



Lake District
National Park

Prosperous Economy Report 2024-25



Abstract

This document reports on the amount and net change of employment space granted through planning permissions and the amount of employment space created in the Lake District National Park between 1 April 2024 and 31 March 2025. This document also reports on tourism, holiday accommodation and agricultural business diversification that helps sustain the rural economy and communities.

1. Summary

- 1.1. The Lake District National Park Local Plan was adopted in May 2021. It sets out strategic planning policies for all types of development, including employment space, town centres, holiday accommodation and agricultural diversification. The Local Plan is not required to facilitate a large quantity of development; its focus is on the management of the National Park in accordance with its statutory purposes and duty, and on meeting the needs of its communities.
- 1.2. Growth and expansion of all types of business and enterprises is supported through the Local Plan to facilitate the creation of 2,850 new jobs by 2035, ensure thriving town and local centres, support sustainable tourism proposals and sustain the rural economy through agricultural diversification.
- 1.3. Each year we monitor the amount of planning approvals and the amount of employment floor space that has been built each year. This helps us monitor changing working patterns and enables us to assess how planning policies are working to support the economy in the Lake District.

2. Headline Figures

- 2.1. A total of **12** planning applications were granted approval under Policy 16. Resulting in a net change of **3979.2m²** of floor space granted planning permission. A breakdown of which is presented in Table 2.
- 2.2. The net change in the number of bedspaces created under both Policy 18 and 19 is **42** bedspaces. A breakdown of this data by policy, type and location is presented in Table 7.
- 2.3. Across all Local Plan policies relating to the economy (Policies 16, 17, 18 and 19) a total of **58.5 jobs** were created through planning approvals. A breakdown of this data by policy is presented in Table 3.

3. Local Plan Policy 16 – Job Creation and Employment Space

- 3.1. Each year we monitor the number of planning approvals and the amount of floor space created through planning approvals and completed developments that relate to job creation and employment space. This data helps us assess the economic wellbeing of local communities to enable a diverse range of employment opportunities in the Lake District.
- 3.2. In the annual monitoring period 2024-25 there were a total of 12 planning applications approved for a net change in employment space. In addition to these 12 planning approvals, 1 planning application was refused relating to job creation and employment space (Policy 16). Table 1 provides further information about approved applications relating to Policy 16.

Table 1: Planning approvals for a net change in employment space by use class, settlement hierarchy and distinctive area

Use class	Settlement hierarchy				Distinctive Area				
	RSC	Village	Cluster Community	Open countryside	North	Central SE	South	West	East
C3	2	0	0	0	0	1	1	0	0
E (a)	1	0	0	0	0	1	0	0	0
E (b)	1	0	0	0	1	0	0	0	0
E (c)	1	0	0	0	0	1	0	0	0
E (e)	1	0	0	0	0	1	0	0	0
E (g)	2	0	0	0	0	2	0	0	0
B2	0	0	1	0	1	0	0	0	0
B8	0	0	0	0	0	0	0	0	0
Sui Generis	3	0	0	0	2	1	0	0	0
Sub Totals	11	0	1	0	4	7	1	0	0
Total	12								

- 3.3. Growth and expansion of all types of business and enterprises is supported by the Local Plan and applications for changes of use of employment land to a non-employment use must be supported with sufficient evidence. Of the 12 planning approvals for employment space, 9 were for an increase in employment floor space or for a new employment space.
- 3.4. In the 2024-25 period, 316 m² of employment floor space was lost to residential use through planning approvals. Table 2 provides more detail about the net change in employment floor space granted planning permission by use class, settlement hierarchy and distinctive area.

Table 2: Net change of floor space granted planning permission for employment by use class, settlement hierarchy and distinctive area

Use class	Settlement hierarchy				Distinctive Area				
	RSC	Village	Cluster Community	Open countryside	North	Central SE	South	West	East
C3	316	0	0	0	0	120	196	0	0
E (a)	-0.3	0	0	0	0	-0.3	0	0	0
E (b)	23	0	0	0	23	0	0	0	0
E (c)	-192	0	0	0	0	-192	0	0	0
E (e)	445	0	0	0	0	445	0	0	0
E (g)	908	0	0	0	-17	1044	-119	0	0
B2	-192.5	0	1557	0	1364.5	0	0	0	0
B8	706	0	0	0	0	706	0	0	0
Sui Generis	409	0	0	0	472.5	-63.5	0	0	0
Sub Totals	2422.2	0	1557	0	1843	2059.2	77	0	0
Total	3979.2								

3.5. From the net changes in employment floor space planning approvals, we can estimate the number of jobs created using the Employment Density Guide and information applicants provide in planning applications. The estimated number of jobs created for each policy can be seen in Table 3.

