fold	Hartsop	7/2018/3111	1	0	1	0	Wind
Land at rear of the Paddock	Threlkeld	7/2015/3014	1	0	1	0	Wind
Yew Tree Barn, Yew Cottage	Dacre	7/2014/3048	1	0	1	0	Wind
Butt House, High Street	Pooley Bridge	7/2014/3096	1	0	1	0	Wind
West Dene	Threlkeld	7/2017/3009	1	1	0	0	Wind
Wesco Farm	Threlkeld	7/2016/3167	2	0	0	2	Wind
Land at Stybarrow Terrace, Greenside Road	Glenridding	7/2016/3014	1	0	1	0	Wind
Denton Hill	Lowthwaite	7/2018/3204	1	0	0	1	Wind
High Row Farm	Threlkeld	7/2018/3031	1	1	0	0	Wind
Land to west of Station Road	Threlkeld	7/2018/3129	5	0	0	5	Wind
Land off Station Road	Threlkeld	7/2018/3187	3	0	0	3	Wind
Longthwaite Farm	Watermillock	7/2018/3007	2	0	0	2	Wind
Park House	Watermillock	7/2017/3111	1	0	1	0	Wind
Kilncroft	Thackthwaite	7/2017/3139	1	0	0	1	Wind
Land adjacent Kohima	Penruddock	7/2018/3095	3	0	0	3	Wind
High Rough Hill, Askham		7/2019/3026	1	0	1	0	Wind
Land behind Rakestraws, Penruddock	Penruddock	7/2019/3042 7/2019/3041	4	0	4	0	Wind
Foxhill Barn, Lowthwaite, Matterdale	Lowthwaite	7/2019/3061	1	0	0	1	Wind
Bennet Head Farm, Watermillock	Watermillock	7/2019/3002	1	0	1	0	Wind
Land at Greenside Road, Glenridding	Glenridding	7/019/3085	5	0	0	5	Wind
Wham Head Farm, Hutton Roof	Hutton Roof	7/2019/3163	1	0	1	0	Wind

Land opposite The Herdwick Inn, Penruddock	Penruddock	7/2018/3072	11	0	0	11	Wind
Barn belonging Gill Head Farm, Troutbeck	Troutbeck	7/2020/3081	1	0	0	1	Wind
Rookin House Farm, Troutbeck		7/2020/3124	1	0	0	1	Wind
Annex Station House, Troutbeck	Troutbeck	7/2020/3158	1	0	0	1	Wind
Site adjacent to West View, Penruddock	Penruddock	7/2020/3156	5	0	0	5	Wind
Elmhouse, Pooley Bridge	Pooley Bridge	7/2021/3006	1	0	0	1	Wind
Barn at Mirehouse, Threlkeld		7/2019/2326	1	0	1	0	Wind
Land at Blease Road, Threlkeld	Threlkeld	7/2019/3134	8	0	8	0	Wind
Sub total			90	18	26	46	
Copeland							
Summer Hill, Chapel Lane	Bootle	7/1991/4069	15	7	0	8	Wind
Westwood Cottages	Calder Bridge	7/2002/4043	1	0	1	0	Wind
Barns at Swallowhurst	Bootle	7/1994/4011	2	1	1	0	Wind
Land and buildings at Mill Street	Bootle	7/1998/4073	1	0	1	0	Wind
Swinside	Kinniside	7/2008/4003	1	0	1	0	Wind
Thornholme	Calderbridge	7/2012/4050	1	0	1	0	Wind
Sledbank Farm	Silecroft	7/2012/4022	2	1	0	1	Wind
Shannon Rise, Chapel Lane	Bootle	7/2015/4024	1	0	0	1	Wind
Land adjacent to Springfield	Ravenglass	7/2015/4091	1	0	1	0	Wind
Hickory House	Silecroft	7/2016/4023	1	0	1	0	Wind
Wholepippin	Whicham	7/2016/4085	1	0	0	1	Wind
