Westmorland & Furness Council

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Design Code – Baseline Review – Consultation Draft

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Consultation Draft October 2025

Contents

Introduction

This Baseline Review supports the Westmorland and Furness Design Code.

It provides the policy, legislative and best practice context for the Design Code, and signposts the reader to further sources of information. It is not meant to be read as a standalone document. Instead, its chapters will be accessible online via weblinks from the corresponding parts of the Design Code. This structure has been used as a means of keeping the Code as brief and succinct as possible but to also provide background to and justification for the content of the Code.

Each chapter of this Baseline Review document covers a single topic area and begins with a summary of the relevant legislation, policy and guidance at the following levels:

- International / national: legislation or policy that applies across England.
- Regional / county level: legislation or policy that applies to Westmorland and Furness and neighbouring local planning authorities, including the National Parks. We have classed the Arnside & Silverdale National Landscape and North Pennines National Landscape as 'regional' because they extend over more than one local planning authority area.
- District / neighbourhood level: across the Westmorland and Furness local planning authority area or a neighbourhood plan area within it.

Each chapter then goes on to discuss key concepts and policy areas within the topic, with specific reference to Westmorland and Furness. Where appropriate, it refers the reader to other documents for further information.

There are nine chapters in this Baseline which follow the themes of the National Model Design Code:

- Context.
- Movement.
- Nature.
- Built Form.
- Identity
- Public Realm.
- Uses.
- Homes and Buildings.
- Resources.

Context

Historic Environment

Relevant policies, strategies, plans and guidance

National Level

Document name	Date published	Link
Planning (Listed Buildings and Conservation Areas) Act	1990	This link can be found at https://www.legislation.gov.uk/ukpga/1990/9/contents.
Ancient Monuments and Archaeological Areas Act	1979	This link can be found at https://www.legislation.gov.uk/ukpga/1979/46.
National Planning Policy Framework (NPPF)	2024	This link can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2.
Guidance Notes for Design Codes	2021	This link can be found at https://assets.publishing.service.gov.uk/media/60140c438fa8f53fba2e4a50/Guidance_notes_for_Design_Codes.pdf.

Purpose/Content

- Planning (Listed Buildings and Conservation Areas) Act
  - Statutory protection for the built environment is principally provided by the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act require special regard to be given to the 'desirability of preserving a listed building, its setting, or any features of special architectural or historic interest that it possesses'.
  - Section 72 of the Act relates to the protection of conservation areas and states that in considering an application, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.
  - Listed building consent is required to demolish, extend or alter a listed building. This includes any structures within the 'curtilage' of the building, defined in Section 1 (5b) of the Act as any object or structure which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948. A separate Planning Application may also be required depending on the nature of the proposed development. Historic England are a statutory consultee on all Grade I and Grade II* applications.
  - Conservation areas are designated as areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This encompasses not only all built heritage (both

designated and non-designated) but also includes street layout, green spaces, trees, paths and views. Impact on a conservation area is a material consideration in determining planning applications.

- Ancient Monuments and Archaeological Areas Act
  - A scheduled monument can be a building, structure, earthwork or area of below ground archaeology. In Westmorland and Furness this includes sites such as Roman forts, burial mounds, castles, bridges, earthworks and the remains of deserted villages.
  - It is a criminal offence to carry out works on or near a scheduled monument without scheduled monument consent obtained from the Secretary of State for Culture, Media and Sport. The application process for this is administered by Historic England and a full list of Scheduled Monuments is available on their website, searchable by geographic area.
  - The Historic England list of Scheduled Monuments can be found at this link https://historicengland.org.uk/listing/the-list/.
- National Planning Policy Framework (NPPF)
  - The NPPF sets out the government's planning policies for England and how these should be applied. Chapter 12: 'Achieving well-designed places', addresses the importance of good design in relation to the pre-existing environment. In deciding a planning application, it requires the local planning authority to ensure any new development is 'sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)'.
  - Chapter 16: 'Conserving and enhancing the historic environment' sets out a framework to enable local planning authorities to make informed decisions on the conservation and enhancement of the historic environment. It recognises that heritage assets 'are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'.
- Guidance Notes for Design Codes
  - C.2 Cultural Heritage
    - C.2.i Historic Assessment

      Paragraph 12: 'A study of the site's history can be done by in-depth analysis of the place, including historic maps, as set out in Historic England's Understanding Place guidance. These include details such as former uses, cultural features, urban form, street patterns and place names. They can help explain features of the site and can be used as inspiration for new development, such as reinstating historic streets.'
    - C.2.ii Heritage Assets

Paragraph 13: ‘Development should always take account of heritage assets within or close to the site as defined in the NPPF.’

Paragraph 14: ‘The character and distinctiveness of a place is created by the richness of the buildings that have been built up over time. Not just the individual buildings or monuments, but how they relate to each other and how they have contributed to the evolution of the place has a whole.’

Paragraph15: ‘The presence of such historic character, either directly on the site, or nearby, should always be seen as an opportunity to add value to any development by helping to provide inspiration.’

Regional / County Level

Document name	Date published	Link
North Pennines Area of Outstanding Natural Beauty (AONB) Planning Guidelines Supplementary Planning Document (SPD) and Management Plan 2019-2024	Undated	The link to the planning guidelines can be found at https://www.northpennines.org.uk/wp-content/uploads/2019/11/North-Pennines-AONB-Planning-Guidelines.pdf The link to the management plan can be found at https://www.northpennines.org.uk/wp-content/uploads/2019/06/MPlan-220719-webres.pdf
Development Design Guide (as of Oct. 2025)	Adopted November 2017	This link can be found at https://www.cumberland.gov.uk/planning-and-building-control/environment-and-planning/flooding-management-and-prevention/cumbria-development-design-guide
Manual for Streets	2007	This link can be found at https://assets.publishing.service.gov.uk/media/5a7e0035ed915d74e6223743/pdfmanforstreets.pdf.
Arnside & Silverdale AONB Management Plan 2019-24	Adopted 2020	This link can be found at https://arnside-silverdale.files.svdcdn.com/production/assets/images/Arnside-and-Silverdale-Management-Plan-2019-to-2024.pdf?dm=1753954238

Document name	Date published	Link
Cumbria Landscape Character Guidance and Toolkit Part 1	Adopted 2011	This link can be found at https://cumbria.gov.uk/elibrary/Content/Internet/538/755/2789/406869467.PDF.
Cumbria and the Lakes Historic Landscape Characterisation Study	2014	Not applicable

Purpose/Content

- North Pennines Area of Outstanding Natural Beauty (AONB) Planning Guidelines SPD and Management Plan
  - Guide issued providing a framework for management of North Pennines AONB.
  - One of the 'common principles' underpinning the management plan is that 'opportunities to conserve and enhance landscape, biodiversity, geodiversity and the historic environment should be sought in all projects and developments'.
  - The management plan identifies actions to achieve this, which includes:
    - Increasing understanding of the area's historic buildings, structures, routeways and archaeological features.
    - Identifying patterns of the historic landscape.
    - Using the planning system to avoid erosion of historic character.
    - Maintaining supply of local building stone.
    - Promoting sensitive new uses for historic buildings and structures.
- Manual for Streets
  - 4.3.3 When considering a site there needs to be a broad understanding of its historic development and its relationship with other communities, whether at the village, town or city scale.
  - 5.11.1 Local identity and distinctiveness are important design considerations and can be strengthened by:
    - Using local materials (which may also be better environmentally).
    - Using grain, patterns and form sympathetic to the predominant vernacular styles, or as established in local supplementary planning documents and/ or Character Assessment documents.
    - Retaining historical associations.
  - 5.11.2 Village and Town Design Statements, which are based on enhancing local character and distinctiveness, can also be a useful tool.
- Arnside & Silverdale AONB Management Plan 2019-24

    - Strategic Objective 6: Conserve, restore and improve understanding of the historic environment of the AONB including heritage assets, historic landscape character and cultural heritage. Outcomes:
        - Historic landscape character is conserved.
        - Key heritage assets and features are retained and sensitively restored where appropriate.
        - The area's heritage, including cultural heritage, is well researched and understood.
- Cumbria Landscape Character Guidance and Toolkit Part 1
    - This guidance comprises a countywide landscape character assessment and strategy for landscapes outside the Lake District and Yorkshire Dales National Parks.
    - The guidance states that:
        - 'Existing landscape values such as biodiversity and historic environment interests should be protected' when locating new woodland/forestry.
        - New development should respect the 'historic form and scale of villages creating new focal spaces and using materials that are sympathetic to local vernacular styles. Further ribbon development or fragmented development should be supported where it is compatible with the wider landscape character'.
        - When locating new farm buildings, they should be in a 'non-prominent position subservient to traditional farm buildings, broken down in mass, softened by landscape proposals'.
        - With regard to coastal features of Cumbria, the aim is to 'conserve and enhance historic sites through avoiding disturbance and removal of structures, levelling, excavation and tipping', and development should 'avoid developments that damage features of ecological, archaeological or landscape interest'.
        - Other development types should respect 'any local distinctiveness and historic identity'.
- Cumbria and the Lakes Historic Landscape Characterisation (HLC) Study
    - The HLC contributes to the body of reference documents for the historic environment in Cumbria and the Lakes through an enhanced understanding of archaeological sites and built heritage in the wider landscape character. This is achieved through understanding, defining and mapping character.

District and Neighbourhood Level

Document name	Date published	Link
Westmorland and Furness Council Plan 2023-28	Adopted 2023	This link can be found at https://www.westmorlandandfurness.gov.uk/your-council/council-documents/council-plan.
Westmorland and Furness Council Plan Delivery Framework 2023-28	2024	This link can be found at https://www.westmorlandandfurness.gov.uk/your-council/council-plan-delivery-framework.
Barrow Local Plan 2016-31	Adopted 2019	This link can be found at https://www.barrowbc.gov.uk/sites/default/files/attachment/7819.pdf.
Eden Local Plan 2014-2032	Adopted 2018	This link can be found at https://www.eden.gov.uk/media/5032/edenlocalplan2014-2032finalwithoutforeword.pdf.
South Lakeland Core Strategy DPD	Adopted 2010	This link can be found at https://www.southlakeland.gov.uk/media/3521/cs01-core-strategy-october-2010.pdf.
South Lakeland Local Plan Development Management Policies	Adopted 2019	This link can be found at https://www.southlakeland.gov.uk/media/6466/final-dm-dpd-adoption-accessible.pdf.

Purpose/Content

- Westmorland and Furness Council Plan
  - Nothing specific to the Historic Environment.
- Westmorland and Furness Council Plan Delivery Framework
  - The framework states that Westmorland and Furness has 'an outstanding unique cultural landscape which inspires creative people and visitors, past and present' and a 'distinctive heritage and identity'. It states the aim to deliver a new Heritage Strategy within one year.

- Barrow Local Plan 2016-31
  - DS1: Council's commitment to Sustainable Development states that 'the Council is committed to seeking to enhance the quality of life for residents by taking an integrated approach to protect, conserve and enhance the built, natural and historic environment whilst ensuring access to essential services and facilities and a wider choice of housing'.
  - DS2: Sustainable Development Criteria sets out that where possible all proposals should aim to contribute to 'the enhancement of the character, appearance and historic interest of related landscapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets'.
  - DS4: Opportunity Areas states that proposals 'must have regard to historical context and industrial legacy'.
  - DS5: Design states that new developments must demonstrate clearly how they 'conserve and enhance the historic environment, including heritage assets and their setting' (b) and 'make the most effective and efficient use of the site and any existing buildings upon it' (c).
  - HC1: Health and Wellbeing states that the Council will encourage 'development which promotes health and wellbeing by…protecting the Borough's natural and heritage assets' (e).
  - HC4: Access to Buildings and Open Spaces addresses the need to make provision of easy, safe and inclusive access to, into, within and out of buildings, spaces and facilities and states that 'at the design stage consideration should be given to the effects of the proposal on the character and appearance of heritage assets and their settings'.
  - HE1: Heritage Assets and their setting states that the Council will 'proactively manage and work with partners to protect and enhance the character, appearance, archaeological and historic value and significance of the Borough's designated and undesignated heritage assets and their setting.'
  - HE3: Listed Buildings states that 'proposals for works to listed buildings, including alterations, extensions or change of use and development affecting setting should not cause unacceptable harm to its significance, including those elements which contribute to their special architectural or historic interest, and setting.'
  - HE4: Conservation Areas states that 'development within or affecting the setting of Conservation Areas will only be permitted where it preserves or enhances the character or appearance of the Area'. It identifies the features of Conservation Areas which should be respected, and that Conservation Area Appraisals will identity opportunities for development that enhance or benefit their significance.
  - HE5: Demolition in a Conservation Area sets out the criteria under which demolition in a conservation area may be permissible, including where demolition would preserve or enhance the conservation area or where the condition of an asset is such that repair or reuse is unviable.

- HE6: Scheduled Ancient Monuments and Non-Designated Heritage Assets states that 'development will not be permitted where it would cause unacceptable harm to a scheduled ancient monument or a non-designated asset of national importance, and their settings'.

- Eden Local Plan 2014-2032
  - ENV10 - The Historic Environment states 'that the Council will attach great weight to the conservation and enhancement of the historic environment, heritage assets and their setting, which help to make Eden a distinctive place.' This means that proposals for development should 'conserve and where appropriate, enhance the significance of Eden's heritage assets and their setting. The Council will support proposals that would better reveal the significance of the asset, in particular those heritage assets identified as being most at risk. Opportunities for promotion, interpretation and increasing understanding should also be explored.'
- South Lakeland Core Strategy DPD
  - CS1.1 Sustainable Development Principles identifies that 'it is vital to protect the countryside for its intrinsic beauty, diversity and natural resources and also for its ecological, geological, cultural and historical, economic, agricultural, recreational and social value' and that 'there is a need to safeguard the essential character and appearance of those buildings and sites that make a positive contribution to the special architectural or historic interest of the area, including the numerous conservation areas and listed buildings, whilst encouraging the appropriate re-use of buildings or sites which are causing harm'. With regard to new developments, the first phase in the stated sequential approach is to use 'existing buildings (including conversion) within settlements, and previously developed land within settlements'.
  - CS8.6 Historic Environment sets out that the Core Strategy supports 'the safeguarding and, where possible, enhancing of historic environment assets, including their characteristic settings and any attributes that contribute to a sense of local distinctiveness' and will support development proposals 'seeking the adaptive reuse of redundant or functionally obsolete listed buildings or important buildings within conservation areas, without harming their essential character'.
- South Lakeland Local Plan Development Management Policies
  - DM3 - Historic Environment. The purpose of this policy is to 'protect and enhance the valuable Historic Environment of the District, including all designated and non-designated heritage assets' and states that 'development proposals will safeguard and, where appropriate, enhance all heritage assets and their settings, in a manner that is appropriate to their particular significance'. The policy gives details of the approach applications should take to listed buildings, archaeology, historic parks, gardens and landscapes, conservation areas, non-designated assets and heritage at risk.

Supplementary Planning Documents

Document name	Date published	Link
An Accessible and Inclusive Environment - Eden	Adopted May 2005	This link can be found at https://www.eden.gov.uk/media/3617/an-accessible-and-inclusive-environment-final-dec06.pdf.
Eden Housing Supplementary Planning Document (SPD)	April 2020	This link can be found at https://www.eden.gov.uk/media/5721/housing_spd_april_2020.pdf.
Eden Management of Conservation Areas Supplementary Planning Document	Adopted 2011	This link can be found at https://www.eden.gov.uk/media/5231/managementconservationareas_spd_20110324.pdf.

Purpose/Content

- An Accessible and Inclusive Environment
  - States that 'We believe access should be celebrated with high quality design that is also sensitive to the special interest of historic buildings.'
  - 9.4 Historic Buildings and Historic Area addresses the issue of balancing the desire to preserve the many buildings and areas of historic and architectural interest in Eden with the desire that that all people should have safe and uncomplicated access to, and within, buildings.
- Eden Housing Supplementary Planning Document (SPD)
  - Policy RUR4 - Employment development and diversification in rural areas states that one of the criteria for employment development in rural areas is that they 'respect and reinforce local landscape character, the historic environment and not cause harm to the natural environment, through the use of good design'.
  - Appendix 2: Eden Local Plan 2014-2032 (Policy LS1), regarding key hubs, states that 'Proposals will only be acceptable where they respect the historic character and form of the village'.
- Eden Management of Conservation Areas Supplementary Planning Document
  - This SPD is intended to provide guidance to the public and developers when considering proposals in Eden's conservation areas.
  - It sets out guidance to protect Eden's existing and future conservation areas, first by understanding each area's special qualities using conservation area appraisals where available. Other characteristics recommended for consideration in development proposals include topography, streetscape, views and landmarks, landscape, development form and materials.

Guidance

Document name	Date published	Link
Farm Diversification - Eden	Adopted 2005	This link can be found at https://www.eden.gov.uk/media/6397/farmdiversification.pdf
The Eden Design Summary	Adopted 1999	This link can be found at https://www.eden.gov.uk/media/1457/eden-design-summary.pdf

Purpose/Content

- Farm Diversification
  - Re-use of buildings/New Build identifies that (5.2) 'the Government's position is that there should be no reason for preventing the conversion of rural buildings for business use provided that their form, bulk and general design are in keeping with their surroundings … (b) and the buildings are capable of conversion without major or complete reconstruction …(d). 5.3 states that when listed buildings are the subject of re-use, the restrictions are more stringent, but that many listed buildings can accept some degree of sensitive alteration or extension to accommodate new uses. 5.6. states that it is preferable that development is accommodated within existing buildings. However, if new buildings are necessary, they should be closely related to the existing farm group and their siting, form, scale, design and materials should be in harmony with existing traditional buildings and the surrounding landscape.'
- The Eden Design Summary
  - 'Whilst it would be inappropriate to prevent development, new buildings should respect patterns of regional diversity and local distinctiveness. Harmony should exist between the character of the landscape, settlement patterns and the buildings themselves.'
  - 'Although the Design Summary takes traditional design and materials as its starting point, it does not preclude innovative design solutions where these respect or reinforce local character and distinctiveness, or the use of non-vernacular styles or materials where the site is considered suitable and the architectural approach is justified'.
  - The Summary identifies the vernacular tradition of three character areas – The Eden Valley, Westmorland Limestone and The North Pennines – primarily relating to buildings constructed from seventeenth to nineteenth centuries.

