



What is the Local Plan?

The Local Plan sets out the strategy for the future development of the Lake District to 2035. It provides a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. Local Plans are where some of the big decisions on planning for the future of communities and land are made.

What is the purpose of the Local Plan?

The Local Plan provides planning policies which steer development decisions and guide planning applications. It identifies where and how many new homes should be built, the locations where businesses need more land to expand or to create new jobs and which areas should be protected from development.

What is NP trying to achieve with Housing?

National Park want to achieve a balanced and resilient housing market with a high proportion of properties in permanent occupation, and a supply of new homes that meet local people's needs and maximises the delivery of affordable housing.

What is the issue NP are trying to address?

Between April 2011 and March 2016, 384 new homes for local people have been built. Despite this, the overall population in the Lake District, is decreasing. The local demographic is becoming unbalanced, the proportion of working people is decreasing, there are increasing levels of second home ownership and properties used for holiday letting purposes, and the need for more affordable homes (defined as 80% of market value) remains acute. These factors are beginning to challenge the future vibrancy and resilience of our communities.

National Park - Starting Point

- **NP will continue to not allow open market housing.** The starting point when planning for housing is Government policy which states that "the Parks are not suitable locations for unrestricted housing" and that the expectation is that new housing will be focused on meeting affordable housing requirement, supporting local employment opportunities and key services".
- **NP will set our own housing target.** Based on the level of identified housing need NP will make provision for a minimum of 1,200 new permanent homes between 2020 and 2035 to increase the supply of homes to meet local community need. This is a target of 80 new permanent homes per year
- **NP will continue to restrict the occupation of new homes to households with a local connection.** NP recognise new housing development should be relevant to a particular area and reflect local needs and circumstances. NP will establish an approach which enables eligibility to be restricted to a geography which reflects local circumstances.
- **NP will continue to support new homes on farm holdings** where it sustains the functional need of the farm business and provides for the transition between generations. NP also acknowledges the need to have practical assistance available to the farm occupants at peak times, such as lambing and silage time.

Can NP point to examples of Housing Polices in Action?

There have been notable examples which include Broadgate Orchard in Grasmere, social housing at Newby Bridge and the housing developments at Bootle. All of which have focused on meeting local needs for existing residents. Work is also in hand to ensure such sites as Air BnB does not eliminate availability long term lets for workers and other residents.

Summary

The popularity of the Lake District means there is high demand for housing, this drives prices up because there is a limited supply and the Lake District's environment cannot accommodate a level of growth necessary to meet the demand. Therefore the NP Authority has set a housing target and does not support open market housing for new permanent homes.