Millstones	Bootle	7/2018/4079	1	0	1	0	Wind
Land to south of Bootle Surgery, off Chapel Lane	Bootle	7/2017/4089	1	0	0	1	Wind
Valley End Service Station	Silecroft	7/2015/4040	9	0	0	9	Wind
Parsonage Farm	Irton	7/2017/4094	1	0	1	0	Wind
Land to rear of Mandalay bungalow	Waberthwaite	7/2018/4009	1	0	0	1	Wind
Mill Gate, Broad Oak	Ravenglass	7/2018/4039	1	0	0	1	Wind
Muckleground	Waberthwaite	7/2018/4037	1	0	1	0	Wind
Long Moor Head, Kinniside		7/2019/4057	1	0	1	0	Wind
Former Science Block, Harecroft Hall, Gosforth	Gosforth	7/2019/4102	1	0	0	1	Wind
Beck Place Services, Beck Place	Gosforth	7/2017/4065	3	0	0	3	Wind
Land adjacent to Ellerslie, Gosforth	Gosforth	7/2019/4067	16	0	0	16	Wind
3 Temple Terrace, The Square, Gosforth	Gosforth	7/2020/4032	1	0	0	1	Wind
Cubben Farm, Irton		7/2020/4033	1	0	0	1	Wind
Barn, Broom Handle Cottage	Duddon Bridge	7/2017/4080	1	0	1	0	Wind

Beck Bank Farm	Thwaites	7/2018/4133	1	0	0	1	Wind
Low Hurst Barns, Ulpha		7/2020/4059	3	0	0	3	Wind
Low Wood Hall Hotel, Wasdale	Wasdale	7/2019/4065	1	1	0	0	Wind
Valley End Farm Buildings, Silecroft	Silecroft	7/2018/4011	4	0	0	4	Wind
Wellbank, Bootle		7/2015/4085	18	0	0	18	Alloc
Parsonage Farm	Silecroft	7/2018/4134	1	0	0	1	Wind
Sub Total			94	10	12	72	
South Lakeland							
Slack Cottage	Ambleside	7/1984/5134	1	0	1	0	Wind
Stockdale	Longsleddale	7/1978/5431	1	0	1	0	Wind
Land off New Street	Broughton in Furness	7/1998/5204	14	11	3	0	Wind
Rock Cottage Barns	Gawthwaite	7/1989/5243	3	2	0	1	Wind
Barn adjacent to Thwaite Bridge Farm	Thwaite Head	7/1991/5154	1	0	1	0	Wind
Land adjacent to Bridge End House	Haverthwaite	7/1995/5580	3	0	1	2	Wind
South Crescent	Windermere	7/1996/5290	1	0	1	0	Wind
Seattle Hall Barn	Seattle	7/2000/5122	3	0	3	0	Wind
The Plough Inn	Selside	7/2009/5636	4	2	0	2	Wind
Hall Dunnerdale	Seathwaite	7/2002/5229	1	0	1	0	Wind
Plots 1, 2 and 3, The Gill	Lindale	7/2007/5433	3	0	3	0	Wind
Sand Aire	Crook	7/2003/5510	1	0	1	0	Wind
Backbarrow Ironworks	Backbarrow	7/2002/5383	10	5	0	5	Wind
Land opposite Longhowe End	Witherslack	7/2007/5370	1	0	1	0	Wind
Former gas works site, Blue Hill Road	Ambleside	7/2007/5087	16	8	0	8	Wind
The Mountain Centre, Market Street	Broughton In Furness	7/2010/5530	3	2	0	1	Wind
1 Oakland Drive,	Windermere	7/2013/5634	1	0	1	0	Wind
Land to west of Kitchen Syke	Torver	7/2017/5016	2	2	0	0	Wind
Land off Post Knott	Bowness	7/2012/5363	3	2	0	1	Wind
Land at Beechwood Close	Bowness	7/2012/5601	1	0	1	0	Wind