Neighbourhood Plans

Document name	Date published	Link
Penrith Neighbourhood Plan	Adopted 2025	https://www.eden.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/penrith-neighbourhood-planning-area/
Allithwaite and Cartmel Neighbourhood Plan 2022-2032	Adopted 2024	https://www.southlakeland.gov.uk/media/3lgbnehr/acnp-made-version-april-2024.pdf
Allithwaite and Cartmel Neighbourhood Development Plan Design Code	Adopted 2024	https://www.southlakeland.gov.uk/media/lhilo4xp/acnp-design-code-made-version-april-2024.pdf
Upper Eden Neighbourhood Plan	Adopted 2013	This link can be found at https://www.eden.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/upper-eden-adopted-neighbourhood-plan/.
Lazonby Neighbourhood Plan 2014-2032	Adopted 2019	This link can be found at https://www.eden.gov.uk/media/5481/lazonbyneighbourhoodplan-referendumversion_accessible.pdf.
Lazonby Neighbourhood Plan 2014-2029 Design Guide	Adopted 2019	This link can be found at https://www.eden.gov.uk/media/5482/designguide_accessible.pdf.
Heversham and Hincaster Neighbourhood Plan	Adopted 2017	This link can be found at https://www.hevershampc.org.uk/?NEIGHBOURHOOD_PLAN.
Grange-over-Sands Neighbourhood Plan	Adopted 2018	This link can be found at https://www.grangeoversandstowncouncil.gov.uk/planning--development.html.
Grange-over-Sands Design Guide – Neighbourhood Plan Appendix 7	2018	This link can be found at https://www.grangeoversandstowncouncil.gov.uk/planning--development.html

Purpose/Content

- Allithwaite and Cartmel Neighbourhood Plan
  - Summary: The Neighbourhood Development Plan sets a vision for the area that reflects the thoughts of the local communities through the

consultation responses and the preparation of the Allithwaite and Cartmel Neighbourhood Development Plan.

- Policy AC1 - Design Principles: All new development proposals will be expected to respond positively to the key characteristics of the parish and local design features of the villages as defined in the Allithwaite and Cartmel Design Code. Development should not result in significant harm to the character of the area in which it is located.
- Policy AC2 – Development within Cartmel Conservation Area and its setting: All new development within the Cartmel Conservation Area or within its setting will be expected to conserve and where possible enhance the character of the Conservation Area and its setting as defined in South Lakeland District Council's Cartmel Conservation Area Character Appraisal (2009). Development should not be intrusive nor harm significant views of Cartmel Conservation Area and setting as detailed on the Cartmel Conservation Area Character Appraisal Townscape Features Map.
- Policy AC3 - Protecting and Enhancing Landscape Character around Allithwaite and Cartmel: Development proposals should protect and enhance local landscape character by using locally appropriate materials, landscaping schemes and boundary treatments. Proposals should demonstrate how siting and design have taken into consideration local landscape character. All new development should demonstrate that it respects the landscape features and setting of Cartmel and Allithwaite as identified in the Open space and landscape section of the Allithwaite and Cartmel Design Code and the Cumbria Landscape Character Guidance (Cumbria County Council).
- Policy AC4 - Protecting Local Green Spaces: New inappropriate development which impacts adversely on the openness and visual amenity of these sites will not be permitted, except in very special circumstances in accordance with the NPPF section on Green Belt. Very special circumstances will only exist where the potential harm by reason of inappropriateness and any other harm caused by new development is clearly outweighed by other considerations.
- Policy AC5 - Protecting and Enhancing Green Infrastructure and Biodiversity: Development proposals should conserve and enhance biodiversity in the Neighbourhood Area, and opportunities to incorporate biodiversity improvements are encouraged.

- Allithwaite and Cartmel Design Code:
  - Purpose: The purpose of this Design Code report is to raise an appreciation of the character of the parish, notably the villages of Allithwaite and Cartmel, and to use this understanding to provide design guidance which will help to protect the parish identity as it grows in the future. It will identify the different character areas present in both villages and provide a set of guidance which aligns to the local and national planning policy context, and the ambitions of the Parish Council.

    - Provides a Parish overview in order to understand the context within which the villages are located and provides a more focused analysis and comparative study of the two village areas, Allithwaite and Cartmel, including heritage assets, open spaces and landscape and movement. Details four character areas across the two villages and identifies characteristics of these areas. It also provides guidance on acceptable design.
- Upper Eden Adopted Neighbourhood Plan
    - Summary: 'These policies are aimed at making sure that the opportunities that exist for local people to build to solve their own housing problems are positively supported through the planning process. At the same time the overall strategy for planning in Eden remains in place and the landscape and character of villages is protected'.
    - UENDP4 - Housing Densities: 'For housing development within the Upper Eden Area the maintenance of local character has a higher significance than achieving a minimum housing density figure. The appropriate density for a housing site should in every case within the Upper Eden area result in a development that is in character with the local surrounding area.'
    - UENDP6 - Monitoring and Development Rates Reasoned Justification: 'Historically, housing development in the Upper Eden Area is characterised by small scale incremental growth with the exception of more recent larger schemes in Kirkby Stephen and Brough. [Small scale incremental growth]is the pattern of development that should continue whilst being in line with the strategic policies of the Core Strategy.'
    - UENDP 6 Table - Parish Data and Development Rates: 'A further purpose of the policy is to ensure that larger developments (whether allocated or not), that could change the character of a settlement, are able to be resisted, should the parish choose to do so, and conversely; to encourage smaller developments to come forward that are more likely to help retain the character of the settlement or parish.'
- Lazonby Neighbourhood Plan 2014-2032
    - 6 – Design and Conservation.
        - 6.1 Design of New Development: Lazonby Civil parish contains a number of assets designated for heritage, environmental or archaeological value.
    - Policy D2: Design of New Development: New development will be expected to follow the provisions set-out in the Design Guide. For existing properties where extensions or alterations are planned, the materials and design will be expected to follow the Design Guide and/or match the existing building.
    - Policy H1: Housing Development: Proposals should not result in any significant adverse impact on the amenity of any existing neighbours, including businesses; and not otherwise adversely impact sensitive environmental or heritage assets.

  - Policy B5: Conversion of Redundant Buildings: Conversion of redundant buildings (see Glossary)… for business purposes will be supported where it will lead to an enhancement to the immediate setting. Conversion will only be supported where it can be demonstrated that there will be no material adverse impacts upon any heritage assets, local biodiversity and habitats, or the character of the surrounding area, arising for the development or the activities proposed at the site.
- Lazonby Neighbourhood Plan 2014-2029 Design Guide
  - 2.4 Lazonby Parish exhibits broadly three different landscape characters: The Central Area, Sandstone Ridge and the Broad Valley.
  - The guide identifies a number of examples within the parish of both design and architectural details to inform the design of proposed new buildings. The design guide addresses facing and massing, architectural features such as doorways, windows, garden walls, roofs, chimneys and materials.
- Heversham and Hincaster Neighbourhood Plan (South Lakeland)
  - The vision underlying this Plan is to retain and enhance the distinctive character of Heversham and Hincaster Parishes as sustainable communities within a valued landscape, strengthening the sense of community and wellbeing and fostering an even stronger sense of place for present and future residents of all ages.
  - Policy HH1 states that a development proposal must demonstrate that it is of a scale and form that both respects and integrates with the topography and the surrounding landscape and safeguards the pattern and characteristics of the existing settlements and heritage assets (Criterion a).
  - Policy HH4 states that redevelopment (including demolition and re-construction) of farm buildings and change of use of other existing buildings for employment use will be supported where it is sympathetic to and enhances the character of the area.
- Grange-over-Sands Neighbourhood Plan
  - Objective 6 ‘Environment’ aims to conserve and enhance the unique ornamental landscaping and planting within the public open spaces within the Conservation Areas.
  - Policy 7 - Conservation of dry stone walls: Development that results in significant loss of dry-stone walls will be resisted unless it can be demonstrated it is necessary to provide essential facilities for agricultural or other use appropriate to the rural area. In some cases, it may be possible to overcome these concerns by mitigation measures including the provision of new dry-stone walls that relate to the landscape character.
  - 5.18.5 For all housing development proposals, the Grange-over-Sands Housing Design Guide, Appendix 7, should be used to prompt design solutions that reflect the character of Grange-over-Sands in their scale, siting, layout, materials, landscaping and design details.

    - 5.18.6 The special historic character and appearance of the Grange-over-Sands Conservation Areas are defining components of its local distinctiveness. Development proposals that respect the historic characteristics of the town will be supported.
- Grange-over-Sands Design Guide (2018) – Neighbourhood Plan Appendix 7
    - Provides design guidance to owners, developers and anyone who is involved in the planning, design and development of sites which fall within the Neighbourhood Plan Area.
    - Details five character areas around Grange-over-Sands and identifies characteristics of these areas. It also provides examples of acceptable design.

Historic Environment Overview

The historic environment is of enormous cultural, social, economic and environmental value to Westmorland and Furness, and is a key driver behind the economic growth and regeneration of the district.

It is essential that the design of new development is inspired and informed by an understanding of the history and character of the local area. A well designed scheme must reinforce local distinctiveness and identity, without stifling innovative design solutions, to create attractive, sustainable and successful places where people live, work and play.

Designated and non-designated heritage assets

A heritage asset is defined in planning law as a 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. They can be either designated or non-designated heritage assets. Designated assets include world heritage sites, scheduled monuments, all listed buildings, registered parks and gardens, conservation areas and registered battlefields. The National Heritage List for England (NHLE) is a database of all designated heritage assets in England and details the hundreds of scheduled monuments, listed buildings and registered parks and gardens in Westmorland and Furness. In addition, there are 39 conservation areas across the area.

Non-designated heritage assets do not meet the national designation criteria but have been identified by the Council as having a degree of heritage significance meriting consideration in planning decisions. The Cumbria Local Heritage List is at the early stages of compilation and aims to be a resource of recorded non-designated heritage assets in the area that help to build and reinforce a sense of local character and distinctiveness. However, unknown or unrecorded buildings or archaeological remains can be considered non-designated heritage assets in planning terms, even if they are not on an Historic Environmental Record (HER). The number of identified non-designated assets in Westmorland and Furness increases all the time.

The National Heritage List for England can be found by this link *https://historicengland.org.uk/listing/the-list/*.

Information regarding the conservation areas in Westmorland and Furness can be found by this link https://www.westmorlandandfurness.gov.uk/planning-and-building-control/conservation/find-conservation-area.

Information on the Cumbria Local Heritage List can be found here https://www.westmorlandandfurness.gov.uk/planning-and-building-control/conservation/cumbria-local-heritage-list.

Westmorland and Furness Cultural Heritage

The landscape of Westmorland and Furness has been shaped by thousands of years of human activity. This has resulted in a rich and varied cultural heritage that includes archaeological remains, historic towns and buildings, traditional villages and hamlets, scattered farmsteads and ancient field systems. Local customs and traditions have also left their mark on the landscape in distinct ways across the three areas of Barrow, Eden and South Lakeland. Landscape, as defined in the European Landscape Convention, is 'An area perceived by people whose character is the result of the action and interaction of natural and / or human factors'. Therefore, to be truly landscape-led, development must be guided by the natural, ecological, and cultural character of its location.

The district's underlying geology has played a pivotal role in how and where people have lived, governing how food is produced, the location of settlement and the materials and methods used to build houses. Until about 6,000 years ago much of the land in the area would have been covered by dense forest. Around this time Neolithic peoples began to grub out small clearings to grow crops and keep animals. This escalated during the Bronze Age (1,000 to 700BC) during which large areas of the fellside were cleared to make way for animal grazing and cultivation. Evidence of this survives today in the form of field clearance cairns, hut circles and ancient field walls.

Post medieval development varies across the three areas within Westmorland and Furness. Therefore, the following section will identify the key features representing the cultural heritage of Barrow, Eden and South Lakeland individually before the creation of the county of Cumbria in 1974 and the amalgamation of the three councils in 2023. A key source of information is the 'Guide to using the Cumbria Historic Landscape Characterisation Database for Cumbria's Planning Authorities', published in 2009 to accompany the Historic Landscape Characterisation (HLC) database.

The link to 'A Guide to using the Cumbria Historic Landscape Characterisation Database of Cumbria's Planning Authorities' can be found at https://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/3349/4011611379.pdf.

Barrow

The area covering Barrow and Kirkby-in-Furness is one of the areas most greatly influenced by current and past industry and urbanisation within Cumbria. Before the later 19th century, the settlement pattern was dominated by nucleated settlements

of largely medieval origin. Of these, 76% were in existence by 1770. However, the existing settlement pattern is dominated by the late 19th century industrial town of Barrow and the 19th and 20th century industrial-inspired settlement expansion of Askam and Ireleth. Much of the area surrounding Barrow consists of industrial infrastructure such as the docks, which transformed the relationship between the mainland and Barrow Island, and modern industrial parks. The iron mining industry has created a prevalent legacy with a swathe of landscape south of Askam having been formed by iron mining, including water-filled collapsed mines. What little survives of the pre-19th century farming landscape is largely characterised by ancient enclosures, though there is an extensive area of former common arable field associated with Ireleth.

To the south of Barrow lies Walney Island, a small island whose development has been strongly influenced by the growth of Barrow, particularly in the 20th century. Whilst there is one remaining nucleated settlement of medieval origin and some elements of post medieval field enclosure, its landscape is dominated by 20th century development built to accommodate shipbuilding workers on the island.

To the northeast of Barrow, the Furness Peninsula is an area of low coastal limestone fells, dominated by the towns of Dalton and Ulverston. Both towns are medieval in origin and retain much of their pre-19th century character despite expansion in the 19th and 20th centuries. Most of the nucleated settlements in the area were in existence by 1770 and retain clear elements of medieval planning. The higher degree of historic nucleation (a settlement clustered around a central point) and its impact on the wider farming landscape is one of the main characteristics. It is also less wooded than the topographically similar Cartmel Peninsula. 20th century field boundary changes have degraded many of the strip fields which would have been visible up to the end of the 20th century. There is also a strong survival of industrial features in the landscape.

Eden

The Eden Valley stretches from Penrith in the north to Kirkby Stephen in the south. It includes the whole of the upper valley of the River Eden and its tributaries to the west. The eastern edge lies within the North Pennines National Landscape, and part of the western edge, south of Penrith between Askham and Rosgill, is within the Lake District National Park. The area also crosses the old county boundary between Cumberland and Westmorland. The landscape is one of rolling hills and enclosed low fells around the river valleys. The pre-1770 settlement pattern was largely nucleated, with most of the villages and towns originating in the medieval period (1066-1540). Only 29% of the discrete settlements pre-date 1770 and this indicates that the settlement pattern has become more dispersed in the past 200 years, in part following the enclosure of open common land. Agriculturally, this was, and is, Cumbria’s best arable farming area. Undoubtedly this encouraged nucleated settlement development and was a factor in the development of small market towns.

The largest towns are Penrith, in the former county of Cumberland, and Appleby-in-Westmorland, the former county of Westmorland. The small towns of Kirkby Stephen and Brough lie at the southern end of the character area. Many of the large and small nucleated settlements show elements of medieval planning, either as row settlements or as settlements around a village green. In general, the settlement pattern shares similarities with the nucleated settlements on the Pennine dip slope of County Durham. The nucleated settlements are surrounded by extensive areas of former common arable fields. The low ridges, upon which much of the dispersed settlement is found, consist generally of planned enclosures post-dating 1770. There is relatively little ancient enclosure but where it occurs, there is generally a medieval interpretation for it.

The largest enclosed area is to the east of Appleby, where it seems to be associated with a former deer park. Along the south-western edge of the character area, the patches of ancient enclosure are associated with monastic granges, as at Reagill Grange and Asby Grange. The area is sparsely wooded, though there are areas of modern plantation around Maulds Meaburn Moor. Ancient woodland consists of gill woodland, apart from Flakebridge Wood, which lies within a possible former medieval deer park, but has mainly been replanted. Within the Lake District National Park portion of the character area, the surviving medieval deer park of Lowther Park is a significant landscape feature and includes within it ancient woodlands and more recent plantations. Legacy: A mixed pattern of modern and older settlements and field enclosures with strong legibility of landscape elements of medieval origin including extensive earthwork remains. Landscape designation and status: Western portion of area within the Lake District National Park, registered park and gardens at Appleby Castle, Askham Hall, Lowther Castle and at Reagill.

Information regarding landscape designation and status can be found at ‘A Guide to using the Cumbria Historic Landscape Characterisation Database of Cumbria's Planning Authorities’, accessible from the following link: https://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/3349/4011611379.pdf.

The landscape of the Upper Lune Valley has historically been shaped by the River Lune and its tributaries, located between the Orton Fells and Howgill Hills. The larger of the nucleated settlements are located in the main valleys, along with the smaller nucleated and discrete settlements. Of the discrete settlements, around 31% pre-date 1770 and are often located in arable fields, or the main valleys. Later discrete settlements (19th century) are found within areas of 19th century planned enclosures, in former common arable fields and in the tributary valleys extending northwards from the Howgills. The settlement pattern has become more dispersed since the 19th century, though some new nucleations have developed, primarily at Tebay as a railway settlement. The older enclosed land is generally in the valley bottoms, which consists of a mix of former common arable fields and ancient enclosures, including some intakes. Planned enclosures dominate, especially in the western half of the character area. For the most part, other than around Orton, the

common field systems were probably smaller and less regular than those in the Eden Valley, reflecting both the smaller size and less regular nature of the settlements. There is very little woodland in the area, most is ancient gill woodland, in the tributary valleys flowing north from the Howgills.

Information about woodland can be found at 'A Guide to using the Cumbria Historic Landscape Characterisation Database of Cumbria's Planning Authorities', accessible via the following link: https://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/3349/4011611379.pdf.

The Orton Fells, situated between the Eden Valley and Upper Lune Valley, is of mostly pre-modern origins, dominated by its limestone karst scenery and extensive limestone pavements. It is scarcely populated with no nucleated settlements and two discrete settlements which pre-date 1770, both of which originated as medieval assarts (the clearing of woodland or waste for agriculture). The remaining eight discrete settlements date to the early 19th century. The earliest enclosures in the area are associated with a medieval deer park and planned enclosures. The area has well preserved archaeological remains of all periods.

In the south of the Eden Valley is an area of unenclosed upland extending to the south towards the Yorkshire Dales National Park, forming part of the Howgills Hills. The area is a mixed pattern of modern and older settlements and field enclosure, with a strong legibility of landscape elements of medieval origin with extensive earthwork remains.

Heading from the Eden Valley to the Pennines, Stainmore's settlement pattern contrasts with the Eden Valley's as it is almost exclusively dispersed with a few small nucleations. Around a quarter of the dispersed settlements predate 1770, with most dating to the 19th century. The lack of nucleations correlates to the lack of former common arable fields. The field systems are a mix of ancient enclosures and planned enclosures, whilst the woodland is either ancient or gill woodland. There are also remains of the quarrying industry, most of which is now redundant.

South Lakeland

The Cartmel Peninsula is a mixed pattern of modern and older settlements, with a larger degree of 19th and 20th century development in the part of the area outside the Lake District National Park boundary. The historic settlement pattern is dominated by small and large nucleations, with small clusters of farms being especially common. Of the larger nucleations, 80% of the developed area dates to after 1770, many surrounded by common arable fields with hedges or dry stone walls. Similarly to the east, the Arnside and Beetham area is dominated by 19th and 20th century developments with 97.5% of nucleated settlements being modern. The landscape is largely 19th century, with a strong survival of limestone-based industrial features and some remaining legibility of medieval landscape elements.

Further east, the Barbon and Middleton Fells is an area of Pennine upland that forms part of the western edge of the Yorkshire Dales National Park. The

landscape is largely unenclosed, except in the south where the fells are enclosed with planned enclosures. Lack of modern development means that prehistoric archaeology remains survive as earthworks within the planned enclosures, and there is a strong legibility of medieval elements and earlier archaeological features in the landscape.

