



Lake District
National Park

HOUSING MONITORING REPORT – APPROVALS

November 2025



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ABSTRACT

This document reports on the quantity, type, location and density of new homes granted planning permission in the Lake District National Park between 1 April 2024 and 31 March 2025. It also includes information on Self-build housing.

Housing Monitoring – Approvals (2024 - 2025)

Monitoring Period 01 April 2024 – 31 March 2025

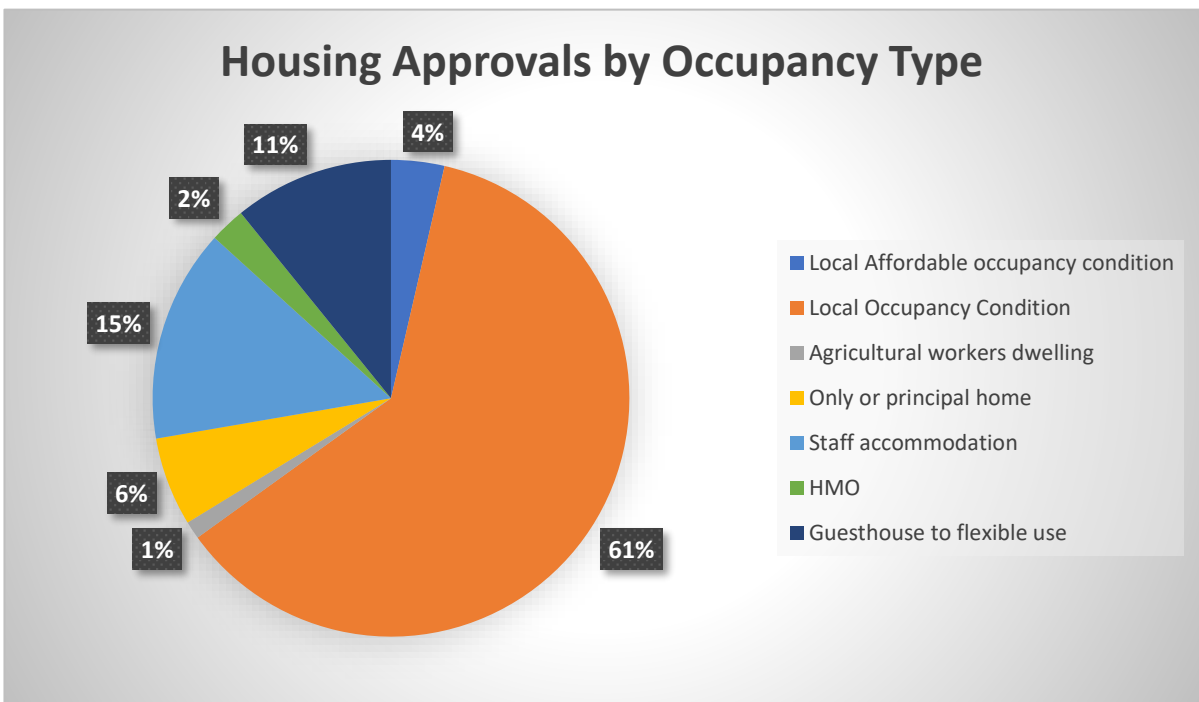
Summary

- The Lake District National Park Local Plan was adopted in May 2021. It sets out strategic planning policies for all types of development, including new housing.
- 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. It states we will make provision for 1200 dwellings between 2020 and 2035. This equates to 80 dwellings per annum.
- A total of **83** new homes were granted planning approval between 1 April 2024 and 31 March 2025 for affordable housing and local need housing. A breakdown of which is presented in Table 1.
- **3** were for local affordable housing which constitutes approximately **4 per cent** of all (net) housing units permitted in the National Park in this period.
- We do not include permissions for demolition and replacement, holiday lets and unfettered housing against our annual figures.

