

**Lake District National Park Authority  
Development Control Committee  
5 August 2020**

**Agenda item 5  
Public Participation**

**Question of a general nature relating to the business of the Committee**

Monitoring cumulative development in settlement types with reference to Policy CS02: 'The level of development will be proportionate to the size and population of the settlement and to the capacity of the settlement to accommodate further development'

Questions:

1. Could the Development Control Committee (DCC) explain how they monitor the cumulative housing development in individual villages in a distinctive area over the lifetime of the Local Plan to ensure that these villages are not over developed and that they maintain their distinctive character?
2. How does the DCC evaluate and assess the cumulative development in a village or other settlement type during the lifetime of the Local Plan when considering individual planning applications?

**Answer**

The law requires that planning applications be decided in line with the development plan for the area, unless material planning considerations indicate otherwise. The development plan, commonly referred to as a Local Plan, includes planning policies and land allocations and can, as is the case in the Lake District, comprise several documents.

Policy CS02: Achieving vibrant and sustainable settlements, sets out policy principles and criteria for the assessment of applications for planning permission in general and in different types of settlement.

One of the general requirements is that 'the level of development will be proportionate to the size and population of the settlement and to the capacity of the settlement to accommodate further development'.

Whether or not this policy requirement is a main issue in any particular case may depend upon a range of factors, such as the type and scale of development proposed, the location, surroundings and local services. It is a matter for the decision taker to weigh the factors in reaching their decision.

Neither the Development Control Committee nor any other function of the Authority carries out specific monitoring of the cumulative housing development in individual villages in a distinctive area over the lifetime of the Local Plan.

The Authority prepares and publishes an Annual Monitoring Report each year to assess the progress and effectiveness of planning policies. The way in which this monitoring takes place can be seen in the reports on the relevant webpage, address below. We published the most recent report in September 2019.

<https://www.lakedistrict.gov.uk/planning/planningpolicies/annualmonitoringldf>

The monitoring information informs the review of planning policies, which can only be adopted by the Authority following scrutiny by a Government appointed Planning Inspector. The following is the webpage for the Local Plan review.

<https://www.lakedistrict.gov.uk/planning/local-plan-review>

For individual planning applications the Development Control Committee are provided with a written assessment report for each application. The report summarises the proposal, views received, relevant policies and material planning considerations. Each application is presented to the meeting of the committee with a series of maps, drawings and photographs appropriate to the proposal and a verbal update is provided. In line with Authority policy members of the public may speak. If a Member of the committee wishes to do so they may ask questions for clarification of the planner, objector or applicant or their agent. The aim of this process is to ensure that each committee member is satisfied that they have the relevant information to assess and decide the application. If a committee Member wishes to do so they may propose deferral of an application for further information to be provided or for a committee site inspection to take place.

In summary, the Authority monitors the implementation of planning policies, although not Policy CS02 at the level of individual villages envisaged in the question and individual applications are each assessed upon their individual merits.