



Lake District
National Park

HOUSING MONITORING REPORT – COMPLETIONS

November 2025

Photo credit: Naik Media



ABSTRACT

This document reports on the quantity, type, location and density of new homes built in the Lake District National Park between 1 April 2024 and 31 March 2025.

Housing Monitoring – Completions (2024 - 2025)

Monitoring Period 01 April 2024 – 31 March 2025

- 1.1 Each year we monitor the number of houses completed in the Lake District through our housing land availability survey. As housing often reflects the economic climate, completions data helps us to appreciate the economic vibrancy of the Park as well as highlighting the changes to the built environment. It also enables us to assess how effective our planning policies and associated mechanisms are in helping to deliver new housing. For monitoring purposes, in line with current practice, data on additional homes is based on those properties which are built in the plan period. When planning approval is granted, a standard time condition of 3 years from the date on the Decision Notice is applied. Not all planning permissions are built for a variety of reasons and so completions data is recognised as being the most effective way of assessing whether housing targets will be met.
- 1.3 Section 56 of the Town & Country Planning Act 1990 (“the Act”), states that development shall be treated as having begun when any material operation comprised in the development begins to be carried out. A material operation means several things such as the digging of a trench to lay foundations or the laying of any underground main or pipe. A small but significant number of old permissions remain extant. We only monitor development which creates a separate dwelling unit for full time occupation. We do not monitor units used for holiday lettings, staff accommodation, granny flats, replacement dwellings or those permissions for Certificate of Lawful Existing Use or Development (CLEUD) as these do not contribute to our housing target.

Table 1: Completions data by Former District:

District Area	Occupancy type	Units
Allerdale	Local Need Local occupancy condition	11
	S106 – Local Affordable housing	6
	Agricultural workers dwelling	1
	Flexible	1
	Principal Dwelling	2
Allerdale total		21
Eden	Local Need Local occupancy condition	7
	Unfettered	1
	Flexible	1
Eden total		9
Copeland	Local Need Local occupancy condition	3
	Agricultural workers dwelling	2
	Flexible	1
	Principal Dwelling	3
Copeland total		9
South Lakeland	Local Need Local occupancy condition	17
	Agricultural workers	1
	Unfettered	2
	Live/work	1
South Lakeland total		21

1.4 Within the monitoring period a total of **60** new dwellings have been completed within the National Park.

- **38** dwellings were for local occupancy,
- **6** dwellings for affordable housing with a local occupancy condition,
- **4** agricultural workers dwellings,
- **5** dwellings had a principal home condition only.
- **3** flexible use dwellings,
- **1** live/work unit,
- **3** unfettered

Table 2: Completions data by Parish

Parish	Affordable	Local Occupancy (including Agricultural workers dwellings)	Principal Home	Flexible	Unfettered	Live /work	Total
Above Derwent		1					1
Bassenthwaite		1					1
Caldbeck		2					2
Embleton and District		3		1			4
Keswick		5	2				7
Underskiddaw	6						6
Threlkeld		1					1
Bampton					1		1
Matterdale		1					1
Hutton		4					4
Askham		1					1
Patterdale				1			1
Muncaster		1					1
Eskdale				1			1
Irtton with Santon		2					2
Millom without		1					1
Bootle			3				3
Gosforth		1					1
Haverthwaite		1					1
Witherslack, Meathop and Ulpha		2			1	1	4
Windermere		6			1		7
Lakes		5					5
Lindale and Newton In Cartmel		3					3
Cartmel Fell		1					1
Total	6	42	5	3	3	1	60

- 1.5 Local Plan Policy 02: Spatial strategy states Rural Service Centres should be the focus for housing, employment and retail development. In village location development is required to strengthen community viability and resilience and sustain and enhance existing service provision.
- 1.6 Table 3 presents figures on all new houses built. It shows that **37 per cent** has been delivered in rural service centres, **20 per cent** in villages and **43 per cent** in cluster communities and the open countryside. 53 per cent is in a Rural Service Centre or village location, this is below the expectations of the spatial strategy, which states Rural Service Centres should be the focus for new housing. Of the **26** dwellings provided in cluster communities and open countryside **16** were new build, the remainder being a change of use or an agricultural conversion.