1. Approvals data

Table 1: Planning Approvals for new homes (including outline permissions)

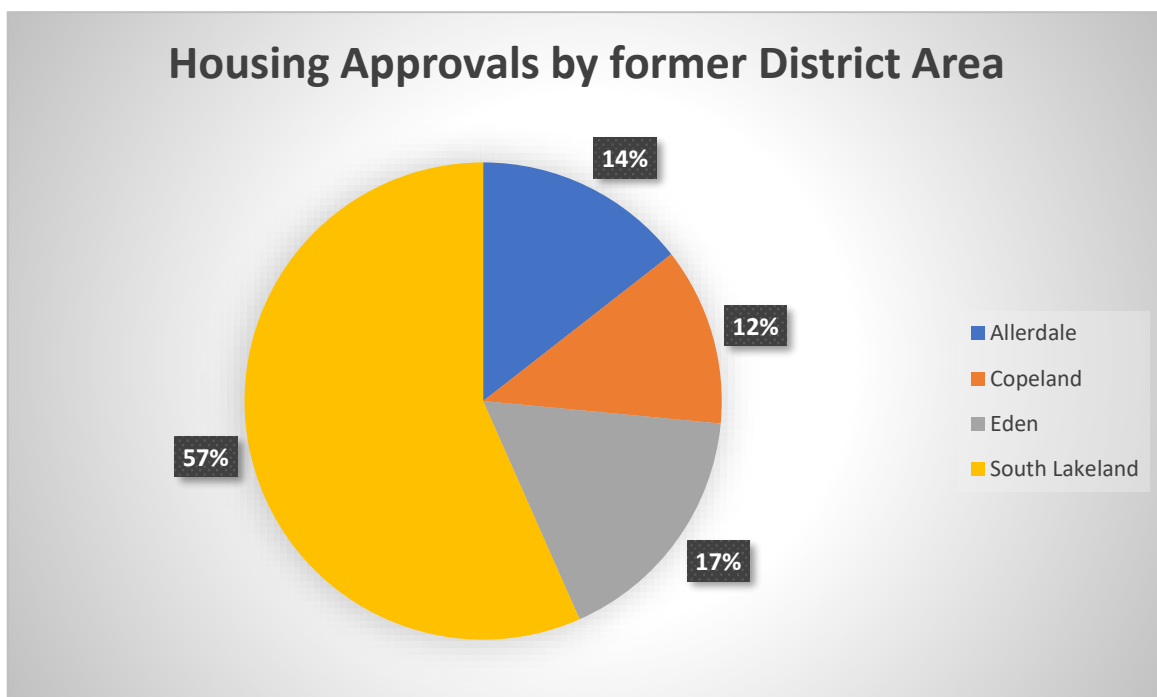
Policy 15	Occupancy type	Number (Net)
Local Affordable	Local Affordable occupancy condition	3
Local Need	Local Occupancy Condition	51
	Agricultural workers dwelling	1
	Only or principal home	5
Other	Staff accommodation	12 units, 2 applications
	HMO	2
	Guesthouse to flexible use	9
	TOTAL	83



1.1 Housing in the Lake District National Park must be developed in keeping with the scale and type that has been identified as appropriate on meeting identified local need and local affordable needs. Most of the houses granted planning permission in the Lake District are on windfall sites capable of delivering less than five houses, hence the high percentage of local need homes. **54** units for local need and local affordable need housing have been granted planning approval during the monitoring period. **5** changes of use from a guest house to a principal occupancy unit were also approved.

Table 2: Planning Approvals for new homes by former District Area

District/Distinctive Area	Local Affordable Housing	Local Need Housing	Principal home occupancy clause	Agricultural workers dwelling	Flexible use	HMO	Staff Accom	Total
Allerdale / North DA	3	4	2		2	1		12
Copeland / West DA		10						10
Eden / East DA		4		1	1		8	14
South Lakeland / Central and Southeast and South DA		33	3		6	1	4	47
TOTAL	3	51	5	1	9	2	12	83



1.2 South Lakeland District / Central and Southeast and South Distinctive Area has received the most approvals during the monitoring period, which is consistent with previous years.