Table 3: Number of jobs (full-time equivalent) created by type and location

Use class	Settlement hierarchy				Distinctive Area					Total
	RSC	Village	Cluster Community	Open countryside	North	Central SE	South	West	East	
Policy 16	30	0	0	0	1	29	0	0	0	30
Policy 17	3.5	0	0	0	2.5	1	0	0	0	3.5
Policy 18	1	-1	0	22	0	20	2	0	0	22
Policy 19	0	0	0	3	1	2	0	0	0	3
Total	34.5	-1	0	25	4.5	52	2	0	0	58.5

3.6. The target number of jobs created by Policies 16, 17 and 18 is 190 full-time jobs per annum. For the monitoring period 2024-25, 55.5 full-time jobs were created by Policies 16, 17 and 18 and an additional 3 jobs through Policy 19, which is significantly below the target.

- 3.7. The Local Plan target is to deliver a net increase in employment floorspace. In 2024-25 there has been a net increase in the amount of employment floorspace completed, shown in Table 4.

Table 4: Net change of floor space completed for employment by use class, settlement hierarchy and distinctive area, 2024-25

Use class	Settlement hierarchy				Distinctive Area				
	RSC	Village	Cluster Community	Open countryside	North	Central SE	South	West	East
E (b)	-23	0	0	0	-23	0	0	0	0
E (c)	0	0	0	0	0	0	0	0	0
E (g)	400.5	0	0	258	237	383.5	38	0	0
B2	92.5	0	0	704	-192.5	704	285	0	0
B8	0	0	0	0	0	0	0	0	0
Sui Generis	472.5	0	0	0	472.5	0	0	0	0
Sub Totals	942.5	0	0	962	494	1087.5	323	0	0
Total	1904.5								

4. Policy 17 – Retailing and Town Centres

- 4.1. Policy 17 seeks to support and maintain the viability of town and local centres by supporting commercial, business and service uses where proposals maintain and enhance the vitality of these centres. To assess whether Policy 17 is supporting town and local centres we monitor the amount and net change of commercial, business and service floor space created in primary shopping areas and rural service centres.
- 4.2. In 2024-25, 78.5m² of floorspace was lost to other uses in primary shopping areas. Table 5 shows the total net change of commercial, business and service floor space created through planning approvals in rural service centres, villages, cluster communities and open countryside. This table shows that the majority of floor space approved has been in open countryside. These applications are most relevant to Policy 18 and are discussed in section 5.

Table 5: Net change of commercial, business and service floor space created in rural service centres, villages, cluster communities and open countryside through planning approvals

Use class	Settlement Type			
	RSC	Villages	Cluster Communities	Open Countryside
B2	-192.5	0	1557	0
B8	706	0	0	0
C1	-4920.6	-440	0	469
C3	993	0	0	-75
Flexible C1/C3 use	2118.5	440	0	120
C3 Holiday Let	1380	24	38.3	302
C4	1604.1	0	0	0
E (a)	-3.6	0	0	0
E (b)	23	0	0	-35
E (c)	-192	0	0	0
E (d)	0	0	0	0
E (e)	445	0	0	0
E (g)	908	0	0	0
Sui Generis	-300.7	0	0	1433
F1	0	0	0	25
Sub Totals	2568.2	24	1595.3	2239
Total	6426.5			

5. Policy 18 – Sustainable Tourism and Holiday Accommodation

- 5.1. Policy 18 supports proposals which deliver a high quality, sustainable tourism experience for the diverse range of visitors to the Lake District, to ensure proposals benefit our local communities and businesses. Policy 18 aims to ensure every visitor has the best experience through improved attractions, access and transport and encourages year-round sustainable tourism by delivering a net increase in floor space granted planning permission for tourism.

Table 6: Net change of floor space granted planning permission for tourism by type, location, and distinctive area

Use class	Settlement hierarchy				Distinctive Area				
	RSC	Village	Cluster Community	Open countryside	North	Central SE	South	West	East
E (b)	0	0	0	-35	-35	0	0	0	0
C1	-4920.6	-440	0	469	-2205.6	-2276	0	0	-410
C3	677	0	0	-75	40	617	-180	0	125
C3 flexible	2118.5	440	0	120	750.5	1578	120	0	230
C3 holiday let	1380	24	38.3	302	88.3	1299	287	0	70
C4	1604.1	0	0	0	1424.1	0	0	0	180
Sui	-852	0	0	1413	-5	602	34	0	-70
F1	0	0	0	25	0	0	25	0	0
Sub totals	7	24	38.3	2219	57.3	1820	286	0	125
2288.3									

- 5.2. The target to deliver an overall net increase in the amount of floor space granted planning permission for tourism has been achieved and roughly the same amount of floorspace has been granted permission over the past three years.
- 5.3. The net change in the number of bed spaces created under both Policies 18 and 19 is 42 bed spaces. Table 7 shows the type, location, and distinctive area of bed spaces.