Table 3: Completions data by Settlement hierarchy

	RSC (%)	Village (%)	Cluster Communities and Open Countryside (%)
Completions	22	12	26
Total	37%	20%	43%

Affordable Housing Completions

- 1.7 Ensuring a supply of affordable housing is a key challenge in securing sustainable and vibrant communities. Local Planning Authorities are required to adopt a positive and pro-active approach which is informed by evidence, with clear targets for the delivery of affordable housing.
- 1.8 From April 2006 we have been using housing policies which are designed to ensure all new housing developments meet the identified housing need of the locality. This approach ensures new housing development will not be used to meet the demand for second homes/ holiday home and holiday lets. It removes the concept of demand led housing and replaces it with the notion of meeting housing need. This is informed primarily by the finite land supply which results in limited opportunities for new build housing and evidence to support a genuine need for affordable housing throughout the National Park.
- 1.9 The Housing Supplementary Planning Document which supports Policy 15, sets out the criteria we use to assess housing need. All new affordable housing is restricted to those who can demonstrate they have a need to live in the Locality and are in Affordable Housing Need. Affordable Housing Need is defined as:
- those who do not have available to them and could not afford to acquire or rent a home suitable to their needs at normal market prices or rents prevailing in the locality, **and**
 - Needs to move from accommodation which is shared, temporary, overcrowded or has significant hazards, as defined by the Housing Act 2004 (Housing Health and Safety Rating Systems), or
 - Needs to be housed as a result of leaving tied accommodation, or
 - Is an older person or disabled and need to move to more suitable accommodation due to medical conditions

- 1.10 2024-2025 has proved to be a difficult year for the delivery of affordable housing with **6** new dwellings to meet local affordable need being delivered, which is **10 per cent** of the total number of dwellings built this year. The delivery of affordable housing remains challenging. Increased deposit requirements and unwillingness by lenders to extend finance on properties with ‘perpetuity requirements’ outweighs any beneficial fall in prices. And Housing Associations, the main provider of affordable housing in the LDNP, are finding it increasingly difficult to bring forward new schemes on suitable sites which utilise the reduced public subsidy. New sites allocated through the new Local Plan will help to promote more affordable housing delivery.
- 1.11 The Lake District National Park Local Plan 2020 – 2035 was adopted in May 2021, and Policy 15 continues the supportive approach to providing new homes that contribute towards helping communities remain vibrant and resilient. For context, between April 2010 and March 2025 a total of 1,027 dwellings have been built. Importantly, **933** new homes had a local occupancy condition, of which, **367** (**39 per cent**) are local affordable homes.

Previously Developed Land (previously developed land and buildings)

- 1.12 Government guidance and policy seeks to maximise the re-use of previously developed land and the conversion of non-residential buildings for housing, in order to both promote regeneration and minimise the amount of Greenfield land being taken for development. It should be noted that the conversion of buildings previously used for agricultural purposes are currently classed as Greenfield land. Land in built-up areas such as private residential gardens is also considered as Greenfield land.

Table 4: Greenfield/Brownfield completions

Year	New Build (net)				Conversions including subdivision (net) PDL	Total		Total All sites	%
	Greenfield	PDL	Total	%PDL		Greenfield	PDL		
2024-2025	16	18	34	57%	26	16	44	60	73%