The area of Kendal and Kirkby Lonsdale is dominated by low limestone fells and glacial drumlins. The settlement pattern appears quite highly nucleated but much of this pattern is a result of 19th and 20th century settlement growth. Before the appearance of settlements such as Endmoor and Levens and the growth of others such as Heversham, the settlement pattern outside the towns of Kendal, Kirkby Lonsdale and Burton-in-Kendal was largely dominated by small nucleations and discrete settlements. About 87% of the development area of the non-urban nucleated settlements date to the 19th and 20th centuries with 65% occurring since 1900. Outside of the settlements, the field pattern consists of extensive areas of ancient enclosure, sometimes within areas of former medieval deer parks from 14th to 16th century, and former common arable land. There is little ancient woodland, but the numerous parks are a distinct feature of the area, indicative of the local concentration of wealth that was focused in the area from the 18th century, partly because of the influence of nearby Lancaster and Kendal.

To the north of Kendal and Kirkby Lonsdale there is an area of hilly country known as the Kendal Low Fells. Its settlement pattern is dominated by small nucleations and discrete settlements, most of which are associated with areas of ancient enclosure. Fifty seven percent of small nucleations and discrete settlements were in existence by 1770. The only larger nucleation is at Mealbank which is a 19th century industrial hamlet. There is a small element of ancient woodland remaining, and ancient enclosures dominate the fieldscape creating a mixed pattern of modern and older settlements and field enclosures with strong landscape elements of medieval origin.

Another small but significant area in South Lakeland includes the Leven Estuary, an estuarine wetland dominated area. The area is defined by a limestone ridge to the west and the railway line to the south. Settlement is very sparse, and the only historic nucleation is that of Holker. Similarly, there are only small areas of ancient enclosure, and the fieldscape is dominated by planned enclosure of former wetland. However, the area is well wooded with ancient woodland and modern plantations. The overall landscape is wild, and largely post 18th century, with some legibility of landscape elements of medieval origin.

1974 to present

Westmorland and Furness sits within the county of Cumbria. Cumbria was created in 1974 from the historical counties of Cumberland, Westmorland and parts of Lancashire and West Riding of Yorkshire. The present local authority area (LAA) of Westmorland and Furness was historically the entire county of Westmorland, the Furness area of Lancashire and the north-west section of West Riding of Yorkshire.

The local authority of Westmorland and Furness Council was established on 1st April 2023, replacing Cumbria County Council, Barrow-in-Furness Borough Council, Eden District Council and South Lakeland District Council.

Built Heritage

The built heritage of Westmorland and Furness is one of the primary factors contributing to the quality of the historic landscape. The extensive use of local stone in the construction of traditional 'vernacular' buildings creates a strong local distinctiveness, and the district's farms and villages seem to grow organically from the landscape whilst the large towns are a striking illustration of the area's industrial legacy.

What is vernacular architecture?
The term vernacular is generally used to describe domestic architecture pre-dating the mid-19th century that was constructed by local craftsmen using local materials and traditional construction techniques. It excludes the large properties of the nobility but includes the houses of the local gentry, smaller houses of yeoman farmers and cottages of farm labourers and workers. Domestic houses, farm buildings and early industrial buildings like mills and smithies were all built in the vernacular style. Although built to meet a basic use, vernacular buildings are by no means without quality and individuality. Many exhibit interesting regional features and detailing like carved lintels, date stones, door jambs and roof kneelers, that add to the character and local distinctiveness of a place.

Most vernacular buildings date between 1600 and 1850, although there are a few earlier surviving examples. After 1860, the widespread introduction of national architectural styles – Georgian, Victorian Gothic and Edwardian Art & Crafts – largely marked the end of the local vernacular.

Before the 1860s, nearly all buildings in Westmorland and Furness – both urban and rural – were vernacular in style. Like many aspects of the area, the design of these buildings was strongly influenced by the underlying geology and distinct properties of the local stone. For example, on the Furness Peninsula, both the Urswick Limestone and the adjacent Bannisdale Formation sandstone could, before modern quarrying methods, only be obtained in small and irregular pieces that were hard to work into shapes or carve. The traditional buildings in this area tend to be made of coursed and uncoursed rubble with larger blocks used at the angles, and timber lintels over openings where large pieces of stone could not be obtained. This stone was traditionally covered by limewash, render or roughcast render to both keep the rubble walls dry and to give walls a neater, more regular appearance. Examples include Flookburgh, Dalton and Ulverston. Penrith sandstone, by contrast, is just as durable, but is much easier to work into shapes, make into smooth ashlar or carve. For less important buildings, such as barns, outbuildings and boundary walls, this stone was made into irregularly coursed 'bricks'. In the 18th and 19th centuries for more important buildings, this local stone was worked into regular sized stone 'bricks' as well as large smooth ashlar blocks, doorcases and window surrounds, sometimes with carved decoration. Also by contrast, this

stone was left bare to show off the smooth or textured finishes worked into the stone. This material gives the eastern swathe of the district between the River Eden and uplands of the North Pennines a distinctive character, especially as the amount of work to shape and texture the stone is in proportion with how important the building was when it was built, though in some cases, rough stonework was limewashed or rendered, especially in pre-Victorian buildings.

Such variation means there is no single 'style' of traditional house or farmstead in Westmorland and Furness, and the character of the vernacular can change from village to village, let alone valley to valley. This is why a thorough understanding of context and identity is crucial to the design process, whether altering an existing building or planning a new development. This does not mean there is no opportunity for high-quality innovative design. Complementing or contrasting new development can add interest, character and value to an area. However, it needs to be anchored within the local distinctiveness of a place and respond sensitively to the existing built environment.

Inappropriate development and poor design pose a real risk to the local character and distinctiveness. This includes the standardisation of building materials, building components, methods of construction and external finishes. In addition, the increasing use of plastic windows, synthetic wall finishes and imported roofing slates all combine to dilute local identity and sense of place.

Built Environment - Further Information

There is a wide range of information available on the built environment, including how to manage and adapt traditional buildings. Some of the key references are outlined below, although this is by no means an exhaustive list.

Relevant policies, strategies, plans and guidance

National Level

Document name	Date published	Link
Sourcing Stone for Historic Building Repair	Updated 2023 (published 2016)	This link can be found at https://historicengland.org.uk/images-books/publications/sourcing-stone-for-historic-building-repair/.
Energy Efficiency and Historic Buildings: Energy Performance Certificates (EPCs) Case Studies	2022	This link can be found at https://historicengland.org.uk/images-books/publications/eehb-epcs-case-studies/heag0307-epcs-case-studies/.
Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11	2022	This link can be found at https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/.

Document name	Date published	Link
Tall Buildings: Historic England Advice Note 4 (2nd edition)	2022	This link can be found at https://historicengland.org.uk/images-books/publications/tall-buildings-advice-note-4/heag037-tall-buildings-v2/.
Listed Building Consent. Historic England Advice Note 16	2021	This link can be found at https://historicengland.org.uk/images-books/publications/listed-building-consent-advice-note-16/heag304-listed-building-consent/.
Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note 7 (2nd edition)	2021	This link can be found at https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/.
Conserving Georgian and Victorian terraced housing. A guide to managing change.	2020	This link can be found at https://historicengland.org.uk/images-books/publications/conserving-georgian-victorian-terraced-housing/heag277-conserving-georgian-and-victorian-terraced-housing/.
A Guide to Historic Environment Records (HERs) in England	2019	This link can be found at https://historicengland.org.uk/images-books/publications/guide-to-historic-environment-records-england/heag266-guide-hers-england/.
Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12	2019	This link can be found at https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/.
Listed Buildings and Curtilage Historic England Advice Note 10	2018	This link can be found at https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/.

Document name	Date published	Link
Streets for All Advice for Highway and Public Realm Works in Historic Places	2018	The Streets for All link can be found at https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/. The Advice for Highway and Public Realm Works in Historic Places link can be found at https://historicengland.org.uk/images-books/publications/streets-for-all-north-west/.
Vacant Historic Buildings	2018	This link can be found at https://historicengland.org.uk/images-books/publications/vacanthistoricbuildings/.
Adapting Traditional Farm Buildings. Best Practice Guidelines for Adaptive Reuse Historic England Advice Note 9	2017	This link can be found at https://historicengland.org.uk/images-books/publications/adaptive-reuse-traditional-farm-buildings-advice-note-9/heag156-adaptive-reuse-farm-buildings/.
The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)	2017	This link can be found at https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/.
Repointing Brick and Stone Walls. Guidelines for Best Practice	2017	This link can be found at https://historicengland.org.uk/images-books/publications/repointing-brick-and-stone-walls/.
Traditional Windows: their care, repair and upgrading	2017	This link can be found at https://historicengland.org.uk/images-books/publications/traditional-windows-care-repair-upgrading/heag039-traditional-windows-revfeb17/.
Understanding Place: Historic Area Assessments	2017	This link can be found at https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/heag146-understanding-place-haa/.

Document name	Date published	Link
A Guide for Owners of Listed Buildings	2016	This link can be found at https://historicengland.org.uk/images-books/publications/guide-for-owners-of-listed-buildings/.
Understanding Historic Buildings A Guide to Good Recording Practice	2016	This link can be found at https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/.
Conservation Principles, Policies and Guidance. For the sustainable management of the historic environment	2008	This link can be found at https://historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/.

Purpose/Content

- Sourcing Stone for Historic Building Repair
  - This Technical Advice Note is aimed at architects, surveyors, engineers, building managers, contractors, conservation officers and owners who need to obtain matching stone for repairing a historic building or monument.
- Energy Efficiency and Historic Buildings: Energy Performance Certificates (EPCs) Case Studies
  - Energy Efficiency and Historic Buildings: Energy Performance Certificates (EPCs) Case Studies
  - Historic England in conjunction with the MEES working group (National Trust (chair), Historic England, Country Land and Business Association, The Central Association for Agricultural Valuers, The Landmark Trust and other stakeholders) undertook case studies to provide evidence of the issues surrounding EPC assessments for traditionally constructed buildings and identify the barriers to successful improvements to energy efficiency.
  - This is one of a series of reports published by Historic England looking at how to improve energy efficiency in historic buildings (see https://historicengland.org.uk/advice/find/a-z-publications/).
- Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11
  - This Historic England Advice Note is written to help neighbourhood planning groups, local planning authorities and other stakeholders to explore the role of historic places and local history in preparing a neighbourhood plan.
- Tall Buildings: Historic England Advice Note 4 (2nd edition)

    - The Historic England Advice Note Advice Note 4: Tall Buildings, second edition provides advice on planning for tall buildings within the historic environment. Its purpose is to support local planning authorities (LPAs), developers, communities and other stakeholders in dealing with tall buildings proposals within the legislative and planning framework relevant to the historic environment.
- Listed Building Consent. Historic England Advice Note 16
    - This Historic England Advice Note gives general advice for owners of listed buildings about listed building consent as an application process and on how to judge whether proposals need consent, how to achieve certainty on the need for consent and how to make informed applications. It also gives advice on works which may or may not need listed building consent, depending on how the works are proposed to be carried out.
- Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note 7 (2nd edition)
    - Local heritage lists are one way in which local heritage – buildings, monuments, sites, places, areas, historic parks and gardens or other designed landscapes – can be formally identified, as part of the wider range of designation, so that their significance can be considered in planning applications affecting the building or site or its setting. This advice supports communities and local authorities in introducing a local heritage list in their area or making changes to an existing list.
- Conserving Georgian and Victorian terraced housing. A guide to managing change.
    - This guide is for local authorities, owners and others involved in the conservation of Georgian and Victorian / early 20th century terraced housing. It gives a historic overview of terraced housing and identifies important features of different types of terraces. It will help those that are planning to make changes to terraced housing to understand their buildings and what is special about them. It identifies issues to consider for those wishing to make alterations and it provides helpful information for making planning applications.
- A Guide to Historic Environment Records (HERs) in England
    - Historic Environment Records (HERs) provide detailed information about the historic environment of a given area. The historic environment records in England have been created as a result of decades of research and investigation. They are maintained and updated for public benefit and used in accordance with national and international standards.
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12
    - This Historic England Advice Note covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance, helping local planning authorities make decisions on the impact of proposals which modify heritage

assets. Understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions.

- Listed Buildings and Curtilage Historic England Advice Note 10
  - Working out whether a building has a curtilage, and the extent of that curtilage can be difficult. It is important because altering or demolishing such curtilage structures may require listed building consent and carrying out works without having obtained listed building consent when it is needed is a criminal offence. This advice note gives hypothetical examples to assist in that assessment. It is based on the current legislative provision in the Planning (Listed Buildings and Conservation Areas) Act 1990 (S. 1[5]) and the consideration of listed buildings and curtilage in legal cases.
- Streets for All Advice for Highway and Public Realm Works in Historic Places
  - This guidance, together with the Streets for All regional documents, provides updated practical advice for anyone involved in planning and implementing highways and other public realm works in sensitive historic locations, including highways engineers, planners and urban and landscape designers. It looks at making improvements to public spaces without harming their valued character, including specific recommendations for works to surfaces, street furniture, new equipment, traffic management infrastructure and environmental improvements.
- Vacant Historic Buildings
  - Finding a new use for a vacant building is the best way to preserve them, even on a temporary basis. This guide is intended to help owners and purchasers actively manage their properties to prevent unnecessary damage and dereliction and considers options for bringing them back into sustainable new use.
- Adapting Traditional Farm Buildings. Best Practice Guidelines for Adaptive Reuse Historic England Advice Note 9
  - This advice is aimed at owners of farm buildings, building professionals and local authority planning and conservation officers. It explains how significance can be retained and enhanced through well-informed maintenance and sympathetic development, provided that repairs, design and implementation are carried out to a high standard.
- The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning: 3 (2nd Edition)
  - Provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views contribute to setting. The suggested staged approach to taking decisions on setting can also be used to assess the contribution of views to the significance of heritage assets. The guidance has been written for local planning authorities and those proposing change to heritage assets.

- Repointing Brick and Stone Walls. Guidelines for Best Practice
  - This guidance, aimed at homeowners and non-specialist building professionals, provides a brief technical guide to the key issues and stages that need to be considered when repointing brick or stone walls of older buildings.
- Traditional Windows: their care, repair and upgrading
  - This guidance on traditional windows covers both timber and metal windows and is aimed at building professionals and property owners. Historic windows are often of considerable importance to the significance of listed buildings. They can contribute to significance through their design, materials and workmanship. This document provides detailed technical advice on maintenance, repair and thermal upgrading as well as restoration.
- Understanding Place: Historic Area Assessments
  - This guidance explains how to undertake Historic Area Assessments (HAAs) in order to understand and explain the heritage interest of an area. HAAs help explain the character of a place and define its significance, providing a sound evidence base for the informed management of the historic environment. The approach is intended to assist historic environment specialists, planners, developers, local communities and others in evaluating the historic environment by understanding how the past is encapsulated in today's landscape, explaining why it has assumed its present form and highlighting its more significant elements.
- A Guide for Owners of Listed Buildings
  - A guide for those who live in or care for listed buildings. Includes information on the listing process and what you need to consider when you want to make changes to your home, such as adding an extension or updating your windows. It also covers some of the most common problems faced by those living in older buildings, such as dealing with damp.
- Understanding Historic Buildings A Guide to Good Recording Practice
  - This Historic England guidance sets out the process of investigating and recording historic buildings for the purposes of historical understanding. It aims to assist professional practitioners and curators, managers of heritage assets, academics, students and volunteer recorders in compiling or commissioning records that are accurate and suited to the purposes for which they are intended.
- Conservation Principles, Policies and Guidance. For the sustainable management of the historic environment
  - The primary aim of the Conservation Principles, Policies and Guidance is to support the quality of decision-making, with the ultimate objective of creating a management regime for all aspects of the historic environment that is clear and transparent in its purpose and sustainable in its application. This document is currently under review for reissue.

Conservation Areas

A conservation area is an area of special architectural or historical interest, the character or appearance of which is desirable to preserve or enhance. There are 40 conservation areas within Westmorland and Furness (excluding areas that are within the National Parks): eleven in Barrow, nineteen in Eden and ten in South Lakeland. The following section contains summaries/excerpts of the key characteristics identified in the conservation area appraisals for each.

Eden

Alston CA, Eden
Alston Conservation Area Appraisal and Management Plan March 2023 – the link can be found at https://www.eden.gov.uk/media/6424/alstonconservationareaappraisalmanagementplan_publication-version.pdf.

Summary of special interest:

- Town of medieval plan form, with a unique continuity of 17th to 19th century buildings of mainly vernacular and functional character, and few later additions, built along steep streets, most of which were originally cobbled;
- Different character areas reflecting the town's rich economic and social development, notably its industrial heritage and market town status;
- Diverse and independent businesses and retailers especially on the high street reflecting the need for self-sufficiency in a remote location;
- Grade II* listed Market Cross and High Mill, and thirty Grade II buildings including the Town Hall, the Parish Church, a Friends' Meeting House, and residential/commercial buildings including unusual examples of house-over-byre architecture in a town;
- Visual harmony resulting from excellent craftsmanship and a limited palette of natural and mainly local building materials [predominantly sandstone], with few imported materials;
- Well maintained public and private green areas with mature trees, within and on the edges of the conservation area, enclosing the densely built frontage;
- Links to famous people and historical families, in particular renowned engineer John Smeaton, and the Veteriponts, Lowbyer, Stapletons, Hiltons and Radcliffes;
- Exceptional geographic, topographic and climatic situation of the town isolated in the upper North Pennines, designated an Area of Outstanding Natural Beauty and UNESCO Geopark for its rich geological heritage, giving a striking and unique landscape background to the historic town.

Appleby Conservation Area Character Appraisal and Management Plan March 2022
The link to this document can be found at https://www.eden.gov.uk/media/6197/applebycaamp.pdf.

Summary of special interest:

- Town of medieval plan form with main thoroughfare (Boroughgate), narrow lanes called wiends and evidence of burgage plots. There is also a physical and visual link between the medieval Appleby Castle and Church of St Lawrence.
- A mixture of architectural building styles and materials with well-preserved historic building stock with evidence of 18th and 19th century rebuilding and re-fronting.
- Different character areas reflecting the town's rich economic and social development as the former County town of Westmorland.
- A high number of heritage assets comprising of two scheduled monuments, 183 listed buildings and structures and one registered park & garden.
- Visual harmony resulting from a limited palette of natural and mainly local building materials [such as Westmorland slate and red sandstone] with evidence of new materials such as brick brought in by the railways.
- A riverside setting on the River Eden and an abundance of green spaces with mature trees within and on the edges of the conservation area.
- Links to famous people and historical families, in particular Lady Anne Clifford and the Heelis family.

Dufton Conservation Area Character Appraisal and Management Plan 2020
The link to this document can be found at https://www.eden.gov.uk/media/5788/dufton_ca_character_appraisal_mgt_plan_accessible.pdf.