Leven View, Brow Edge Road	Backbarrow	7/2012/5243	1	0	1	0	Wind
Land at Lickbarrow Road	Windermere	7/2019/5084	5	0	2	3	Wind
Bracken Barn	Rusland	7/2013/5153	1	0	0	1	Wind
Site adjacent to Beckthwaite, Beemire Lane	Windermere	7/2015/5401	3	2	0	1	Wind
The Barn	Thwaite Head	7/2013/5390	1	0	1	0	Wind

Longhowe End Farm	Witherslack	7/2012/5689 7/2019/5532	6	0	0	6	Wind
Land opposite Christmas Cottage	Chapel Stile	7/2014/5527	3	3	0	0	Wind
South Fellside, Kendal Road	Bowness	7/2019/5197	2	1	1	0	Wind
Hardriggs Barn	Crosthwaite	7/2017/5096	1	1	0	0	Wind
Former Joiners workshop at Rose Cottage	Lakeside	7/2015/5345	1	0	1	0	Wind
Houkler Hall	Blawith	7/2014/5184	1	0	1	0	Wind
Great Knott	Blawith	7/2013/5623	2	0	2	0	Wind
Bradleyfield House	Underbarrow	7/2015/5033	1	0	1	0	Wind
Compston Street	Ambleside	7/2006/5005	15	12	0	3	Wind
Rusmickle	Lyth	7/2018/5486	2	0	0	2	Wind
Halecat Cottage	Witherslack	7/2014/5583	1	0	1	0	Wind
Rosedale, Ferney Green	Bowness	7/2018/5299	1	0	1	0	Wind
Land at Thrang Lodge	Chapel Stile	7/2014/5559	1	0	1	0	Wind
Spoon Hall, Haws Bank	Coniston	7/2014/5549	2	0	2	0	Wind
Greenhead Farm	Colton	7/2014/5779	1	0	1	0	Wind
The Old Vicarage	Witherslack	7/2015/5067	1	0	1	0	Wind
The Garth	Near Sawrey	7/2015/5394	2	1	1	0	Wind
Land off Yewdale Road	Coniston	7/2015/5125	6	0	6	0	Wind
Land off Yewdale Road	Coniston	7/2016/5661	7	0	7	0	Wind
4 Helm Close	Bowness	7/2019/5131	1	0	0	1	Wind
Smallwood House Hotel, Compston Road	Ambleside	7/2015/5477	6	5	1	0	Wind
J F Martin, Compston Road	Ambleside	7/2015/5729	1	1	0	0	Wind
Low Plain Farmhouse	Brigsteer	7/2015/5273	4	0	3	1	Wind
Talisker House, Brantfell Road	Bowness	7/2016/5428	1	1	0	0	Wind
Barn adjacent to Sandfold Farm	Staveley	7/2016/5344	1	0	1	0	Wind
Highfield, Rayrigg Road	Windermere	7/2016/5881	1	0	1	0	Wind
39 Broad Street	Windermere	7/2016/5555	1	0	1	0	Wind
Fallen Yew	Underbarrow	7/2016/5306	2	1	1	0	Wind
32 Thornthwaite Road	Windermere	7/2017/5097	1	0	0	1	Wind
Stonelands	Field Broughton	7/2017/5734	1	0	0	1	Wind
Co-op Wholesale Society Ltd, The Square	Hawkshead	7/2016/5100	2	0	0	2	Wind
5,6,7 Limetree Cottages	Hawkshead	7/2019/5156	3	0	0	3	Wind
Cannon Belle, Storrs	Windermere	7/2017/5151	1	0	1	0	Wind
Site adjacent Black Beck Lane	Hawkshead	7/2018/5286	3	0	3	0	Wind

High Yews	Crosthwaite	7/2017/5469	1	0	1	0	Wind
Stonelands Cottage	Field Broughton	7/2017/5399	1	0	0	1	Wind
Scroggs Farm	Staveley	7/2017/5173	1	1	0	0	Wind
Rawfold, Bank End	Broughton in Furness	7/2017/5427	3	0	0	3	Wind