Density

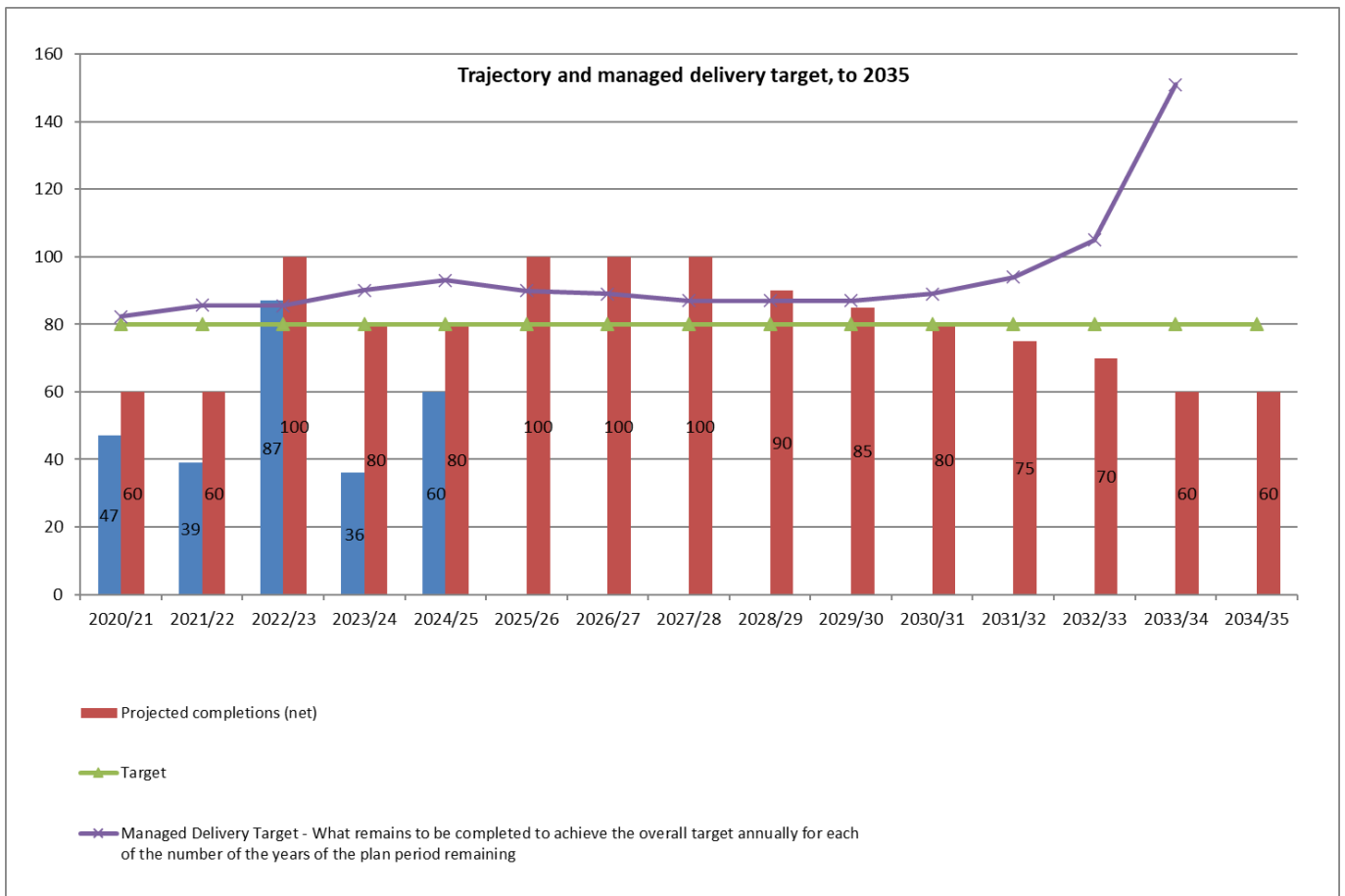
- 1.13 The National Planning Policy Framework places a requirement on local planning authorities to set out their own approach to housing density to reflect local circumstances.
- 1.14 There is a compelling argument that because of the National Park designation, minimum densities very much come secondary to the importance of maintaining and reinforcing the distinctive settlement patterns and the traditional/ historical built form, which are identified as being special qualities of the Lake District National Park. Combined with the nature of many sites in the National Park being of a small area and/or infill opportunities, the rigorous application of minimum density requirements can regularly become inappropriate. That said, we are committed to ensuring the effective use of land and whilst the target of achieving a minimum density of 30 dwellings per hectare is no longer derived directly from

national guidance, we consider it a useful starting point in our assessment of planning applications.