Character Area 1

- 4.1.3 The area defined as character area 1 comprises of a large village green bisected by a tree lined road that runs through the village. The road verges are informal and cars park along the roadsides. There is also a parking area outside of the local pub. The north-west of this character area comprises of a large field enclosed by a mixture of stone walls, post and wire fence, and mature trees.
- There are a small number of grade II designated heritage assets including: Sycamore House; Dufton Hall; wall, gate piers and gate to Dufton Hall; Midtown Farmhouse and attached barn; Ghyll House and attached barns; and a 19th century water pump.
- 4.1.5 The buildings in the area are located around the edge of the village green and the majority front onto the green. There are a mixture of rows of houses/cottages, longhouses, and detached properties. Most of the properties have small front gardens with a stone boundary wall and iron railings.
- The Ride is a small cluster of houses (to the south of the area) which are constructed of the same materials and have their own character/sense of

place within the setting of Dufton Hall. With the exception of The Ride area, Dufton Hall is separated from the other buildings around the village green and commands its own private grounds.

- 4.1.7 The area is home to a number of uses including residential dwellings, holiday accommodation, a youth hostel, agricultural dwellings, pub and café (both with outdoor seating), village hall, and a post box. The village green is used by the local school for sports, and public footpaths pass through the area. Street furniture is minimal and includes benches, litter bins and information boards provided around the village green. The street furniture is appropriate for walkers and visitors to the area.

Character Area 2

- 4.1.10 The area defined as character area two is an agricultural area to the north of the conservation area. It comprises of large, regular strip fields enclosed by a mixture of stone walls, post and wire fences, and mature trees. The fields form undulating arable land at the foot of Dufton fells to the north-east. The only structures in this area include modern agricultural buildings belonging to Ghyll House – an early 18th century farmstead.

Character Area 3

- 4.1.11 The area defined as character area 3 is predominantly a residential area following the road as it heads south away from the village green. The area is home to a mixture of uses including residential dwellings, agricultural dwellings, a caravan park, a playground, and a community hall in the former Methodist church. Numerous public footpaths and the National Cycle Network route pass through the area and a bus stop is located in close proximity to the caravan park and public conveniences. Street furniture such as information boards, telephone box, benches and directional signs are appropriate for walkers and visitors to the area.
- 4.1.12 Buildings are predominantly detached and front the road which has wide informal grassed verges. At road corners there are larger grassed areas that form somewhat mini village green spaces. The nature of the road and properties fronting on to it creates a channelled linear view following the route of the road and depicts certain buildings such as Lime Tree House and Dufton Hall as key features in these views. The area also offers views of arable fields and the fells nestling the village from between detached properties and also from public footpaths.

Character Area 4

- 4.1.16 The area defined as character area 4 forms the south-east section of the conservation area. The area is predominantly in residential and agricultural use with some former farm buildings converted to holiday cottages e.g. Brow Farm.

- 4.1.18 Buildings in the area are also predominantly detached and front the roadside, some with rubble boundary walls enclosing front gardens. Browthwaite is a modern cul-de-sac infill development located adjacent to the large farmstead of Brow Farm. The southern end of the area an unclassified road provides access to Bayle Hill Cottage, and the foothills of the surrounding fells.

Edenhall Conservation Area Character appraisal and management plan 2020
The link to this document can be found at https://www.eden.gov.uk/media/5790/edenhall_ca_character_appraisal_mgt_plan.pdf.

Summary of the character and current condition of the conservation area

- 4.3.1 Overall three quarters of the building stock in the village comprises of a mixture of 18th and 19th century dwellings with the remainder comprising of a single medieval church, a low number of 20th century in-fill developments and a 21st century housing estate. The historic layout has been respected by those 20th century developments being individual dwellings or small groups along the street and there has been no loss of buildings over the last decade. However the design of the 21st century (pre-existing appraisal) St Cuthbert's Place housing estate is at odds with the form and character of the village.
- 4.3.2 The majority of buildings (over 80%) are two storeys, and many have outshuts, extensions and garages.
- 4.3.3 Over 50 percent of the buildings in the village are constructed of red sandstone and its widespread use for buildings, chimney stacks and boundary walls lends the whole area an immediate and distinct character. A low number of buildings have been rendered with a wet-dash or roughcast finish, but rendering is a lot less common than in other Eden villages. The modern developments have introduced the use of red brick to the fabric of the village.
- 4.3.4 The oldest surviving roofs tend to be in red sandstone flag, but in the village as a whole, Westmorland Green and Burlington Blue slates predominate. There is also a small amount of concrete tile and modern slate roofs. Stone copings along verges, kneelers and bargeboards are an attractive feature of roofs in the village.
- 4.3.5 A third of buildings retain sliding sash windows of a mixture of styles including two, four, six, eight and twelve panes. Another third feature two, three and even four light openings with stone surrounds and hoodmoulds – many of which retain mullions. The remaining buildings feature timber casement windows and uPVC casements and sashes. Dormer and bay windows are a feature of many 19th century buildings.

- 4.3.6 A considerable number of dwellings retain historic timber plank and panelled doors but the majority feature modern timber and glazed and uPVC doors. Fanlights are not a common feature in the village.
- 4.3.7 Overall the minor alteration of buildings including the replacement of windows and doors have detracted little from the character and appearance of the village.
- 4.3.8 The high stone walls and gateway entrances to the grounds of the Estate remain a significant feature of the village street scene. Red sandstone walls also continue to provide boundary treatments to over 60% of dwellings however only one with iron railings was recorded (2019). Most dwellings have front gardens and approximately half of those surveyed have a private vehicular access. As such parking on the roadside is not as marked as in other villages.
- 4.3.9 Traffic signs, road markings, infrastructure for services and street furniture have minimal visual intrusion on the street scene.
- 4.3.10 Other than the requirement for some minor repairs and repainting of windows in a handful of buildings the built environment appears in excellent condition. No sites or buildings were identified as potential sites for improvement or of being ‘at risk’.
- 4.3.11 The conservation area has a significant amount of small areas of woodland, particularly around the Edenhall Estate, and a considerable number of mature trees which have a positive contribution to its landscape character and historic setting. The indicative location and species of these trees and woodland areas are shown on the Townscape features plan below (figure 22).
- 4.4.1 There are only a small number of buildings within the conservation area that are listed and afforded extra levels of protection against changes which could erode their architectural integrity. The following un-designated buildings are also considered to contribute to the character and significance of the conservation area (see figure 22). They include the early 18th century Crostway and Dolton Holme which are derivatives of the traditional ‘longhouse’ along with some 19th century houses and cottages with architectural features reflective of the increased prosperity of the time.

Garrigill Conservation Area Character Appraisal and Management Plan June 2020
The link to this document can be found at https://www.eden.gov.uk/media/5792/garrigill_ca_character_appraisal_mgt_plan_accessible.pdf.

Summary of the character and current condition of the conservation area

- 4.3.1 The majority of the present buildings are two storeys (80%) or three storeys with the third floor tucked tightly under the eaves or partly in the roof space (9%). These three storey buildings are an unusual feature in Eden villages.

- 4.3.2 Many of present buildings have replaced or incorporated earlier buildings. Some buildings will have been heightened and the roof pitch reduced to accommodate stone slab roofing in replace of thatch. Stone flags remain the predominant roof covering with blue slate also dominant. There are a low proportion of buildings with modern slate/concrete tile coverings.
- 4.3.3 Many buildings in the village have been extended by way of an outshut - a rear single storey extension under a continuation of the main roof. This remains a particularly attractive feature of the roofscape of the village.
- 4.3.4 A significant number of the buildings of the village have suffered uncharacteristic alterations particularly to windows and doors and the loss of external staircases. Many Georgian and Victorian sash windows have been replaced with timber or uPVC casements or uPVC sash windows. Also many 19 traditional panelled doors have unfortunately been lost to modern panelled, glazed doors and uPVC doors. The rate of these changes has been slow over the last decade with 20% of the surveyed buildings incorporating changes to windows and doors but unfortunately the predominant material being introduced is uPVC.
- 4.3.5 In Garrigill, windows and doors lack the full stone surrounds and other stone features so common elsewhere in the Eden Valley.
- 4.3.6 The widespread use of the particular and distinctive stone [as opposed to red sandstone which is a predominant feature of other villages in the Eden district] for buildings and boundary walls gives the whole area an immediate and distinct character and one somewhat different from the character of other villages in Eden District that predominantly feature the use of local red sandstone.
- 4.3.7 The central area of the village green and some verges have been enclosed by narrow concrete kerbs and some pavements with concrete kerbs have been created introducing a suburban element. In addition some verges have been surfaced to form parking areas with other parking taking place on the roadside or private drives to properties. However the village overall retains its attractive informal rural character.
- 4.3.8 A small number of later twentieth century (4) and early 21st century (5) buildings exist within the village. Most of these are not in keeping in terms of their design or materials with the traditional development of the village. However the village has escaped the development of suburban style housing estates so damaging to the character of other Eden villages.
- 4.3.9 There are a few sites within the village which have a negative impact on the appearance of the conservation area including the area around the bridge and the garage adjacent to Clarkhall. The visual impact of these sites could be reduced by minor improvements/repairs to buildings, the removal of scaffolding and greater internal storage of materials and vehicles.
- 4.3.10 The conservation area has a significant amount of small areas of woodland, particularly along the river banks, and a considerable number of mature trees which have a positive contribution to its landscape character

and historic setting. The indicative location and species of these trees and woodland areas are shown on the Townscape features plan below (figure 34).

- Undesignated Heritage Assets 4.4.1 There are only a small number of buildings within the conservation area that are listed and afforded extra levels of protection against changes which could erode their architectural integrity. The following un-designated buildings are also considered to contribute to the character and significance of the conservation area (see figure 34). They include some of the late 18th century buildings that retain features of vernacular building forms such as long houses and evidence of vernacular construction styles such as thatch roofs. The late 19th century buildings have architectural details which indicate increased prosperity at the time that the London Lead Company had a strong influence in development of the area.

Great Salkeld Conservation Area Character Appraisal and Management Plan 2020
The link to this document can be found at https://www.eden.gov.uk/media/5794/great_salkeld_ca_character_appraisal_mgt_plan_accessible.pdf.

Summary of the character and current condition of the conservation area

- 3.4.1 Buildings are predominantly two storeys in height, and many have extensions, outshuts and garages. There are also a small number of single storey cottages and bungalows.
- 3.4.2 The building fabric of the older buildings is predominantly part-coursed sandstone, and many have been rendered with roughcast. The 20th century buildings add a considerable amount of brick to the material palette. Roof coverings comprise of a mixture of sandstone flag, Westmorland blue slate, concrete tile or modern slate laid in graduated courses.
- 3.4.3 The vast majority of the buildings make a positive contribution. Those that do not tend to cluster to the south east and east of St Cuthbert's church and are largely C20 buildings whose architectural style has no local resonance. Eden View and Eden Side are likely however to have C18 origins but have been radically and unsympathetically altered.
- 3.4.4 There are a number of both general and specific issues that affect the character of Great Salkeld. Individual changes to buildings have collectively undermined the historic and architectural quality of the village. These include: • barn conversions with non-traditional window styles • house extensions with non-vernacular details • insertion of large prominent rooflights • plastic windows and doors • loss of traditional roofing materials.
- 3.4.5 These changes are not unique to Great Salkeld but are occurring throughout the country. Most of these changes do not require planning permission. If left unchecked however they could erode the village's historic character.

- 3.4.6 Planning permission has been granted for: the erection of a small number of new minor developments; a considerable number of extensions to dwellings; and the establishment of lodges at the caravan park.
- 3.4.7 The conservation area has small areas of woodland and a considerable number of mature trees which have a positive contribution to its landscape character and historic setting. Some of which are protected by a Tree Preservation Order (TPO). The indicative location and species of these trees and woodland areas are shown on the townscape features plan below (figure 27).
- 3.4.8 There are also a number of locations in and around the village that offer important views and vistas of the conservation area and its setting (see figure 28).
- 3.5 Undesignated Heritage Assets 3.5.1 There are only a number of buildings within the conservation area that are listed and afforded extra levels of protection against changes which could erode their architectural integrity. The following non-designated buildings are also considered to contribute to the character and significance of the conservation area (see figure 29).

Kirkoswald Conservation Area 2020
The link to this document can be found at https://www.eden.gov.uk/media/5791/ko_ca_character_appraisal_mgt_plan.pdf.

Character Area 1

- 4.1.3 The area defined as character area 1 comprises of large arable fields to the south of an unclassified road leading east to the North Pennine Hills. The fields are bounded by maintained hedgerows and/or post and wire fences, and some are used for grazing livestock.
- 4.1.4 The area is home to Kirkoswald Castle which is designated as a Scheduled Monument and a grade II listed building (see figure 2). The castle provides evidence of the medieval origin of the village and is set within a plot surrounded by large mature trees. The remains are the only standing structure within the character area forming a landmark with some inter-visibility between the Old Vicarage and the Church Bell tower located within character area 2.
- 4.1.5 The character area provides a peaceful and tranquil setting for walkers using the public footpath to Glassonby and enjoying the long distance views of the Pennines to the east and Lazonby village to the south-west.

Character Area 2

- 4.1.7 The area defined as character area 2 comprises of large undulating fields and low lying floodplain to the south of the B6413 at the southern end of the village. The arable fields are bounded by a mixture of stone walls, maintained hedgerows, post and wire fences, and mature trees. The B6413

from Lazonby village is a wide road with wide verges, no road markings and minimal roads traffic signs. It traverses the low lying floodplain land of the river Eden and offers long distance views of the surrounding countryside.

- The area is home to the medieval St Oswald's Church and graveyard which is designated as a grade II* listed building. The wall surrounding the churchyard and the gatepiers to the north of the church are also designated as grade II listed buildings. The church is located in a corner of a low lying field and is screened from the village by large mature trees and surrounding higher ground to the north east. The grade II* designated church bell tower is located at an elevated position to the north east of the church and is a key landmark being visible in views from all directions. Archaeological evidence of a medieval moated site located to the west of the Church is designated as a Scheduled Monument. The Old Vicarage property is also located within this character area.

Character Area 3

- 4.1.11 The area defined as character area 3 comprises of land enclosed within a high sandstone boundary wall incorporating intermittent entrances. This boundary wall is the former walled garden of The College and associated buildings and is a dominant feature of the streetscape. The College is a late 15th century building formerly a college for vicars and is designated as a grade I asset. The college flat, south-east entrance gateway, and stable block are grade II designated listed buildings. The buildings have a physical relationship, but the functional relationship is not as evident with the buildings having alternative uses and separate ownership. The walled garden is currently in use as a car parking area for an adjacent garage business.
- 4.1.12 The B6412 passes through the character area as it continues into the village. There are informal pavements running alongside with sandstone kerbs.

Character Area 4

- 2.1.8 The area defined as character area 4 covers the part of the village located on the banks of the Raven Beck watercourse and has an industrial character deriving from the establishment of historic mills. It is located on a meander of the river with steep and vegetated riverbanks and visible only from the bridge and accessed from a lane behind some cottages.
- 4.1.16 The area is home to a mixture of uses including agriculture/farming, a garage business, a convenience shop and post office, a Doctor's surgery, and residential properties.
- 4.1.17 There are a few designated assets including: the grade II* listed Demesne Farmhouse of 17th century origin; and the grade II listed Manor House of 18th century origin. Demesne Farmhouse is a prominent landmark

on approach to the village from the south. Along with the garage business, Demesne farm is separated from the main grouping of buildings along Bridge Street. Here the streetscape becomes narrower with an active built frontage as properties front the pavement. After Bridge Street the streetscape widens, and properties are set back from the road with small front gardens.

Character Area 5

- 4.1.21The area defined as character area 5a is the central part of the village and has a tight-knit form with grand buildings and few green spaces. The central area of the village widens out around a small cobbled market square which features the 18th century village stocks (grade II) and a war memorial. The Market Square is enclosed on its north, west and south sides with a road cutting through the west to Back Lane and Croft Place. It is accessed from Fetherston Hill road running along its eastern side. The Market Square has a cobbled surface and is used for informal car parking. The war memorial is a landmark within the area and is protected by a low iron rail fence. Two metal seats provide a public seating space next to the monument.
- 4.1.22 The former Methodist Church located on the western side of the market square is currently used as a community hall.
- 4.1.23 The buildings in this area predominantly date from the 18th and 19th centuries and are constructed of red sandstone with slate roofs and sandstone ridges. Some buildings are 3 storeys and have been ashlar fronted which represents their commercial status in comparison to the two storey residential properties. There are a number of grade II listed buildings within this area that show the village had a number of public houses and hostelries, including: George House, Wordsley House, Crown Hotel, Featherstone Arms Hotel and the Black Bull.

Character Area 6

- 4.1.30 The area defined as character area 6 is where the village rises uphill from the Market Place along Fetherston Hill road and is enclosed to the north, east and west by rolling fields interspersed with areas of forest. The elevated areas offer long distance views of the surrounding countryside.
- 4.1.31 The area is predominantly residential with a school, Methodist Chapel and allotment site making up other uses/services. Nearby recreational fields located outside of the conservation area boundary are visible from a gap site on Back Lane.
- 4.1.32 There are numerous vernacular buildings located within this area of 18th century and 19th century date but only two buildings are designated as grade II listed buildings: Hill House and Eden Bank. Where the land rises steeply from the Market place to a road junction the properties are built into

the hillside and accessed by external steps. There are two large c.1970s housing estates located on the outskirts of this character area (Roods Place and Little Sandhill) which are out of character in form, design and materials to the traditional development of the village.

- 4.1.33 The area retains some traditional cobble surfaces with sandstone flags along roadsides and down lanes to properties. These are mixed with modern tarmac roads, pavements and concrete kerbs. At the road junction there is a minimal amount of street furniture and road traffic signs including a traditional black and white style direction signpost.

Penrith Conservation Area Character Appraisal 2010
The link to this document can be found at https://www.eden.gov.uk/media/2450/penrithcacharacterappraisal20104021.pdf.

Summary of special interest

- pre-conquest origins
- medieval street pattern
- town layout dominated by its past use as significant agricultural trading centre
- high degree of permeability
- numerous dedicated former market places connected by narrow streets
- tight grain of development
- extensive remaining yards and lanes
- well defined building hierarchy
- surviving vernacular buildings in town centre
- organic morphology of town centre
- widespread use of local materials - red sandstone, Westmorland and Burlington slate
- buildings are predominantly two storied in height and do not exceed four
- irregular roofscape
- vertical fenestration, largely sash windows
- limited number of green spaces with hard landscaping predominating
- planned elegance of the Brunswick Square area

Skirwith Conservation Area character appraisal and management plan March 2020
The link to this document can be found at https://www.eden.gov.uk/media/5789/skirwith_ca_character_appraisal_mgt_plan.pdf.

Character area 1

- 3.2.4 The area defined as character area 1 comprises of the grounds and buildings of Skirwith Abbey located outside of the main village settlement in a formal parkland landscape of large grazing fields. The buildings are set in a u shaped development form with the main house located at the south end

of a circular drive and fronting north with views towards the private tree lined access road. To the east is a former barn (assumed not used due to boarded windows and its overall condition) and current stables. To the west is a two storey dwelling and garages forming an L-shape development.

- 3.2.5 The 18th century Skirwith Abbey house is two storeys plus a basement and is constructed of ashlar with string courses and a graduated slate roof. The parapet has balustrading on all sides. The main entrance in the north elevation is accessed by sandstone steps which bridge over the sunken walkway encircling the house. This walkway is bounded by cast iron railings.
- 3.2.6 Both the house and the dwelling to its west are designated as grade II listed buildings.