Table 3: Planning Approvals for new homes by Parish

Parish	No. of units Granted Planning Permission						Staff Accom
	Affordable Housing	Local Need	Principal Home Occupancy Condition	Agricultural workers dwelling	HMO	Flexible Use	
Above Derwent	3	1				1	
Bassenthwaite		2					
Borrowdale							
Caldbeck							
Embleton and District							
Keswick			2		1	1	
Ennerdale and Kinniside		2					
Drigg and Carleton		1					
Gosforth		3					
Eskdale		2					
Irton with Santon							
Millom Without		2					
Glenridding		1				1	8
Matterdale		1					
Mungrisdale		2					
Threlkeld		1		1			
Blawith and Subberthwaite							
Colton		1				1	
Coniston		4					
Crosthwaite & Lyth		7					
Haverthwaite		9					
Lakes		2	1			3	4
Longsleddale							
Staveley with Ings		1					
Windermere		2			1	2	
Witherslack, Meathop and Ulpha		7	2				
	3	51	5	1	2	9	12

1.3 Policy 02 sets out the settlement hierarchy and the level and type of development that will be directed to each tier in order to achieve vibrant and sustainable communities. It comprises: Rural Service Centres (RSCs), Villages, Cluster

Communities and the Open Countryside, with Rural Service Centres providing the focus for housing, employment and retail development.

- 1.4 The distribution of the planning permissions is shown in Table 4. This year under 30% of all new housing development proposed is in Cluster Communities or the open countryside, 61% in Rural Service Centres, and 12% in villages.

Table 4: Planning Approvals for new homes shown by Distinctive Area and Spatial Strategy

Distinctive Area	Parish	RSC	Village	Cluster Communities & Open Countryside
North	Above Derwent		4	1
	Borrowdale			
	Bassenthwaite			2
	Keswick	4		
East	Barton with Pooley Bridge			
	Hutton			
	Glenridding	10		
	Matterdale			1
	Mungrisdale			2
	Threlkeld		1	1
West	Ennerdale and Kinniside			2
	Drigg and Carleton			1
	Gosforth	3		
	Eskdale		1	1
	Millom Without			2
Central and Southeast	Blawith with Subberthwaite			
	Coniston	4		
	Crosthwaite and Lyth		3	4
	Lakes	9	1	
	Longsleddale			
	Staveley with Ings	1		
	Witherslack, Meathop and Ulpha			2
	Windermere	11		1
South	Haverthwaite	9		
	Colton			2
Total		51 (61%)	10 (12%)	22 (27%)

Local Affordable Housing

1.5 A total of **3** affordable units were granted planning permission between 1 April 2024 – 31 March 2025, which constitutes approximately **6%** of all local need and local affordable need housing approved in the National Park (excluding guesthouse applications) during the period.

Table 5: Planning approvals for affordable housing

Planning Reference	Location	No of Units	Decision notice issued
7/2023/2264	Land opposite The Herdwick Inn, Land west of A66, Braithwaite, nr Keswick, CA12 5RY	3	02/07/2024
TOTAL		3	

Previously Developed Land¹ / Greenfield and housing densities

1.6 National policy guidance places an emphasis on using land sustainably which means giving priority to the re-use of previously developed land for housing before releasing further greenfield sites. It also aims to avoid low density development which is wasteful of land and provide a mix of dwelling types, sizes and tenures which help to meet the needs of local people.

1.7 The Local Plan does not establish a previously developed land target because we are aware there is an increasingly limited supply of previously developed land and buildings which are considered suitable for redevelopment. That said, Local Plan policy 02 does provide the policy steer to encourage the reuse of previously developed land and buildings before greenfield opportunities, and we give careful consideration to the character and appearance of the locality when assessing housing density in planning applications.