Brookdene Brook Road	Windermere	7/2016/5422	1	0	0	1	Wind
Midways, Windy Hall Road	Bowness	7/2017/5549	1	0	1	0	Wind
The Cottage, Church Street	Broughton in Furness	7/2017/5615	1	0	0	1	Wind
Hollin Bank Farm	Coniston	7/2017/5227	1	0	1	0	Wind
Squirrel Bank Plot, Ferry View	Bowness	7/2017/5609	1	0	1	0	Wind
Fell View & Barn	Ayside	7/2017/5542	1	0	0	1	Wind
Garth Nook	Torver	7/2017/5577	1	0	1	0	Wind
Gatesbiel. New Road	Windermere	7/2018/5658	2	2	0	0	Wind
Land adjacent to Hawksgarth	Hawkshead	7/2017/5828	1	0	0	1	Wind
Brantholme, Victoria Road	Windermere	7/2017/5835	1	0	1	0	Wind
Oakland, Carriage Drive	Windermere	7/2018/5224	1	0	0	1	Wind
Low Birks	Crosthwaite	7/2018/5210	2	0	2	0	Wind
3 Gale Crescent, Lower Gale	Ambleside	7/2018/5084	2	0	0	2	Wind
Former Orchard	Elterwater	7/2018/5050	1	0	1	0	Wind
Site to north of Mclver Lane	Waterhead	7/2017/5710	5	5	0	0	Wind
Land to rear of Cross Howe, Totter bank	Crosthwaite	7/2018/5506	5	0	0	5	Wind
Orrest Howe, Elleray	Windermere	7/2018/5625	1	0	1	0	Wind
Crag Foot	Grasmere	7/2018/5709	2	0	2	0	Wind
Barn 2, Broad Oak Farm	Crosthwaite	7/2018/5295	2	0	0	2	Wind
Scar View, Oxen Park Farm	Oxen Park	7/2017/5761	2	0	2	0	Wind
1 Lakeland Cottages	Near Sawrey	7/2018/5508	1	0	1	0	Wind
Kowbells, Roger Ground	Ambleside	7/2018/5434	1	0	0	1	Wind
Brackenrigg, Pull Woods		7/2020/5070	1	0	0	1	Wind
Dixon Ground Joinery	Coniston	7/2018/5395	3	0	1	2	Wind
Birk Moss	Crook	7/2018/5541	1	0	0	1	Wind
The Old School Building	Little Langdale	7/2018/5733	1	0	0	1	Wind
Everard Lodge Farm	Lowick Green	7/2018/5637	1	0	0	1	Wind
2 Sunny Brow Cottages, Brow Lane	Staveley	7/2018/5677	1	0	0	1	Wind
Blencathra, Nelson Road	Windermere	7/2018/5624	1	0	0	1	Wind

Hacket Forge Barn, Hacket Forge	Little Langdale	7/2018/5495	1	0	0	1	Wind
Hoses Farm, Broughton Mills		75183/2019	2	0	2	0	Wind
1 Leckbarrow Cottages, Brow Edge Road	Backbarrow	7/2019/5096	1	0	1	0	Wind
Park Ground Farm, Torver		7/2019/5301	3	0	3	0	Wind
Dixon Forest Barn, Satterthwaite	Satterthwaite	7/2020/5014	1	0	1	0	Wind
Fall Stile Farm, Bouth		7/2019/5024	1	0	1	0	Wind
Leckbarrow Garden, Brow Edge Road,	Backbarrow	7/2020/5108	1	0	0	1	Wind
Land north east of 2 Park House Cottages,	Backbarrow	7/2020/5375	1	0	1	0	Wind
Tolverne, Roger Ground		7/2020/5463	1	0	1	0	Wind
Hall Dunnerdale	Seathwaite	7/2021/5029	1	0	1	0	Wind
Low Greenriggs, Underbarrow		7/2018/5763	4	0	4	0	Wind
Sizergh Fell Quarry		7/2018/5610	15	0	15	0	Wind
1 Queens Yard, Victoria Street	Windermere	7/2019/5830	1	0	0	1	Wind