Character area 2

- 3.2.7 The area defined as character area 2 comprises of the buildings of the former Holme Farm farmstead which are located south of the bridge in the centre of the village and are surrounded by large arable fields – with the exception of the eastern side. Bridge House is also located within this area. Field boundaries are sandstone walls.
- 3.2.8 The farmstead is divided by a single lane road passing through the development and continuing to Skirwith Abbey. On the east side of the road is a courtyard bounded on three sides by buildings which are now in residential use. On the west side of the road is the grade II listed farm house with an attached barn that has been converted into residential use. Beyond the house and barn are large stone walls pertaining to the former walled garden.
- 3.2.9 The 17th/18th century farm house with 19th century alterations is two storeys and constructed of sandstone. The sash windows have been replaced with uPVC sash windows and are set in stone surrounds. The attached former stable/barn is constructed of sandstone and also features uPVC windows. The courtyard buildings are all constructed of sandstone with modern tile roofs and uPVC sash windows.

Character area 3

- 3.2.11 The area defined as character area 3 comprises of a late 20th century infill development along the eastern edge of the road to Blencarn and the western edge of the Church and former vicarage grounds. The buildings are four pairs of semi-detached houses set back from the roadside with large front gardens bounded by sandstone walls and/or hedges with accesses for drives and paths. They are all similar in style and scale, constructed of roughcast render with a modern tile roof, brick chimneys and uPVC casement windows. The developments have to a large extent respected the traditional layout of the village, but their design and materials

are out of keeping with the traditional form and design of buildings in the village.

Character area 4

- 3.2.12 The area defined as character area 4 comprises of a mixture of detached and semi-detached two storey buildings abutting the south side of Church Street overlooking the small river valley that passes through the village. The buildings are a mixture of 19th and 20th century buildings with sandstone and painted roughcast render being the predominant building materials. Roof coverings are a mixture of green and blue slate and modern tile featuring sandstone chimneys. The predominant material used for window construction is uPVC.
- 3.2.13 The St John Evangelist Church and graveyard are set back from the roadside in a large plot bounded by a sandstone boundary wall and large mature trees. This position has created an informal parking area in front of the church gates. The 19th century church is designated as a grade II* listed building, and the former vicarage is designated as grade II listed building.

Character area 5

- 3.2.14 The general layout of character area 5 displays characteristics of a medieval village with its rectilinear layout. It consists of tight knit development around the cross road junction in the centre of the village and then larger plots as travel east and west along the access roads. The buildings have a varied roof height with similar chimneys. The peaceful setting of the village is interrupted by through traffic. There are long distance views of the Pennine Fells from the centre of the village

Character area 6

- 3.2.21 Character area 6 is a small area of late 20th century developments on the western side of the road to Ousby. The developments consist of two modern bungalows with paved drives and a modern farmhouse with large iron roofed agricultural sheds located to the rear (west) of the house.

Character area 7

- 3.2.22 The area defined as character area 7 comprises of part of the Skirwith Hall farm development on the western edge of the village settlement. The farmstead is located at the end of a long tarmacked road through arable fields. The river forms a boundary to the south of the character area, and its banks are lined with large mature trees.

Character area 8

- 3.2.23 Character area 8 forms the western section of the conservation area outside of the village. It has a peaceful setting in large arable fields bounded by sandstone walls. The river and its tree lined banks border the area to the north and the road to Langwathby traverses through the large fields. Development consists of a single detached dwelling located on the roadside by the river and a small 19th century hamlet called Newtown. Newtown is a linear development of two sets of semi-detached dwellings set back from the roadside (south side) with front gardens. The buildings are two storeys constructed of sandstone with green or blue slate roof coverings, sandstone chimney stacks and uPVC casement windows in stone surrounds.

Temple Sowerby Conservation Area Appraisal March 2020
The link to this document can be found at https://www.eden.gov.uk/media/5787/temple_sowerby_ca_character_appraisal_mngt_plan.pdf.

Character area 1

Buildings in this area are a mixture of 19th and 20th century dwellings and predominantly two storeys in height and constructed of sandstone with green or blue slate roof coverings. Traditional timber sliding sash windows of various pane styles and timber panelled doors remain on the historic farm houses however uPVC windows and doors are also present in the 20th century dwellings. Surviving architectural features include stone window and door surrounds, fanlights, pediments, a stone column porch, kneelers and quoins. The modern bungalows on the northern edge of the village green are not consistent with the scale and character of the surrounding agricultural dwellings.

High stone boundary walls to properties create an enclosed sense of space. The stone walls and buildings - Grange Cottage and West View - enclose the lane on either side framing a view west across the A66 to the fields beyond.

Character area 2

The large wide village green forms character area 2. It is a quiet residential area with dwellings overlooking the recreational space. The land is undulating and interspersed with large mature trees creating a visually pleasing streetscape and roofscape where some buildings are at a higher elevation than others.

Character area 3

The area defined as character area 3 covers the north-east part of the village and comprises of a mix of uses including: residential dwellings, agricultural dwellings, a public house with B&B accommodation, the village hall, St James Church, and the local primary school.

This part of the village has no clearly defined plan form with a mixture of detached, semi-detached and terraced dwellings concentrated around the Church, along small lanes (Betsy Lane and Chapel Street), and bordering a small village green.

The village hall and public house are found to the north of the Church separated by the road which has a junction off the former A66 and leads through the central village green. The area has an informal nature of roads, pavements and green spaces with no kerbs or edges and minimal road markings, road signs and defined parking bays.

Character area 4

The built fabric includes 18th and 19th century dwellings with a low number of 20th and 21st century infill developments. They are two storeys and predominantly constructed of sandstone with green slate roofs, but red brick is also a common material. Architectural features such as kneelers, quoins, string courses, pediments and hood moulds along with traditional timber plank doors and sliding sash windows of various styles of panes in full stone surrounds create a sense of grandeur to the buildings in this area.

Character area 5

Character area 5 comprises of a 21st century residential development along with a local health centre which has an access off the A66. The development is part constructed with new two storey dwellings constructed of brick and render featuring stone window and door surrounds to reflect the vernacular buildings. The plan form of the development reflects a modern estate with small attempts to be sympathetic to the traditional village layout by using stone boundary walls and orientating dwellings to front the road. A terrace of 1.5 storey dwellings constructed along the SW side of the A66 creates a built frontage to the road and entrance to the development.

Barrow

Barrow Island CAA July 2007

The link to this document can be found at
https://www.barrowbc.gov.uk/sites/default/files/attachment/5934.pdf

General Character

The Conservation Area is primarily made up of residential terraced and tenement buildings, industrial factory buildings, and associated community facilities. The area is intensely developed and features no vacant sites due to land shortages and industrial development being such a priority when the Island was developed.

Landscape Setting

The landscape setting of the Conservation Area is unusual in that while the Island has existed for many years, it was ambitiously developed with the construction of the network of docks during the 19th Century involving extensive land reclamation. Therefore, it now stands as an almost entirely man-made environment and the Island today deserves to be considered not just as the Conservation Area and its surrounding uses, but as an environment as a whole. The Dock is an historic, economic and visually important element to wider Barrow. Although primarily man-made the port is a very open space, allowing generous views of the other Furness Islands and Morecambe Bay.

Definition of Character Areas

The Conservation Area can be naturally divided into three areas identifiable by their primary land uses although the characters of these three areas are all different as well. They are well defined through their strong built form and uses that have broadly remained the same for over a century. The areas are: Industrial Area, Community Facilities and a Residential Area. High Level Bridge is also discussed separately as the key gateway to the Conservation Area.

Central Barrow CAA June 2005
The link to this document can be found at https://www.barrowbc.gov.uk/sites/default/files/attachment/5936.pdf.

In the middle of the 18th century Barrow consisted of eight houses, five of which were farmhouses and a population of about 50. Over the next century the population of Barrow grew slowly, reaching approximately 150 by the middle of the 19th century. It was essentially an agricultural community, although the shelter of Walney Island offered a safe harbour at Barrow and a small port of jetties developed to carry away Furness iron ore to smelting works in Wales and the Midlands. The first significant step in the transformation of Barrow was the opening of the Furness Railway in 1846. The next logical step was to create a local ironworks and the blast furnaces at Hindpool were built by Henry Schneider and his partner Robert Hannay, and started production in 1859. Alongside these industrial innovations there was a broader vision for the town of Barrow, albeit driven by the recognition that the workforce required to fuel the business needed to be housed. This pragmatic approach was the key to the simplicity and logic behind the commercially driven ‘grid-iron’ plan of streets structured around the principal axes of Duke Street and Abbey Road, which was the brain child of James Ramsden.

The Central Barrow Conservation Area incorporates a significant part of the network of James Ramsden’s gridded street layout, which can be divided into a series of sub areas, each of which displays different characteristics in respect of built form and general ambience. These include Duke Street and Abbey Road, (which in turn display a range of character changes along their length), Hindpool Road, and the network of residential streets between Duke Street and Hindpool Road.

South Lakeland

Beetham (adopted 27 May 2009)
This link can be found at https://www.southlakeland.gov.uk/media/5868/beetham-conservation-area-character-appraisal.pdf.

Beetham is a small village whose morphology would seem to be related to its origins as an early medieval settlement. It has a compact nucleus clustered around a large C12 century parish church, which is set within a modestly sized, irregularly shaped churchyard that is tightly enclosed by narrow streets with tall boundary walls; by domestic buildings which seem to encroach onto the space at the south and west corners; and by a long and distinctive row of individually built houses

along the south west side of Church Street. This small green area acts as the principle formal open space within the village.

Burton in Kendal (adopted 14 October 2009)
This link can be found at https://www.southlakeland.gov.uk/media/5566/burton-character-appraisal-oct-2009.pdf.

The long linear form of the Main Street has a major influence on the distinctive character and appearance of the conservation area, although, in fact, the route of this highway is slightly sinuous rather than rigidly straight, a visual characteristic that is reinforced by the very appreciable variations in the building lines on each side of the street, where houses such as Devenant House, Glenlea/Aysgarth and the Mansion House project towards, or retreat away from the highway edge. Except for the very southern part of the conservation area, both sides of the street have a mostly solid, urban form with long, connected rows or very narrow gaps between individual houses. The majority of buildings are arranged with their longer elevations and roof eaves facing the street and they are mostly positioned close up to the street edge, immediately behind what are frequently shallow pavements, giving a distinctly narrow and enclosed character to many parts of the street. In the areas between Boon Town and The Square these factors combine to create a series of intricate and highly modulated elevations and projecting building forms that create very significant visual incident in the streetscape.

The majority of Main Street consists of domestic dwellings such as two and three storey town houses and lower two storey cottages, as well as a few shops with accommodation over at the very northern end, and two quite large public houses. The majority of these buildings preserve a domestic appearance with balanced or symmetrical elevations; vertical rows of door/window openings that, on the more sophisticated frontages, are sometimes enhanced by stone surrounds or more decorative devices; and traditional solid to void ratios that are characteristic of the Georgian and Victorian periods of their conception. This creates some sense of regularity and order to the continuity of frontages here, although this visual impression is slightly disrupted by variations in the material finish to buildings such that, while some buildings display exposed limestone masonry walls of varying quality, a sizeable number are also rendered and sometimes colourwashed, such that variety and mix to the wall plane are also key aspects of the architectural character and appearance of the area.

Cartmel (adopted 11 March 2009)
This link can be found at https://www.southlakeland.gov.uk/media/5869/cartmel-conservation-area-character-appraisal.pdf.

Cartmel Conservation Area Character Appraisal 2009
The link to this document can be found at https://www.southlakeland.gov.uk/media/5869/cartmel-conservation-area-character-appraisal.pdf.

Summary of special interest:

- 6.2.18 A number of larger garden spaces are evident on both Aynsome Road and Barn Garth, and when combined with the school playgrounds, this creates a sense of openness between building groups, which is a significant aspect of this sub-area's special interest.
- 6.2.21 It is also [of great contribution to the]… much significant for the special interest of the area that those houses on the west side of Barn Garth are all arranged to face eastwards to form a proper street frontage, and that, other than at the extreme north and south ends, a consequent row of rear gardens, many with important, tall, mature trees, forms the critical interface with the meadowland to the east.
- 6.3.1 Cartmel's architectural heritage is based, for the most part, on buildings with C18th and C19th building forms and visual styles, but with an appreciable sub-group of very important medieval and early post medieval structures of great intrinsic value.
- 6.3.3 This basic statistical analysis would tend to confirm the great breadth of interest in the village's historic environment, with almost two thirds of the village's buildings 27 being important in terms of their architectural or historic interest. The analysis would also tend to support a view that this significance is not just confined to the many important buildings but also extends to the numerous smaller historic features, including the great abundance of floor cobbling found especially in front of many of the houses abutting the street. These features add greatly to the rich visual interest of the conservation area and confirm its very major architectural and historic significance.
- 6.3.4 Dwellinghouses, of various forms and scales, but generally of two or two and a half stories high tend to dominate the streetscape, although the unsophisticated cottage or small house, built in local stone, often rendered and with a vernacular slate roof is also noteworthy, especially in the New Town part of the conservation area. Symmetry across frontages is a common pattern on many buildings, with double fronted elevations being more common than the single fronted or asymmetrical arrangements, except on smaller cottages. Most pre C18th houses appear to have originally been quite shallow in plan with later wings or projections to the rear being quite frequent. Later houses are often broader and deeper, while classical notions of symmetry and internal circulation planning influence the external appearance of many domestic properties although the constricted nature of many of the building plots in the Church Town area mean that houses are rarely uniform in this regard.
- 6.3.5 Material or constructional quality is largely consistent with only a very small number of houses having exposed masonry walls, the dominant facing material being render or roughcast. Sometimes walls are given a flat, floated finish to imitate classical stucco, but more often they have a rougher surface texture that results from a dashed application, and this external texturing to many building walls is a key aspect of the area's special character and appearance. It is likely that many of these traditional surface coatings were

historically unpainted, but a modern trend has seen many frontages 'brightened' through the use of applied colourwashes and masonry paints, usually in white or cream colours and other more garish or synthetic colours are fortunately very rare. A more recent and damaging tendency has been the removal of these traditional surface treatments completely so as to expose the masonry below. Often this reveals a random rubblestone walling construction that was never designed to be exposed and there is little doubt that this recent fashion has begun to undermine the traditional character and appearance of the conservation area.

- 6.3.6 Other types of buildings are also very significant to the special interest of the area. Those associated with the former Priory such as the Church and Gatehouse are obviously important, but also of value are those buildings that appear to retain medieval fabric, but which were re-fronted or re-fenestrated in the C18th and C19th's. Examples include the row of houses at Priory Close and to the north west of the church, as well as some of the buildings that abut the Gatehouse on The Square and in Cavendish Street.
- 6.3.7 Traditional inns and public houses, as well as more contemporary establishments serving food, are also a noteworthy aspect of the townscape and the group of existing and former such buildings on the Square are of particular architectural and historic interest. Other commercial and retail buildings are not particularly plentiful though shops and other facilities serving visitors to the village are slightly more numerous.

Church Town

The Priory Church and its graveyard dominate the western edge of this area, and the church's substantial scale and the unusual form of its skewed tower make it easily the most important visual landmark in the conservation area. It is a very significant focal point in those open views across the meadow fields from the north, east and south, as well as in closer street vistas such as from Devonshire Square, while the uninterrupted views over the meadowland from Priest Lane to the east are particularly significant. In other parts of the conservation area there are brief glimpses between buildings of its tower, while it also forms a more distant focus in views into the conservation area from the east and west. By nature of its large scale and substantial physical mass, and especially through the decorative treatment of its architectural form, it offers a very dynamic contrast to the plainer and more uniform Georgian frontages, which form its immediate setting to the west. The broad open space of the graveyard to the south of the church, with its collection of stone grave markers and table tombs, many of which are listed for the architectural and historic interest, is a very significant space at the heart of the settlement. This space is flanked by a tall stone wall with distinctive triangular stone copings on its west side and by a lower drystone wall along its east side. Rows of trees, of various species and sizes, run along the inside edge of these walls to give attractive edge definition to the space. At the east end of the church are attractive outward views between these trees over the Priory Meadow towards the well-defined linear edge of the houses in the 'New Town'. To the north and north west the churchyard

spaces are more compact and much smaller in scale. Building elevations dominate and a few large trees, especially a very fine copper beech by Priest Lane, act to partly filter outward and inward views, leaving gaps through which the church figures prominently. An attractive narrow timber kissing gate to the north east of the church gives access into the church grounds from Priest Lane and facilitates welcome connectivity through the churchyard and onto Devonshire Square via a pair of more formal gateways with stone piers and ornamental metal gates.

The 'New Town'

To the east of the Church Town, and clearly separated from it by the open green space of the Priory Meadow, is what is described by some as the 'New Town'. Although it seems likely that there were medieval buildings in this area the general age of housing found there today and the form and distribution of building plots suggests that this is largely a post medieval expansion of the village that was focussed on some of the then existing medieval lanes that are arranged to the east of the 'Church Town', laid out on land that was set slightly above the potential flood risk of the River Eea and the tributary beck which forms the eastern edge of the Priory meadow. Not as compact or close-knit as the medieval settlement nucleus it nevertheless has a distinctive character and a very good range of mostly Georgian and Victorian buildings that are laid out in slightly more formal, but often irregular grid pattern, with buildings arranged facing outwards around the external perimeters.

Grange-Over-Sands (16 August 2007)
This link can be found at https://www.southlakeland.gov.uk/media/1659/01-grange-c-character-appraisal-16806.pdf.

Main Street and the lower town

The character and appearance of this part of the town is greatly influenced by the sheer physicality of the underlying landscape/marinescape. The vast emptiness of the bay: its broad, expansive horizon and the hard, sharply defined, man-made, marine edge to the east, provides a powerful contrast with the dramatic topography of the extensively wooded, precipitous hill slopes immediately to the west. This topographical juxtaposition has an enormous impact on the character and feel of this neighbourhood and contributes a memorable and distinctive backcloth to the settlement form.

Traditional materials include pale grey Carboniferous limestone, red sandstone, Silurian slatestone, light colourwashed stuccos, green slate.

The Central Part of the Town between Fernleigh Road and Esplanage and including Kents Bank Road

This area consists of three principal streets, arranged broadly parallel to each other in a roughly north to south orientation, set out along level contours but at varying heights on the hill slope. Kents Bank Road is the main commercial and retail street in the upper part of the town, while The Esplanade and its continuation, Park Road, provide the main vehicular route through this area towards Kents Bank and Flookburgh to the west. Properties on this road have elevated sea views and a

significant number function as guesthouses and bed & breakfast establishments. Fernleigh Road is a much more peaceful backwater containing residential and letting properties. These historic, and sometimes continuing uses have a significant effect on the character and appearance of the area. Some permeability is available down the contour between Fernleigh Road and Kents Bank Road in the form of narrow lanes and footways, such as Laundry Hill, which are important in pedestrian movement through the area. There are no such links, other than for Cross Street, between the lower roads.