1.8 Of the 83 units granted planning permission in 2024-25, **76 units (92 per cent)** are on greenfield land, and **7 units (8 per cent)** are on previously developed sites. Table 6 shows these percentages in more detail.

¹ Land which is or was occupied by a permanent structure, including curtilage of the developed land (although it should be assumed that the while of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where the provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Table 6: Previously Developed Land/Greenfield approvals

Year	New Build (net)				Conversions including subdivision (net)	Total	%
	Greenfield	PDL	Total	%PDL	Conversions	All sites	PDL
2024-2025	21	7	28	25%	55	83	75%

Agricultural Workers Dwellings

1.9 1 application for an Agricultural Workers dwelling was approved during the monitoring period.

Self-build and custom-build housing²

1.10 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.

1.11 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.

1.12 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. There is, however, no specific duty to deliver the preferences of those on the Register.

1.13 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

1.14 As of 31 March 2025, there are currently **79** individuals on the register and no associations, with **29** applicants under Part 1 and **49** under Part 2 of the register.

² Housing built by an individual, a group of individuals, or persons working with or for them, to be occupied by that individual. Such housing can be either market or affordable housing. A legal definition, for the purpose of applying the Self-build and Custom Housebuilding Act 2015 (as amended), is contained in section 1(A1) and (A2) of that Act.

Base period	Part 1 applicants	Part 2 applicants	Nos. of self-build homes permitted³	Time allowed for compliance with the duty
Base period 1 16/03/2016 – 30/10/2016	0	0	-	-
Base period 2 31/10/2016 – 30/10/2017	6	2	-	31/10/2017 – 30/10/2020
Base period 3 31/10/2017 – 30/10/2018	2	4	-	31/10/2018 – 30/10/2021
Base period 4 31/10/2018 – 30/10/2019	6	6	-	31/10/2019 – 30/10/2022
Base period 5 31/10/2019 – 30/10/2020	6	9	-	31/10/2020 – 30/10/2023
Base period 6 31/10/2020 – 30/10/2021	6	11	14	31/10/2021 – 30/10/2024
Base period 7 31/10/2021 – 30/10/2022	0	4	10	31/10/2022 – 20/10/2025
Base period 8 31/10/2022 – 30/10/2023	2	6	5	31/10/2023 – 20/10/2026
Base period 9 31/10/2023 – 31/03/2024	0	3	2	31/10/2024 - 20/10/2027
Base period 10 31/10/2024 – 31/03/2025	1	0	8	31/10/2025 - 20/10/2028
Total	29	49	39	
Average per base period	2.9			

- 1.15 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 extremely challenging and reliant on developers who submit applications for new housing on allocated sites to be amenable to the provision of serviced plots for custom-build or self-build in the final scheme. 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, is more popular.
- 1.16 We report to Department of Levelling Up, Housing and Communities on our performance against the Statutory Duty to meet demand on Self-Build Day, which is the 30 October each year. For Base periods 1 to 10 (see table above) there are 29 applicants on Part 1 of the Register.
- 1.17 We started collating data on planning permission that meet the self-build definition in October 2020. No serviced plots for self-build were permitted by 31 March 2025 to specifically meet the demand of those identified on the register. There is no specific duty on the Authority to deliver the preferences of those on the register.

³ Definition of self-build - The initial owner of the home will have primary input into its final design and layout.

- 1.18 Between 01 April 2024 – 31 March 2025 we approved **8** new homes that meet the self-build definition.
- 1.19 If you take the register as general evidence for demand for self-build, through our Development Management Service, between 31 October 2020 and 31 March 2025, we have granted permission for **39** new homes on windfall sites that meet the self-build definition. That is, we are confident the initial owner of the home has had primary input into its final design and layout. Whilst we are not meeting the demand for self-build as determined by those on the Register, we continue to meet the government’s intention of facilitating self-build homes.