Cragg House Annexe, Low Lane, Brigsteer		7/2019/5778	1	0	0	1	Wind
Dale View Farm	Underbarrow	7/2019/5785 7/2019/5786	4	0	1	3	Wind
Town End Farm	Crosthwaite	7/2019/5799	1	0	1	0	Wind
Tholt-y-Will, Winston Drive, Thornbarrow Road	Windermere	7/2019/5167	1	0	0	1	Wind
Stony Dale, Field Broughton	Field Broughton	7/2019/5167	1	0	1	0	Wind
Abbey Garth, The Green	Staveley	7/2019/5011	1	0	1	0	Wind
Land adjacent Shaws Warehouse, The Gill	Lindale	7/2014/5577	5	0	0	5	Wind
Predator Experience, Ayside	Ayside	7/2018/5155	1	0	1	0	Wind
Head House, Newton in Cartmel		7/2019/5153	2	0	2	0	Wind
The Annexe, Netherby, Wansfell Road	Ambleside	7/2019/5454	1	1	0	0	Wind
Burnbank Farm, Lindale	Lindale	7/2019/5455	1	0	1	0	Wind
Black Barn, land opposite Old Mill Cottage,	Mill Side	7/2019/5446	1	0	0	1	Wind
Barn 1 & Barn 3, Broadoak Farm	Crosthwaite	7/2019/5588	3	0	0	3	Wind
Old Fire Station, Brook Road	Windermere	7/2019/5473	1	0	1	0	Wind
Pool Bank Farm, Troutbeck	Troutbeck	7/2019/5557	2	0	0	2	Wind
Unit 3, 1 st Floor, 1 Church Street,	Ambleside	7/2019/5703	1	0	0	1	Wind
Flat above 3 Victoria Street	Windermere	7/2019/5780	1	0	0	1	Wind
Little Oaks, 38a Main Street,	Staveley	7/2019/5794	1	0	1	0	Wind
Overmere, The Barn, Pavement End, Grasmere		7/2020/5085	1	0	1	0	Wind
Birks Farm, Witherslack	Witherslack	7/2019/5160	1	0	1	0	Wind
Mylnegarth, Oak Street	Windermere	7/2019/5689	2	0	2	0	Wind

Redwood House	Crosthwaite	7/2020/5093	1	0	0	1	Wind
Land at Brockstones, Kentmere		7/2020/5417	1	0	0	1	Wind
Ellerwood, Storrs Park	Bowness	7/2020/5559	1	0	0	1	Wind
Bottom Flat, 1A Belsfield Terrace	Windermere	7/2020/5606	1	0	0	1	Wind
Raase Wyke, Longsland Road	Windermere	7/2020/5806	1	0	0	1	Wind
Land at Meadowcroft, Storrs Park	Windermere	7/2017/5793	4	0	0	4	Wind
Sunbeam Buildings, North Terrace	Windermere	7/2020/5728	1	0	0	1	Wind
Old Fallbarrow and Old Fallbarrow Cottage, Fallbarrow Road	Windermere	7/2020/5448	5	0	0	5	Wind
Land between 30 and 28 Oakthwaite Road	Windermere	7/2020/5746	4	0	0	4	Wind
The Peat House, Thrang Farm	Chapel Stile	7/2020/5516	1	0	0	1	Wind
Berry Home, Whetstone Lane, Helsington		7/2020/5650	1	0	0	1	Wind
Brackenrigg Lodge, Windy Hall Road	Bowness	7/2020/5575	2	0	0	2	Wind
15 Crescent Road	Windermere	7/2020/5223	1	0	0	1	Wind
Rocklea, Brookside, Lake Road	Windermere	7/2020/5734	1	1	0	0	Wind
Sub Total			311	72	122	117	
Total			614	119	232	263	
			Net	Completed	Under construction	Not started	