The Promenade

This character area consists only of the very long, thin promenade and adjacent railway line, which follow the edge of the bay, as well as any engineering components associated with the construction of these features. The area begins at the railway footbridge, situated 300m to the north east of the Railway station, by Blawith Point, and continues for along the edge of the bay to the point where the subway crosses under the railway line some 250m to the north of Carter Lane. Along the length of the promenade there are six historic points of access: two by subway, one by level crossing at Bayley Lane, and three by bridge. However, the future of some of these access points is in doubt at the time of the survey, due to the structural decay of some of the bridges and safety concerns at Bayley Lane and alternative means of crossing the railway may need to be established in these areas in the near future, which are designed to be attractive and welcoming to users.

The are two important characteristics associated with the long path of the Promenade. Firstly, the endless opportunities for uninterrupted views, both up and down the graceful, sweeping curve of the promenade but also outward, across the marshy foreground towards the vast expanse of sands that is Morecambe Bay. The Lido site is particularly important in this context as it juts out slightly into the bay to create a landmark promontory feature with a strong skyline silhouette in views from the south, and especially the north. And secondly, the constant feeling of isolation and tranquillity that the physically separated promenade offers as a contrast to the noise and bustle of the town.

Kents Bank and Cart Lane areas

The central parts of these two areas both have a very definite village character about them. Each area is focussed on a tightly knit centre where small 2 and 2 ½ storey buildings define generally short, irregular and narrow streets, and where significant individual or groups of trees are a noteworthy feature of the neighbourhood. The sizeable grounds to Abbott Hall (+2) and the smaller, but still appreciable gardens to Hurrock Wood and Kirk Hey, also make a significant contribution to the distinctive character of this small sub zone. The nature of the landform means that permeability is entirely restricted to a number of narrow historic lanes that drop down from the B5277, the main arterial route, which is set a few hundred metres inland on higher, flatter land. This means that there is no route that directly follows the edge of the coast and so journeys from Kents Bank and Cart Lane inevitable require a detour inland before bearing off north or south.

The wider area containing Yewbarrow, Paradise and Blawith Hills

The mature landscape setting, which acts as a distinctive backcloth to the town, and the way that the buildings are arranged within it, is of exceptional importance to any appreciation of the special character and appearance the conservation area and is a major factor in defining its special value. This underlying topography has a massive bearing on the character and appearance of Grange over Sands generally, but nowhere is this truer than in this particular character zone. Here, a sporadic and dispersed pattern of buildings sits within a landform that is dominated by extensively wooded and sharply sloping hills, which both shape the pattern of the immediate settlement here while acting as a rich backdrop to its broader form. These isolated individual and small groups of buildings are still significant in this landscape, but they are not the dominant aspect of the area's spatial composition.

This character zone is one of the least developed parts of the conservation area. Its special character and appearance is powerfully influenced by very dominant natural and topographical elements. Trees and woodland are almost ever-present elements, both within the lanes and footpaths which thread through this area, but also beyond the built up area where in greater concentrations they act as a rich backcloth on the steep hill slopes behind. Roads and buildings are sited in response to, and to take advantage of this landform and planting, which means that views outwards across the town towards the wide-open expanse of the bay are strategically of great importance.

Heversham (adopted 8 April 2009)
This link can be found at https://www.southlakeland.gov.uk/media/5562/heversham-character-appraisal-8-april-2009.pdf.

Heversham Conservation Area is characterised by two significant spatial components, which combine to give the centre of the village a unique and distinctive character. These are the large, open green space of the churchyard (including the enclosed former orchard/garth at its centre) together with the tall masonry walls that enclose this space, particularly along the gently curving western side; and the arrangement of very narrow lanes that edge this space to the south and west, which, with their characteristic positioning of buildings and tall walls set mostly right up against the street edge, creates a very rural, village character and appearance. This contrast, between the broad and open character of the churchyard and the strongly enclosed and spatial confined quality of the streets is the principle and defining visual characteristic of the conservation area.

Kendal (adopted 5 December 2007)
This link can be found at https://www.southlakeland.gov.uk/media/1667/01-kendal-ca-character-appraisal-51207.pdf.

Traditional materials include pale grey Carboniferous limestone, red sandstone (limited use), Silurian slatestone, light colourwashed stuccos, blue-grey slate.

Character Area 1: Town Centre North

The character and appearance of this part of the town is established by the historic pattern of streets, the few small public spaces and the many enclosed rear yards, whilst the underlying topography, which falls away north and eastwards from a slight crown at the junction of Stricklandgate and Finkle Street, is also highly influential. Building frontages are almost universally tall and, but for a few exceptions, are generally continuous with shop fronts and entranceways providing active interest at ground level. The River Kent provides a dominant feature to the eastern edge of this area and views along its corridor, or across towards Kendal Castle, are sometimes striking and of strategic importance.

Character Area 2: Town Centre South

The character and appearance of this sub zone is determined almost entirely by the physical axis formed by the Highgate, together with the largely coherent pattern of enclosed rear yards and passageways that are set out behind each row of street frontages. The main street is characterised by a gentle approach to a slight crest half way along its length, and then a further slight incline northwards towards the Town Hall. Both sides of the street have a very solid and largely continuous urban form, but with building lines that are sometimes marked by very extensive projection towards, and regression away from, the highway, especially along the east side, and particularly at the northern end of the street. This results in an intricate and multi-faceted series of highly modulated elevations and projecting building forms that create very significant visual incident. This complexity is enhanced by the frequent use of alternating high and low eaves heights to two and three storey buildings that creates a distinctively stepped arrangement to the roofline. With few exceptions frontages are provided with shopfronts and frequently by broad or sometimes narrow yard entrances that create very active interest at ground level. The upper floors tend to more uniformity in terms of solid to void ratios with vertically proportioned windows arranged in regular patterns, often with stone surrounds or more decorative devices. A few buildings are orientated end on to the street or are invested with street gables or pediments and this gives variety and interest to the roofscape, but the majority of street buildings are arranged with their broad fronts and eaves set out along the street. Chimneys are generally set across the roof ridge and are often visually significant and very prominent in some vistas along the street. Highway authority signage is felt to be a detractor in some parts of the street (E2 & E4).

Character Area 3: Kirkland

A significant characteristic of the Kirkland sub-zone is the contrast formed between the narrow, winding and very built up form of the enclosed main street, with its narrow frontages and rear plots; and the more open series of spaces that are largely hidden behind these frontages to the east. Kirkland is thus both a modest but busy commercial area, slightly detached from the main retail centre located half a mile or so further north, but containing a range of small independent shops and public houses; and also a location for cultural, spiritual and leisure activities located in an interconnecting sequence of enclosed squares and larger open green spaces

that surround the Parish Church (+4), the Museum of Lakeland Life and Industry, the Abbot Hall Art gallery (+6) and the riverside Abbot Hall Recreational Ground to the west (E2)

Character Area 4: Windermere Road, Kendal Green and the Noble's Rest/Maude's Meadow Open spaces

This character sub zone is centred upon Windermere Road, a north-westwards continuation of Stricklandgate, together with short lengths of minor road that diverge to the north and south from this route. The area is surrounded by mid and later C20th cul-de-sac estate housing to the north and north west, and by moderately large scale, modern public and miscellaneous service buildings set on land between the back of Burneside Road and the River Kent, all of which are excluded from the conservation area. The southern boundary to this sub-zone is formed by the southern edge of the Noble's Rest public park, and to the south east by the tapering finger of Low Fellside and Queens Road, while a short section of Windermere Road forms a boundary with agricultural fields on the gentler north eastern slopes of Kendal Fell, this being the only part of the conservation area to engage directly with open countryside.

Character Area 5: Fellside

Fellside occupies a moderately steep hill slope to the west of the town centre and offers a very distinctive and significant contrast to the commercial, shopping and business activities that take place in that area, and also with the more spacious suburban area of Greenside to the south west. The central core of this sub-zone has a considerable compactness and a very dense and irregular layout of buildings. This crowded and seemingly chaotic structuring creates an extremely tight-knit morphology, which, when combined with the steep slopes, an associated stacking of building forms and a very complex roofscape creates a unique and exceptional built environment.

Character Area 6: South West area, including Castle Howe, Beast Banks, Greenside and Gillinggate

The spatial layout of this character area, which is located in the south west corner of the Kendal Conservation Area, is particularly diverse and complicated. Although today the area is predominantly suburban residential in character, the underlying organising framework is greatly influenced by a more ancient morphology in the form of the Castle Howe ancient monument and its protected open green space, and by the network of early routes, such as Captain French Lane and Beast Banks, which probably mark the medieval castle's outer limits. Other roads, such as Gillinggate and Greenside, are purposely planned mid to late C19th conceptions with a denser pattern of close spaced development in the form of long rows of terraced housing while, to the south and west, large detached Victorian villas sit within what are often quite substantial gardens that are often enclosed by woodland or formal perimeter planting. In addition to Castle Howe, there is a very fine sequence of other informal and irregular open green spaces that are edged by buildings and linked together by short built up streets and crisscrossed by various roads and footpaths. These spaces are a very significant, defining formal

characteristic of this sub-zone and a prized asset for those who live in their environs.

Character Area 7: Blackhall Road to Beezon Road

This character zone is dominated by tall, bulky buildings, many of which are placed hard up against the rear of the pavements, giving the streets and smaller urban spaces a particularly enclosed and restricted character. This sense of an uneasy confinement between long and/or tall graceless structures manifests itself most clearly at the northern end of Blackhall Road (E2), by the junction with Sandes Avenue; and on Station Road between the Victoria Bridge and the Kendal Museum. It is also noticeable along parts of Beezon Road and at the south end of Blackhall Road. These tightly built up street frontages yield a number of uninterrupted street vistas, although, other than for the exceptional long vista westwards along Sandes Avenue towards the Serpentine Wood and Kendal Fell, and the more minor terminated vista at the north head of Blackhall Road, these are rarely remarkable or distinctive.

Character Area 8: Castle Street and Thorney Hills area

This sub area can be divided into three sections each with a slightly differing character: to the east, and to the west of Castle Street, and the two streets that run alongside the railway line. The area to the east is very urban in character, being fine grained with solidly built up, long, straight frontages of uninterrupted two storey terraced rows, either individually built, in the case of much of Wildman Street, or constructed as a group, in the cases of Longpool, and much of Ann and Gandy Streets. In these latter three streets visual appearance is broadly consistent with two storey, single fronted light grey coloured limestone cottages tightly enclosing the street without front gardens. These buildings have a very regular pattern of openings along the long elevations and little variation to building form or decoration. Longpool is edged along the west side by a very long and, what must have once been, a skilful conceived symmetrical terraced row, before it was crudely severed by the tall railway bridge and embankment. Today this row is much diminished by individual changes to doors and windows, while the rather wide street in front is devalued by modern highway layout and signing and the undistinguished and rather openly fragmented nature of its western side.

Character Area 9: Kendal Castle, Canal Head and the area east of the River Kent

The physical characteristics of the river and the castle hill dominate this sub-area and greatly influence its morphology and distinctive appearance. Their natural character offers a very important contrast to the hectic man-made environment of the town centre and surrounding suburbs, and the form and shape of each these more ‘natural’ areas dictates the layout of roads and wider land use in the immediate area.

Character Area 10: Dowker’s Lane and Waterside

The character of this area is overwhelmingly modern in form and appearance. In part this is influenced by the physical form and rather mundane design of the housing units themselves, but it is also dictated by contemporaneous ‘Modernist’

notions of urban planning which privileged the grid pattern and the block building over any traditional place making factors. This was at the great cost of the destruction of the historic system of yards in the area between Highgate and the River Kent, and in the creation of Dowker's Lane; an access route fabricated solely to allow easy vehicular movement into this former backland area (-1). The latter is a street environment formulated entirely for the motorcar resulting in extensive areas of tarmac, car parking and vehicle turning circles. More detrimentally it resulted in the carving open of a long, relatively wide and formless street space, while exposing the rear and side elevations of buildings fronting the Highgate that were never designed to be seen in public view. Only very recently have the physical scars associated with this development begun to heal as new building frontages have been created along the west edge of Dowker's Lane that offer some sort of designed expression and a better sense of definition to the street.

Kirkby Lonsdale (adopted 13 May 2008)
This link can be found at https://www.southlakeland.gov.uk/media/1689/kirkby-lonsdale-c-character-appraisal-13508.pdf.

Kirkby Lonsdale's Market Square is that great rarity in South Lakeland – a formally planned and coherently laid out urban space, with solid edge definition provided by tall two and three storey buildings of mostly very good architectural quality. The narrower west and east ends to the square are dominated by individual buildings of great refinement, but of markedly contrasting scales, form and physical mass. Occupying almost the entire west end is the elegant classical front of the Royal Hotel, with its rusticated base, pedimented Ionic order entrance porch with a curving wrought iron balcony above. The east end of the square contains the much narrower, more compact and complex form of the detached former Trustee Savings Bank, which sits within its own sub-space. The longer south side is formed by a continuous terraced row of architecturally more modest, three storey, early C19th domestic buildings, with a consistent and regular roofline, that are greatly enlivened by a series of very well-conceived and visually striking original shopfronts. The northern row is later in date and, regrettably, much less well realised as architecture, with weaker and less dynamic elevations that fail to engage adequately with the formal space of the square. The solid edge definition exhibited so markedly in the rest of the space breaks down significantly at the 'Village Hall' like shop premises by the north east corner, which is disappointingly set back behind the line of the adjacent buildings; while the spatial character of the north east corner disintegrates completely, as the space leaks into the secondary irregular open area associated with the former auction market site, with its lower scaled and largely inferior modern buildings. Set almost centrally within the square is an octagonal Market Cross of 1905 but in a Tudor Gothic style, which, with its almost overwrought scheme of decoration, acts as a major visual focal point in views across the square. The square continues to function as a busy market on Thursdays but for the rest of the week it serves as a much-needed space for visually obtrusive car parking.

Traditional materials include pale grey Carboniferous limestone, occasionally more honey coloured Silurian sandstones and gritstones, red/buff sandstone, blue-grey slate.

Milnthorpe (adopted 12 December 2009)
This link can be found at https://www.southlakeland.gov.uk/media/5554/milnthorpe-character-appraisal-dec-2009.pdf.

The substantial open space at the centre of the conservation area is broad at its east end and tapers appreciably towards its east end. It is split into two contrasting parts: At the eastern end is The Green, a slightly elevated and quite formal almost rectangular space containing the significant landmark and skyline interest of the Church of St Thomas with its sturdy tower and conspicuous corner pinnacles. Surrounding the church is a small, attractively stone walled churchyard with revetted masonry walls that are lower to the western 'front' and taller to the other sides, and which have good quality ashlar stone piers with triangular copings at various points around the perimeter. To the centre of the south churchyard wall, and opposite the modest west door to the church is a shallow flight of stone steps which helps reinforce a very significant visual axis from the Square. This churchyard is set within deep but plain grassy verges and enclosed within a perimeter band of very distinctive, evenly spaced mature trees which attractively filter views towards the church and give the setting a very verdant character. This carefully laid out space is very distinctive in visual terms and contributes very positively to the special character and appearance of the conservation area. Views towards and into this space from much of The Square to the west, and from the neighbouring Main Street, which forms the northern edge of this space, are of considerable importance. The two storey houses along the eastern edge provide further important and attractive edge definition to the space, while the south eastern corner is unique in being the only part of the conservation area that allows for a narrow view up the slight gradient to the south east over open fields towards a number of tall hedgerow trees beyond.

Traditional materials include pale grey Carboniferous limestone, often protected with render/roughcast/limewash, some sandstone, blue-grey slate.

Newland Furnace (adopted 11 March 2009)
This link can be found at https://www.southlakeland.gov.uk/media/5691/character-appraisal-newland-furnace-conservation-area.pdf.

Although Newland is situated only a hundred metres or so from the main A590 trunk road the hamlet generally feels quite physically isolated. This is, in large part, due to its small size and compact, self-contained layout; its setting within a rural landscape of narrow valley and tall tree covered hills; and the fact that it is accessed only by narrow lanes with no direct through route for motor traffic. In addition, the entry into the settlement from the south is through a very narrow aperture between two buildings, each of which skirts the lane's edge, and this seems to create a solid physical barrier that acts to enclose the main axis of the hamlet and separate it from the outside world. The vestiges of the blast furnace

complex form the heart of the settlement. The partly ruinous structure is a notable local landmark in views across the area from the road to the south west and from the more open spaces to the north. Its tall and distinctive physical form, despite the loss of some of its upper superstructure and the fragile nature of some of its flanking buildings, gives it a significant physical presence in the main village street as one approaches from the south. A further defining characteristic is that this industrial group is not set apart within some enclosed industrial compound but actually sits within and acts to define an informal public street space on the edge of a narrow lane in the very centre of the settlement. This immediate physical accessibility and the fact that most of the other buildings within the hamlet cluster informally around this industrial structure gives it a major significance in terms of the special character and appearance of the conservation area.

Ulverston (adopted 24 May 2006)
This link can be found at https://www.southlakeland.gov.uk/media/5690/character-appraisal-ulverston-conservation-area.pdf.

Traditional materials include pale grey Carboniferous limestone, pseudobrecciated limestone 'marble' red sandstone, blue-grey slate.

Character Zone: St Mary's Church, Ford Park and its Environs

This area consists almost entirely of residential properties, many of which are quite large ostentatious buildings of late Victorian and Edwardian date. There is a notable contrast between the area around the church, which has a fairly informal arrangement and a low density of buildings, with many being set well back behind generous front gardens that often contain mature trees; and Town Street and Ainsworth Street, which are slightly earlier, closer knit developments arranged in a finer grained grid pattern of narrow streets and small plots, with a more built up street frontage, and quite modest houses that, for the most part, abut the footways or are arranged behind quite shallow, but often attractive set backs

Character Zone: Soutergate and Fountain Street

The relatively steep descent down Soutergate creates perhaps one of the most distinguished entrances into the town along a street that possesses a very distinctive and memorable architectural character. It's main features are the long inclined and slightly curving street form; a relatively narrow street width, with almost every building located close up to the pavement; a markedly varied range of building heights and plot widths to adjoining, individually built structures, which together create a very strong continuity of frontages; and the contrast between the more consistent building line on the east side and a more irregular line on the west side. The nature of the rising gradient results in a characteristically stepped arrangement of differing floor levels between buildings, a corresponding randomness in the heights of windows, and a lively variation in roofline along the course of the street, such that the buildings appear almost to cascade down the slope. The gradient also necessitates the use of short flights of stone steps to access many of the entrances, the treatment of these varying from property to property and so adding richness to the streetscape.

Character Zone: The Gill and Neighbouring Area

The area is dominated by The Gill, a very large, polygonal open space that acts as a valuable contrast to the finer grain and denser morphology of the residential and commercial areas nearby and is one of the most important social spaces in the conservation area. Although enclosed by buildings on three sides the largely open internal character of the space allows for glimpses of the surrounding hills and important views into the partly wooded, narrow steep sided valley of Gillbanks, which penetrates into the townscape while forming a distinctive edge between the urban form and the surrounding countryside.

Character Zone: Queen Street, Daltongate and Stonecross Area

Queen St has an almost continuous building frontage of tall two and three storey buildings of markedly different heights while Daltongate has a similar pattern at the narrow east end, and a much more open aspect on its north side as the hill is climbed. The shorter streets of Benson St and Cavendish St have more uniform terraced rows of three storey houses while Theatre St has much more winding form as it follows a historic route whose shape was dictated by the grounds of the former Lightburn House.