Table 5: Density of new dwellings based on completions.

		No. of Dwellings	Percentage
Density of New Dwellings	Less than 30 dwellings per hectare	47	78%
	Between 30 and 50 dwellings per hectare	5	8%
	Above 50 dwellings per hectare	8	13%
Housing Completions 2022-2023		60	

Figure 1: Housing Trajectory



2. Conclusions / Recommendations

- 2.1 60 new homes have been built during the monitoring period; this is more than the previous year but below the target of 80 per annum. Under the previous Local Plan Policy CS18, a total of **856** new homes were built against a target of **660** new homes. **800** new homes with a local occupancy condition have been built, of which, **344** (43 per cent) are local affordable homes.

Table 6: Completions under Core Strategy Policy CS18

	Aff.	Loc.Occ.	Unfett.	Total	Target			Policy
2010/11	15	15	12	42	60	RSS	JSP	Core Strategy – Local occupancy condition applies to all new housing (CS18)
2011/12	28	25	9	62	60			
2012/13	24	39	11	74	60			
2013/14	42	33	2	77	60			
2014/15	96	49	9	154	60			
2015/16	6	42	-	48	60			
2016/17	60	50	1	111	60			
2017/18	14	73	6	93	60			
2018/19	41	35	-	76	60			
2019/20	11	56	5	72	60			
2020/21	7	39	1	47	60			
Total	344	456	56	856	660			

Table 7: Completions under Local Plan Policy 15

	Aff.	Loc.Occ. (inc agri)	Principal home	Unfett.	Other	Total	Target	Policy
2021/22	13	24	-	2	-	39	80	Local Plan Policy 15 – Local occupancy condition applies to all new housing
2022/23	4	78	1	4	-	87	80	
2023/24	2	32	1	1	-	36	80	
2024/25	6	42	5	3	4	60	80	
2025/26								
2026/27								
2027/28								
2028/29								
2029/30								
2030/31								
2031/32								
2032/33								
2033/34								
2034/35								
Total	25	176	7	10	4	222	320	

- 2.3 We have undertaken our annual housing land availability survey this year where we check the progress of all planning permissions for new housing, against the situation on site. We also consider data from Building Control records and Council tax. As shown in Figure 1: Housing Trajectory, the Local Plan was adopted in May 2021, so by taking into account the previous year completions, our managed delivery target per annum would increase the annual requirement to **93** dwellings for the monitoring year 2024-25 to meet our housing target for the plan period.

APPENDIX 1 – Housing completions within the Lake District National Park from April 1991

	Aff.	Loc. Occ	Unfettered	Total	Targets				Policy
1991/92				225					Joint Structure Plan 1991-2006 No occupancy ties attached to houses built on infill sites in the twenty Larger Settlements. Occupancy of new dwellings and conversions, except infill plots, is confined to local persons. Houses built for sale and barn conversions have a District area <i>of the National Park and/or National Park-wide occupancy tie</i> . Housing Association homes continue to have the Parish cascade occupancy tie applied.
1992/93				119					
1993/94				157					
1994/95				107					
1995/96				135					
1996/97				90					
1997/98				165					
1998/99				198					
1999/00				58					
2000/01				230					
2001/02				93				Joint Structure Plan 2001-2016 Occupancy ties to all new houses, including infill plots and conversions in the Larger Settlements and elsewhere.	
2002/03				106					
TOTAL				1683					
2003/04	3	37	48	88	60 pa	Regional Spatial Strategy	Joint Structure Plan		Core Strategy
2004/05	15	69	79	163	60				
2005/06	6	101	56	163	60				
2006/07	50	78	39	167	60				
2007/08	46	40	28	114	60				
2008/09	5	27	19	51	60				
2009/10	65	30	16	111	60				
2010/11	15	15	12	42	60				
2011/12	28	25	9	62	60				
2012/13	24	39	11	74	60				
2013/14	42	33	2	77	60				
2014/15	96	49	9	154	60				
2015/16	6	42	-	48	60				
									Local occupancy condition applies to all new housing (CS18)