Table 7: Number of bed spaces created through planning approvals by type, location and Distinctive Area add in policy 18 and 19 numbers

Bed Spaces	Settlement hierarchy				Distinctive Area					Total
	RSC	Village	Cluster Community	Open countryside	North	Central SE	South	West	East	
Serviced	-230	-22	0	30	-56	-136	0	0	-30	-222
Non serviced	180	24	2	58	50	176	18	4	16	264
Sub Totals	-50	2	2	88	-6	40	18	4	-14	42

5.4. Table 8 shows the different types of buildings being re-used for holiday letting.

Table 8: Number of applications received and percentage approved for the reuse of existing buildings for holiday letting by building type

Type of building being reused	Number received	Percentage Approved
Barn	1	100%
Traditional Building	6	50%
Outbuilding	7	71%
C1, guesthouse	14	100%
C1, hotel	2	100%
Staff accommodation	1	100%
Subdivision of building	2	100%
Total	33	89%

5.5. Further detail about the number of applications and percentage approved for camping and caravanning can be seen in Table 9.

Table 9: Number of applications received and percentage approved for camping and caravanning sites

Type of campsite/caravan/glamping application	Policy 18		Policy 19	
	Number Received	Percentage Approved	Number Received	Percentage Approved
New year-round campsites	1	100%	0	-
New year-round caravan sites	0	-	0	-
New glamping sites	2	100%	1	100%
Extension to existing campsite	3	66%	0	-
Extension to existing caravan site	0	-	0	-
Extension to existing glamping site	1	100%	5	100%
New temporary campsite	0	-	0	-
Extension of time to campsite	1	100%	0	-
Total	8	93%	6	100%

6. Policy 19 - Agricultural and Land-based Rural Business Diversification

- 6.1. Policy 19 supports diversification proposals for agricultural and land based rural businesses to help sustain the rural economy and communities. Policy 19 is monitored through an increase in number of applications received and percentage approved for agricultural diversification.
- 6.2. A total of 10 planning applications were received for agricultural diversification, of which 80% were approved. 60% of agricultural diversification applications received were for non-serviced accommodation including self-contained holiday accommodation and camping and caravanning sites.
- 6.3. Approved applications **not** for holiday accommodation included the development of a hair salon and a wedding venue helping to sustain the operation of farm businesses and provide employment opportunities for local people.
- 6.4. Table 10 shows the location and distinctive area of applications received for the reuse of existing buildings for holiday letting.

Table 10: Number of applications received and percentage approved for the reuse of existing buildings for holiday letting by settlement hierarchy and distinctive area

	Settlement hierarchy				Distinctive Area					Total	% Approved
	RSC	Village	Cluster Community	Open countryside	North	Central SE	South	West	East		
Re-use of building for holiday let	17	3	1	12	6	18	7	0	2	33	89%

7. Employment Site Allocations

Number	Site	(ha)	Dwellings (assuming 30dph)	Employment, tourism, and retail floorspace	Status
NDA01E	Old Moota Freezer Centre, Moota	0.05	n/a	175m ² employment	Not started
NDA02E	Land south of Sunset Hill, Keswick	0.82	n/a	2870m ² employment	Not started
NDA03E	Agricultural Buildings opposite The Green, Bassenthwaite	0.11	n/a	385m ² employment	Not started
NDA02M	Land adjacent to Woodclose, Keswick	0.51	10	and 875m ² employment	Not started
WDA01M	Greengarth Hall, Holmrook	4.83	n/a	13105m ² employment; 3800m ² retail/leisure/commercial	Not started
WDA02M	Wellbank Camp, Bootle	4.38	55	and 3800m ² employment; 2500m ² retail/leisure/commercial	7/2015/4083 under construction 7/2023/4052
CSE01E	Land north of Kendal Fell Quarry	4.41	n/a	15,435m ² employment	Not started
CSE02E	Land at High Plumgarths	3.13	n/a	10,955m ² employment	Not started
CSE03E	Land to west of Danes Crescent, Staveley	0.24	n/a	840m ² employment	7/2020/5555 application refused
CSE01M	Land at Orrest Head Farm, Windermere	9.05	150	and 1,200m ² employment; 3,800m ² tourism;	Not started
CSE02M	Old Magistrates Court, Windermere	0.32	n/a	700m ² employment; 420m ² retail/leisure/commercial	Not started
CSE03M	Kendal Fell Quarry	13.75	n/a	61000m ² retail/leisure/commercial	Not started
CSE06M	MacDonalds Hotel Car Park, Bowness	0.17	5	and 595m ² retail/leisure/commercial	Not started
CSE07M	Former Kirkstone Quarry, Skelwith Bridge	0.51	n/a	1636m ² retail/leisure/commercial	Not started
Bowness Bay	Bowness Bay and the Glebe Regeneration site	36.39	n/a	5,000m ² retail/leisure/commercial	Some elements of scheme delivered
SDA01E	Field to north of existing Playdales building, Haverthwaite	0.59	n/a	2065m ² employment	Not started
SDA02E	Field adjacent doctors surgery, Coniston	1.01	n/a	3535m ² employment	Not started
SDA03E	Land to the north of the Barkers Timber Yard, Backbarrow	1.69	n/a	5915m ² employment	Not started
SDA01M	The Croft Hotel & Apartments, Hawkshead	0.44	10	and 1100m ² retail/leisure/commercial	7/2024/5178 application approved