The lower part of Daltongate rises quite steeply away from the west end of the Market Place and has a noticeably constricted feel due to the very narrow street width and shallow pavements, and the relatively tall commercial buildings which line it. The gradient becomes shallower, and the street widens by the Lonsdale House Hotel, and the buildings on the north side of the street give way to a large area of car parking of distinctly weak urban character, although some individual mature trees and hedges around the edges do help ameliorate the more unfavourable aspects.

Character Zone: The Town Centre

Although surprisingly small in scale, the narrow, triangular Market Place is one of two visually memorable and historically important public open spaces in the centre of the town. It is distinguished by a rising gradient towards the broader west end, where the vista is fixed by the strong vertical form of the market cross/war memorial and is closed by a dramatic juxtaposition of buildings of differing heights and formal and informal compositions. In the corners are a series of very important surprise entry points from narrow side streets that are largely hidden from view from the majority of the Market Place, while the positioning of Nos 9/9A with No 10 Market Place articulates a small corner space of great significance. The view from the east, along this ‘closed vista’, is one of the most distinctive in the conservation area and of tremendous importance to any appreciation of the area’s special character and appearance.

Character Zone: South of County Road

The very urban enclosed form of Queen St, with its terraces and townhouses, changes immediately beyond the County Road into an area of more pronounced suburban form, with a series of large detached and semi-detached C19th houses on the west side being set well back within moderately sized gardens. These properties on Prince’s St are often fronted by good quality stone walls and iron railings, and the

houses are further screened by small trees and hedges which give this part of the street a noticeably leafy and luxuriant appearance.

Movement

Movement and public realm

Relevant policies, strategies, plans and guidance

National Level

Document name	Date published	Link
National Model Design Code	2021	This link can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009793/NMDC_Part_1_The_Coding_Process.pdf.
Manual for Streets	2007	This link can be found at https://assets.publishing.service.gov.uk/media/5a7e0035ed915d74e6223743/pdfmanforstreets.pdf.
Manual for Streets 2	2010	This link can be found at https://www.gov.uk/government/publications/manual-for-streets-2.
Building for a Healthy Life	2020	This link can be found at https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf.
Putting Health into Place, Design Deliver and Manage	Undated	This link can be found at https://www.england.nhs.uk/wp-content/uploads/2019/09/phip-2-design-deliver-manage.pdf.
Inclusive Mobility A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure	2021	This link can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1044542/inclusive-mobility-a-guide-to-best-practice-on-access-to-pedestrian-and-transport-infrastructure.pdf.
Streets for All Advice for Highway and Public Realm Works in Historic Places	2018	This link can be found at https://historicengland.org.uk/images-books/publications/streets-for-all/heag149-sfa-national/.

Purpose/Content

- National Model Design Code
  - The NMDC emphasizes the significance of movement in shaping well-designed spaces. To ensure that places are accessible and navigable, it is essential to incorporate elements such as well-connected streets, efficient public transport systems, encouragement of walking and cycling, and thoughtful parking solutions into the design.
- Manual for Streets
  - The Manual for Streets (MfS) serves as a best practice standard for the composition, layout, and design of residential streets. It shifts the focus from streets being solely conduits for motor vehicles to recognising them as public spaces, prioritising pedestrians and cyclists.
  - The document begins by advising designers, planners, and developers on understanding the context of their streets. It then outlines best practice design principles concerning layout, connectivity, and creating quality environments. Additionally, it covers various detailed design considerations, including meeting the needs of different users, street geometry, parking arrangements, traffic signage and markings, street furniture and lighting, as well as materials, adoption, and maintenance.
- Manual for Streets 2
  - Manual for Streets 2 (MfS2) expands on the guidance provided in the original Manual for Streets, by offering additional technical advice on ensuring streets also contribute to high-quality public spaces.
  - Like its predecessor, MfS2 begins by outlining the importance of understanding the context of different streets. The guidance goes on to address detailed design considerations, including pedestrian needs, cycle facilities, bus facilities, carriageways, junctions, crossings and accesses, visibility, on-street parking, street furniture and trees, as well as traffic signs and markings.
  - Usefully, the guidance includes best practice case studies to provide further insight and examples.
- Building for a Healthy Life
  - Building for a Healthy Life (BHL) enables communities to establish their own standards for new development by offering a set of considerations to evaluate the strengths and weaknesses of proposed developments.
  - BHL serves as a guiding principle throughout the development and planning process. Its core message is distilled into three overarching themes: Integrated Neighbourhoods, Distinctive Places, and Streets for All. The guidance includes examples of what constitutes good and poor design in relation to these themes, aiding communities, planners, and designers in ensuring the creation of healthy environments.
  - These three themes can be easily aligned with the National Planning Policy Framework (NPPF) and the National Design Guide.

  - The document provides directives for positive design. For example, the section ‘Walking, Cycling and Public Transport’ provides a selection of best practice design pointers including shared street space, concentrating new development around existing or new transport hubs, and making short and direct walking and cycling routes, making healthy travel the easier option.
  - Equally, the document suggests negative design aspects to avoid, such as Streets principally designed around waste collection vehicles, or pedestrians and cyclists losing priority at side junctions.
- Putting Health into Place, Design Deliver and Manage
  - Section 5 within this document focusses on maximising active travel and urges designers and planners to embed active travel from the earliest stages of planning.
  - Increasing physical activity, especially among the least active, offers significant health benefits like reduced death rates, heart disease, and depression. Encouraging walking and cycling can boost activity levels, while car travel reduces physical activity, social cohesion, and increases pollution and obesity.
  - To make active travel the preferred choice, it should be integrated into planning from the earliest stages, ensuring sites support sustainable transport and are designed for compactness. Walking, cycling, and public transport must be prioritised throughout planning, including necessary infrastructure like public toilets, benches, safe lighting, and attractive routes. Additionally, incorporating technology such as Wi-Fi hotspots and charging points, along with providing amenities like buggy and cycle parking, can further support and encourage active travel. Other examples include securing funding for and establishing maintenance schedules before developments go ahead.
- Inclusive Mobility A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure
  - Inclusive Mobility offers fundamental advice to prevent the exclusion of individuals with disabilities from public spaces due to inadequate design. It begins by identifying common barriers faced by people with disabilities in public spaces and then proceeds to offer best practice recommendations for designing footpaths, pedestrian crossings, changes in elevation, tactile paving, cycling infrastructure, parking facilities, public transportation, signage, lighting, and access to rural areas.
- Streets for All Advice for Highway and Public Realm Works in Historic Places
  - Streets for All by Historic England offers practical advice on how to sensitively integrate highway and public realm enhancements into historic areas without compromising their inherent character. The document includes best practice guidance on surfaces, street furniture, equipment, traffic control, and environmental enhancements

Regional / County Level

Document name	Date published	Link
Arnside and Silverdale AONB Management Plan	2019-2024	This link can be found at https://www.arnsidesilverdaleaonb.org.uk/wp-content/uploads/2019/12/Management-Plan-2019_2024.pdf.
Development Design Guide (as of Oct. 2025)	Adopted November 2017	This link can be found at https://www.cumberland.gov.uk/planning-and-building-control/environment-and-planning/flooding-management-and-prevention/cumbria-development-design-guide

Purpose/Content

- Arnside and Silverdale AONB Management Plan
  - Within the Arnside and Silverdale AONB Management Plan a framework of strategic objectives is set out. One of the key strategic objectives related to access, and accessibility. Additionally, within the Core Principles section of this document, the Core Principle 'Accessible to all' has relevance here: Enhancing both intellectual and physical access to the area is essential, addressing barriers such as transportation and information. Equality of opportunity for everyone to enjoy the National Landscape should be ensured.
- Development Design Guide
  - The Design Guide, takes recent national standards into consideration, including guidance on the delivery and design of Sustainable Drainage Systems (SuDS) and highways. This guide offers design advice on various elements, emphasising the importance of creating streets rather than just roads. These elements cover aspects such as road hierarchy, visibility, carriageway widths, junctions, turning areas, speed management, gradients, vertical clearance, signs and markings, parking, utility services, lighting, landscaping, and Sustainable Drainage Systems. Additionally, the guide is supported by a series of appendices providing additional technical information on topics such as parking, highway design, SuDS, public rights of way (PRoWs), and lighting.
  - The Design Guide serves as a valuable resource, offering detailed technical guidance to ensure the creation of safe, contextually appropriate, and well-designed spaces. Key considerations from the Design Guide relating to Movement that should be integrated or considered as part of the Westmorland and Furness Design Code include:
  - Road Hierarchy - The Design Guide highlights the importance of prioritising a hierarchy of road users when planning new highway spaces. With all new development it will be important to consider

primary, secondary and tertiary streets, as well as shared surface streets, lanes, and shared private access or courtyards. While smaller scale developments may not necessitate it, it is important that each new development will interact well with the existing road hierarchy. Pedestrians should be given primary consideration in all street types, followed by cyclists, public transport, service vehicles, and private vehicles. Design layouts should facilitate seamless movement through developments while ensuring connectivity with the existing network, with emphasis placed on accessibility for various users, including those with mobility challenges.

- Carriageway widths - The width of new carriageways should be appropriate to the development context, considering factors such as traffic volume, types of traffic, and design speed. Carriageway widths should align with suggested scales for different street types outlined in the road hierarchy chapter.
- Junctions and radii - Transition points between different roads should be well-designed to signal changes in behaviour without relying heavily on road markings and signage. Proper junction arrangements can enhance the character of an area and improve accessibility for pedestrians and cyclists. It is generally recommended that roads meet at right angles or as close to this as possible as this necessitates slower driving speeds.
- Managing speed - Effective management of vehicle speed is crucial for enhancing safety perceptions among pedestrians and cyclists. Design elements such as restricted forward visibility, carriageway alignment, deflections, proximity to footways, and tight radii can help reduce speed.
- Services and Utilities - Developers should engage with utility companies early in the design process to ensure smooth integration of utility services. With regards maintenance considerations, roads must be wide enough for street works and safety zones during maintenance. Surface materials should be chosen with future maintenance in mind, avoiding excessive use of hot-rolled asphalt to maintain quality. Permeable layouts can help minimise excavation issues. Utilities should follow National Joint Utilities Group (NJUG) guidelines for safe positioning and color-coding. Lighting columns should be installed at the back of the footway, away from the kerb, while meeting design criteria Service covers should align with the streetscape to avoid awkward appearances and simplify installation and maintenance, as shown in Figure U2. Proper alignment ensures better integration and easier maintenance of utility covers.
- Vertical clearance - The inclusion of street trees is essential for enhancing street character, and can also provide street calming effects. Adequate clearance space should be provided between pedestrians, cyclists, and vehicles to ensure the longevity of trees. Clearance heights for different users should be adhered to, which are as follows:
  - Pedestrians = 2.4m
  - Cyclists = 2.6m (2.4m minimum)

        - Public roads = 5.3m (however, these could be reduced depending on the type of road and therefore road users)
    - Signs and markings - There should be a presumption against the use of road signs and markings in new developments, with good design and layout aimed at encouraging driving positive behaviours. Parking bays in residential areas should not be marked out in paint.
    - Parking - Effective parking planning is vital for achieving movement and character objectives. Poor parking planning can lead to pedestrian obstructions, barriers to emergency vehicle movement, congestion, damage to footways, and an unsightly development character. Well-designed parking can help manage traffic speeds and enhance safety.
- Cumbria Good Lighting Technical Advice Note
    - The Good Lighting Technical Advice Note (TAN) has been developed to provide technical lighting guidance to planners, applicants, architects, developers, electricians, property owners, communities and lighting professionals.
    - A key aim of the TAN is to reverse the trend of gradual, incremental accumulation of lighting eroding the aesthetic quality and character of places and landscapes, as well as harming biodiversity and human health; and also poorly thought out designs that add to visual clutter and increasing levels of sky glow.
    - The TAN aims to support planners in delivering lighting best practice and the 5 Good Lighting Outcomes: Energy and Carbon Savings, Attractive and Safe Spaces, Residential Amenity & Well-Being, Enjoying Dark Skies Heritage and Protecting Biodiversity.

District and Neighbourhood Level

Document name	Date published	Link
Westmorland and Furness Council Plan and Local Plan Delivery Framework	2023	This link can be found at https://www.westmorlandandfurness.gov.uk/your-council/council-plan-delivery-framework.
Barrow Local Plan 2016-2031	Adopted 2019	This link can be found at https://www.barrowbc.gov.uk/sites/default/files/attachment/7819.pdf.
Eden Local Plan	Adopted October 2018	This link can be found at https://www.eden.gov.uk/media/5032/edenlocalplan2014-2032finalwithoutforeword.pdf.
South Lakeland Core Strategy DPD	Adopted 2010	This link can be found at https://www.southlakeland.gov.uk/media/3521/cs01-core-strategy-october-2010.pdf.

South Lakeland Development Management Policies	Adopted March 2019	This link can be found at https://www.southlakeland.gov.uk/media/6466/final-dm-dpd-adoption-accessible.pdf.
Barrow Borough Green Infrastructure Strategy Draft SPD	2018	This link can be found at https://www.barrowbc.gov.uk/sites/default/files/attachment/6098.pdf.
An Accessible and Inclusive Environment: guidance for the design of new developments to owners and developers of all premises in Eden District	2005	This link can be found at https://www.eden.gov.uk/media/3617/an-accessible-and-inclusive-environment-final-dec06.pdf.
Eden Design Summary	Undated	This link can be found at https://www.eden.gov.uk/media/1457/eden-design-summary.pdf.
Eden District Council Farm Diversification SPG	2005	This link can be found at https://www.eden.gov.uk/media/6397/farmdiversification.pdf.
Lazonby Neighbourhood Plan and Lazonby Neighbourhood Plan Design Guide	2019	The Lazonby Neighbourhood Plan link can be found at https://www.eden.gov.uk/media/5481/lazonbyneighbourhoodplan-referendumversion_accessible.pdf. The Lazonby Neighbourhood Plan Design Guide link can be found at https://www.eden.gov.uk/media/5482/designguide_accessible.pdf.
Grange-over-Sands Neighbourhood Plan, including Design Guide	2018	This link can be found at https://www.grangeoversandstowncouncil.gov.uk/planning--development.html

Purpose/Content

- Westmorland and Furness Council Plan and Local Plan Delivery Framework
  - Transport and movement solutions for Westmorland and Furness are discussed with the mission to ensure reliable, easy, and sustainable access to places and services through improved transport and digital infrastructure. The context is described as in major part rural, with sparsely populated areas with significant travel needs, and described current connectivity challenges despite some strong north-south links.
  - Goals include improvements to road networks, mitigation of transport development impacts to support net-zero ambitions, develop a

sustainable, accessible public transport model for rural areas. Other key goals included a drive to create safe walking and cycling routes in main towns and support infrastructure for electric and non-oil-based vehicles. Deliverables included investment in sustainable transport, including infrastructure for 20mph zones, active travel and electric vehicle charging.

- Eden Local Plan
  - Policy DEV3 Transport, Accessibility and Rights of Way aims to encourage new development in areas with existing or potential access to public transport while mitigating severe adverse travel impacts. It stipulates that developments must provide safe and convenient access for pedestrians, cyclists, and disabled individuals, adhering to parking standards issued by the Highways Authority. Major development applications require a Travel Plan and/or Transport Assessment addressing various criteria, including connectivity to public transport, pedestrian and cyclist safety, and minimisation of heavy goods vehicle impact. The policy outlines criteria under which development will not be supported, emphasising the importance of supporting the aims of the Cumbria Local Transport Plan, which include promoting a sustainable local economy, reducing carbon emissions, and improving access to jobs and services. The council's role is to ensure development occurs in accessible locations, promoting sustainable travel options and recognising the ongoing reliance on private cars in rural areas until alternative transport becomes viable.
- South Lakeland Development Management Policies
  - The South Lakeland Development Management Policies document is a Development Plan Document (DPD), and contains a set of development management policies for the local planning authority area of South Lakeland (legacy South Lakeland area).
  - Policy DM5 - Rights of Way and other routes providing pedestrian, cycle and equestrian access, addresses rights of way and other routes providing pedestrian, cycle, and equestrian access, aiming to maintain and protect existing routes while providing new ones in a safe, attractive, and connected manner. It stresses safeguarding the character and function of rights of way, maintaining and enhancing other routes, and promoting sustainable transport and active travel. The policy considers factors such as connections to key facilities, condition and convenience of routes, and wider public and environmental benefits in decision-making.
- Barrow Borough Draft Green Infrastructure Strategy Draft SPD
  - Part two of the Barrow Borough Draft Green Infrastructure Strategy defines 5 Green Infrastructure Types. Of these, Green Routes provides direction for Movement:
  - Green Routes: Green Routes shape the perception of urban areas and promote ease of access for residents and visitors. They include strategic routes aimed at creating positive impressions of towns and local routes that facilitate movement between existing and new

development areas, promoting sustainable transportation and healthier lifestyles.

  - Part 4 of this document provides design guide criteria, including a section about movement. This section focuses on integrating road and route design with the landscape, promoting sustainable transportation choices, and reducing pollution.

- An Accessible and Inclusive Environment: guidance for the design of new developments to owners and developers of all premises in Eden District
  - Contains guidance on accessibility standards including surfacing, shared paths, tactile paving, furniture and gradients. Additional guidance is given in relation to “new housing which is more convenient for disabled people” e.g. having wider parking bays close to the front door.
- Eden Design Summary
  - The Eden Design Summary highlights the following aspects in relation to movement and directs designers to aim for simplicity and informality in road design and boundary treatments.
- Eden District Council Farm Diversification SPG
  - In terms of transport, the guidance highlights the importance of assessing the impact of diversification projects on traffic generation and access to the site. It emphasises the need for adequate access roads, parking facilities, and considerations for the capacity of local roads to accommodate increased traffic. Additionally, the SPG underscores the importance of minimising potential conflicts with existing transportation infrastructure and ensuring that developments do not result in congestion or safety hazards on local roads.
- Lazonby Neighbourhood Plan and Lazonby Neighbourhood Plan Design Guide
  - Policy D8: Cycleways Any proposed residential development, which will be in close proximity to any future cycle network will be expected to connect to that network and where appropriate, will be expected to contribute to the improvements to the cycle network and safe cycle parking provision.
- Grange-over-Sands Neighbourhood Plan, including Design Guide
  - Policy 1 – Public Transport and Cycle Links in New Developments:
  - Development proposals must demonstrate the provision of safe walking and cycle routes to key services and facilities, cycle parking, links with public transport, and accessible paths for people with mobility aids, ensuring comprehensive integration with local transport infrastructure.
  - This aligns with the SLDC Core Strategy policy CS10, which aims to enhance accessibility, improve public transport links between Grange-over-Sands and the surrounding areas, and improve the quality of the non-car environment.
  - Consultation events highlighted various concerns related to residential design, including designing safe and welcoming pedestrian and cycle

routes. One of the key community objectives was to improve town centre safety and accessibility for non-car users and those with mobility problems. Other objectives that came through consultation were to ensure that new developments, whenever feasible and suitable, enhance existing connections or create new non-vehicular routes to key services, and, to improve public transport infrastructure and strengthen links between Grange-over-Sands and the principal service centres of Kendal, Ulverston, and Lancaster, as well as the surrounding villages.

Moving through Westmorland and Furness

The M6 motorway, with its predecessor the A6, forms a significant corridor running roughly north-south through the middle of the Westmorland and Furness area. Branching from this are the key roads of the A66 (which cuts from Penrith eastwards to Scotch Corner and the A1(M), and is a key route across the country) and the A590 (which is the main road providing access to south and west Cumbria). The A65 links both Kendal and the Furness Peninsula to North and West Yorkshire, while the A591 links these places to the main towns and villages of the Lake District. It is evident that these routes have by and large formed around the constraints of the topography, following the valley floors for the most part. Aside from these primary routes, the road network is largely characterised as a web of lanes linking small villages and hamlets, winding through the undulations of the landform. Notable exceptions are Shap Summit, which encompasses the highest points of the M6 Motorway, A6 and West Coast Mainline; and the A590, which traverses several valleys.

The M6 corridor is strengthened further by the location of the West Coast Main Line railway line running almost parallel to it, through Carlisle, Penrith, Kendal (Oxenholme) and on to Lancaster. There is a small branch line running between Oxenholme and Windermere with stations at Kendal and Burneside, and a local line running between Carlisle and Carnforth via the west coast, which stops at several towns within Westmorland and Furness, including Barrow, Ulverston and Grange-over-Sands. In addition, Barrow has rail connections to Manchester Airport, via Lancaster and the Morecambe Bay coast. Other towns and villages toward the east of the district (Kirkby Stephen, Appleby, Langwathby, Lazonby & Kirkoswald and Armathwaite) are serviced by the Settle-Carlisle Railway, connecting Leeds to Carlisle.

Penrith is the only town with direct links to both the M6 and West Coast Mainline, though Kendal is close to, but only indirectly connected to both. Outside of this corridor the A-road network is fairly sparse: three routes west and five routes east, branching from a circa 60km stretch of the M6/A6 corridor. The western connections are understandable: on this side are the mountains of the Lake District and a sparsely populated area. The eastern connections are a similar story: the highest and least populated part of the Pennines, the routes over the Pennines are principally used as connections to the A1(M), the main corridor on the opposite side of the Pennines. The railway is similar: aside from the West Coast mainline, Barrow and the Furness coast are linked to Carlisle and Lancaster; Kendal and Burneside are on a branch line from Lancaster to Windermere, while the eastern part of the

district is on a separate route entirely: the Settle-Carlisle Line. The district's main rail lines therefore run parallel to each other and meet in Carlisle, while to the southwest of the district are two branch lines from Lancaster, with Barrow additionally linked to Carlisle via the Cumbrian coast.

Therefore aside from the east-west rail and road routes along the Furness Peninsula, east-west linkages do not exist by rail and there are few A roads. Penrith, the only town served directly by the west coast mainline, is served by no other lines that might link it to the east and west parts of the District.

Image: 'Our Place' graphic from Westmorland & Furness Council Plan Delivery Framework - https://www.westmorlandandfurness.gov.uk/your-council/council-plan-delivery-framework.

In terms of active travel there are a number of National Cycle Network routes throughout the area, linking the main towns and villages as well as providing access into the Lake District and Yorkshire Dales National Parks. The majority of

these are on-road, with only a few short traffic-free sections. They include Routes 6, 7, 68, 70, 71, and 700.

Active Travel
***Active travel** refers to 'not-motorised and sustainable forms of transport, primarily walking and cycling' (NMDC, 2021).*

Within the context of this Design Code, active travel could also relate to other modes of movement, including by horse, as well as electric bikes, scooters and cargo bikes.

The Pennine Way enters the north-east of Westmorland and Furness authority area at Cow Green reservoir, before continuing westwards through Dufton and then north up onto Cross Fell to Alston. This National Trail is extremely popular with walkers and is noted for its passage through iconic landscapes. There are several long distance walking routes within Westmorland and Furness, including the Cumbria Way which starts in Ulverston before heading north along the historic route through the Lake District to Carlisle. In addition to these named trails, there is an intricate network of Public Rights of Way (PRoW) across the whole area, with these only becoming sparser in the more remote parts of the North Pennines. New development should recognise these PRoW, which have statutory protection, and where possible utilise them to enhance connectivity to the wider surroundings.

Movement and Active Travel is addressed in the aims of the Westmorland and Furness Council Plan Vision, with the intention of improving connectivity and walking and cycling infrastructure. Pedestrian and cycle routes should be safe and welcoming by design.

The Development Design Guide (see Regional Policies, Strategies, above) is a comprehensive document covering the design of elements which make a successful residential or commercial development, and includes technical guidance relating to roads, parking and movement. Proposals should align with this piece of Supplementary Planning Guidance (or any such replacement) including its advice on lighting, landscape and SuDS.

Nature

Landscape

Relevant policies, strategies, plans and guidance

National Level

Document name	Date published	Link
National Model Design Code	2021	This link can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009793/NMDC_Part_1_The_Coding_Process.pdf.
A Green Future: Our 25 Year Plan to Improve the Environment	2018	This link can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/693158/25-year-environment-plan.pdf.
Living with Beauty	2020	This link can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/861832/Living_with_beauty_BBBBC_report.pdf.
National Character Area Profiles	2021	This link can be found at https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles.

Purpose/Content

- National Model Design Code
  - Sets a baseline standard for best practice for local authorities when developing local design codes.
  - Landscape character of the site and wider area should be analysed as part of the baseline, which will inform the vision and subsequently the basis of the code. The landscape sets an important context for design.
  - Recognises that landscape can be a major driver in the design process, particularly when producing a masterplan to form a framework within which to apply the code.
  - Highlights that development should enhance the natural environment, and that nature and landscape should be integral parts of the design code.
  - A Green Future: Our 25 Year Plan to Improve the Environment Chapter 2 of the Plan centres on recovering nature and enhancing the beauty of

landscapes. There is a focus on the development of landscape scale Nature Recovery Networks, as well as conserving and enhancing natural beauty.

  - The NLHF funded Westmorland Dales Hidden Landscapes Project is included in the Plan as a case study of a landscape partnership project. The project is based around the area's unique limestone pavement, aiming to reveal the hidden heritage of the Westmorland Dales, conserve the distinct landscape and engage with the local community to promote high quality landscapes.
  - Landscape quality is emphasised throughout the Plan and reinforced through the subsequent commission of the Landscapes Review, published by Julian Glover in 2019.

- Living with Beauty
  - Report of the Building Better, Building Beautiful Commission, this document offers a new development and planning framework to promote high quality design and stewardship of the built and natural environment.
  - The report suggests that 'beauty' should be designed in at three scales: Beautiful buildings (e.g. proportions, materials); Beautiful places (e.g. streets, parks); and Beautifully placed (e.g. settlement patterns, position in the landscape).
  - Stresses the importance of understanding a place and responding to the landscape context of a site.
- National Character Area Profiles
  - Natural England's National Character Area (NCA) profiles divide England into 159 distinct areas, defined by similar characteristics including landscape, biodiversity and geodiversity. The profile information is used to aid planning decisions, develop management plans and monitor change across the landscape.
  - Each profile contains statements of environmental opportunity which suggest areas of focus for conservation and improvement of the natural environment.

Regional / County Level

Document name	Date published	Link
Development Design Guide (as of Oct. 2025)	2017	This link can be found at https://cumbria.gov.uk/elibrary/Content/Internet/544/3887/43115144751.PDF.
Cumbria Landscape Character Assessment and Toolkit	2011	This link can be found at https://legacy.westmorlandandfurness.gov.uk/planning-environment/countryside/countryside-landscape/land/LandCharacter.asp.

Document name	Date published	Link
North Pennines Area of Outstanding Natural Beauty (AONB) Planning Guidelines SPD and Management Plan	2019	This link can be found at https://northpennines.org.uk/wp-content/uploads/2019/06/MPlan-220719-webres.pdf.
Arnside and Silverdale AONB Management Plan	2019-2024	This link can be found at https://www.arnsidesilverdaleaonb.org.uk/wp-content/uploads/2019/12/Management-Plan-2019_2024.pdf.

Purpose/Content

- Development Design Guide. The Development Design Guide serves as a valuable resource, offering detailed technical guidance to ensure the creation of safe, contextually appropriate, and well-designed spaces. Key considerations from the Design Guide relating to nature, landscape and character that should be integrated or considered as part of the Westmorland and Furness Design Code include:
  - Landscaping
    - Both private and public landscaping play a crucial role in defining the character and identity of a new development. Landscaping should be informed by the site's context and long-term management considerations, considering existing landscape features. Species choice should consider factors such as seasonal display length, foliage colour, and interactions with wildlife. Additionally, landscape features can be utilised to mark gateways and deter inappropriate parking.
  - Inclusive Design
    - Street design in new and existing developments must be inclusive of all protected characteristics.
  - Lighting
    - Proper lighting is essential for ensuring street safety and contributing to the street's character. Lighting should be set back from the carriageway and footway where possible, with special consideration given to street light design to align with local character and minimise light spillage into dark night skies.
  - Sustainable Drainage Systems (SuDS)
    - The Development Design Guide provides detailed information and guidance on applying SuDS in development and planning processes. This includes information relating to peak flow and volume control and reminds us that with a tending towards issues of climate change we are likely to experience rainwater surges. Therefore, the development of SuDS systems becomes increasingly

more critical in creating resilient environments. The below highlights key planning and design direction from the document:

- Planning Applications: Major development applications must include a site-specific drainage strategy compliant with national standards. The strategy should address flood risk, peak flow and volume control, treatment, structural integrity, maintenance, and construction considerations.
- Non-Major Developments: Smaller developments Sustainable Drainage Systems (SuDS) will follow similar principles based on local flood risks. Restoration and enhancement of watercourses are encouraged to reduce flood risk and support habitats, with a preference for opening existing culverts.
- Drainage Strategy: Drainage must be integrated early in the planning and design process. Strategies should mimic natural drainage patterns and manage off-site water to avoid increasing flood risk. Vulnerable areas within a site should be located in low flood risk zones, often preserved as green space. SuDS mimic natural drainage, providing benefits for water quantity, quality, amenity, and biodiversity. Priority must be given to SuDS, guided by resources like the SuDS Manual C753.
- Design Principles: Key principles include protecting people, property, and infrastructure from flooding, avoiding increased off-site flood risk, ensuring economic maintenance of SuDS, and utilizing the natural landscape for integration.
- Management Train Concept: The management train is a key concept for implementing effective SuDS schemes. It comprises a sequence of components designed to lower runoff rates and volumes while reducing pollution, following a hierarchy of techniques:

  1. Prevention: Prevent runoff through thoughtful site design and by minimizing impermeable surfaces.

  2. Source Control: Manage water at its origin, addressing it where and when it falls, using techniques like permeable pavements.

  3. Site Control: Control water within the local area using features such as swales and detention basins.

  4. Regional Control: Handle runoff from multiple sites with strategies like balancing ponds and wetlands.

  5. Construction: During the construction phase, damage can occur that might prevent Sustainable Drainage Systems (SuDS) from functioning properly, such as contamination from sediments. Therefore, surface water management must be carefully planned during this phase. If the SuDS are not going to be adopted by a Water and Sewerage Company, the applicant must provide to the local authority with full details upon completion of the planned functioning and management of the system. This allows the council, as the Lead

Local Flood Authority, to meet its statutory obligations under section 21 of the Flood and Water Management Act 2010, which includes maintaining a register and information about assets that could affect flood risk. The Development Design Guide then links the reader to Section 10 of the BS8582:2013 Code of Practice for Surface Water Management for Development Sites.

- Cumbria Landscape Character Assessment and Toolkit
  - The Landscape Character Assessment covers all of Cumbria excluding the National Parks and provides part of the landscape evidence base to inform landscape policy and allocations. There are 13 character types, plus urban areas, which describe the distinctive features of the landscape which new development proposals ought to be cognisant of. The assessment and toolkit provide a strategic framework for the conservation, management, and enhancement of these landscapes, in order to retain their distinctiveness.
  - Note that this guidance was written in the context of existing National Character Areas (2009/10) which have since been updated (2014) and now superseded by the National Character Area Profiles online platform (2024)
- North Pennines Area of Outstanding Natural Beauty (AONB) Planning Guidelines SPD and Management Plan
  - Note: In November 2023 all designated Areas of Outstanding Natural Beauty (AONBs) in England and Wales became National Landscapes.
  - This document refers to the protection afforded to Areas of Outstanding Natural Beauty (AONBs) (Now National Landscapes), which is comparable to that of UK National Parks. It underscores the responsibility of local authorities for planning policy within AONBs. AONB Management Plans, while not part of local development plans, are pivotal in informing planning decisions. These plans identify the unique qualities of AONBs and serve as material considerations in planning.
  - The specific policy referred to in this document highlights the importance of conserving landscape, scenic beauty, wildlife, and cultural heritage within AONBs, as outlined in the revised National Planning Policy Framework (NPPF). The document refers to Local Plans and Neighbourhood Development Plans providing detailed policies, while supplementary documents offer specific guidance for development within AONBs.
  - Major development within AONBs is subject to rigorous scrutiny, and the NPPF sets criteria for refusal unless exceptional circumstances justify approval, or following this, a presumption in favour of sustainable development tempered by policies protecting these designated areas.
  - With regards to climate change policy, the document refers to the Government's Climate Change Committee report, 'Land Use: Reducing Emissions and Preparing for Climate Change' (2018). This emphasises

the need for new land use policies that promote ‘transformational land uses.’ Specifically highlighted here is the numerous benefits of initiatives such as afforestation, forestry management, peatland restoration, low-carbon farming practices, and improvements in soil and water quality, along with reducing flood risks and enhancing semi-natural habitats. These objectives are integrated into the Management Plan, presenting a collective challenge that requires concerted efforts from all stakeholders.

- This document refers to the common principles that underpin all aspects of the Management Plan, which seek to aid policy formulation and decision-making in relation to the AONB.
- Specific principles in this document include:
- An Ecosystems Approach: Recognising the landscape's provision of essential natural services, identifying key services, and developing shared objectives to ensure their sustainability.
- Ecological Networks: Advocating for an integrated conservation approach on a landscape scale to support larger, better-managed, and interconnected habitats.
- Upland Biodiversity Decline: Addressing the decline in upland biodiversity, focusing on habitat conservation, expansion, connectivity, and species-specific interventions, with an emphasis on achieving net gain for biodiversity in new developments.
- Climate Change: Acknowledging human-induced climate change, promoting low-carbon initiatives, encouraging small-scale renewable energy schemes, and supporting research on land management solutions and climate change impacts.
- Landscape Change: Recognising inevitable landscape change and the need for careful management to ensure it benefits environmental conservation, guided by the principles of the European Landscape Convention.
- Economy and Environment: Highlighting the economic and social value of natural beauty and wildlife-rich areas, emphasising environmentally sustainable development in Protected Landscapes.
- Nature and Heritage Conservation: Seeking opportunities to conserve and enhance landscape, biodiversity, geodiversity, and historic environment assets, integrating conservation efforts and ensuring actions benefit multiple environmental aspects without detriment to each other.

- Arnside and Silverdale AONB Management Plan (This management plan is being reviewed (as of Oct. 2025) and will at some point be replaced with a new management plan)
  - Within the Arnside and Silverdale AONB Management Plan a framework of strategic objectives is set out. These strategic objectives pertain to:

    1. Landscape and seascape

2. Natural capital and ecosystem services
3. Geodiversity
4. Habitat and species
5. Water environment
6. Historic and cultural heritage
7. Development management
8. Land management and rural livelihoods
9. Sustainable visitor economy
10. Affordable housing, rural services and local economy
11. Community engagement and volunteering
12. Enjoyment and understanding
13. Access and recreation
14. Health and wellbeing

- The Core Principles form the foundation for all aspects of the Management Plan:
  - Landscape approach: The AONB Partnership's work is guided by understanding landscape character, aiming to conserve and enhance the beauty, character, and quality of the AONB. Taking a landscape-scale approach is vital to create a resilient landscape, integrating natural and cultural influences.
  - Sustainable land management: Encouraging farming, land, and woodland management practices that conserve and enhance the natural beauty of the AONB is crucial. Maintaining viable land management businesses is essential for preserving the area's special qualities.
  - Sustainable development: Development must be sound environmentally, socially, and economically, without compromising future generations. Special consideration must be given to the landscape and special qualities within a nationally protected landscape.
  - Natural capital and ecosystems approach: Safeguarding and enhancing ecosystem services are vital, considering the complex and dynamic natural systems within the AONB. Involving those benefiting from these services in decision-making is essential for delivering biodiversity and enhancing landscapes.
  - Climate change adaptation and mitigation: Understanding and adapting to climate change impacts while reducing CO2 emissions are priorities. Measures should not adversely affect natural beauty, focusing on improving habitat condition and enhancing connectivity.
  - Community involvement and engagement: Local people are encouraged to engage in AONB management through decision-

making and volunteering. Their involvement is key to conserving and raising awareness of natural beauty, securing the area's future.

District and Neighbourhood Level

Document name	Date published	Link
Westmorland and Furness Council Plan and Local Plan Delivery Framework	2023	This link can be found at https://www.westmorlandandfurness.gov.uk/your-council/council-plan-delivery-framework.
Barrow Borough Local Plan	Adopted 2019	This link can be found at https://www.barrowbc.gov.uk/sites/default/files/attachment/7819.pdf.
Eden Local Plan	Adopted 2018	This link can be found at https://www.eden.gov.uk/media/5032/edenlocalplan2014-2032finalwithoutforeword.pdf.
South Lakeland Local Plan, Core Strategy	Adopted 2010	This link can be found at https://www.southlakeland.gov.uk/media/3521/cs01-core-strategy-october-2010.pdf.
South Lakeland Development Management Policies	Adopted 2019	This link can be found at https://www.southlakeland.gov.uk/media/6466/final-dm-dpd-adoption-accessible.pdf.
Barrow Borough Green Infrastructure Strategy Draft SPD	Adopted 2022	This link can be found at https://www.barrowbc.gov.uk/sites/default/files/attachment/6098.pdf.
Eden Housing SPD 2020	Adopted 2020	This link can be found at https://www.eden.gov.uk/media/5721/housing_spd_april_2020.pdf.
Eden Design Summary	1999	This link can be found at https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2019/06/Eden-Design-Summary-1999.pdf.
Eden District Council Farm Diversification SPG	2005	This link can be found at https://www.eden.gov.uk/media/6397/farmdiversification.pdf.

Penrith Neighbourhood Plan	2025	This link can be found at: https://www.eden.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/penrith-neighbourhood-planning-area/.
Upper Eden Neighbourhood Development Plan	2013	This link can be found at https://www.eden.gov.uk/media/5232/upperedenneighbourhoodplan2012-to-2025.pdf.
Lazonby Neighbourhood Plan and Lazonby Neighbourhood Plan Design Guide	2019	The Lazonby Neighbourhood Plan link can be found at https://www.eden.gov.uk/media/5481/lazonbyneighbourhoodplan-referendumversion_accessible.pdf. The Lazonby Neighbourhood Plan Design Guide link can be found at https://www.eden.gov.uk/media/5482/designguide_accessible.pdf.
Heversham and Hincaster Neighbourhood Plan	2024	This link can be found at southlakeland.gov.uk/planning-and-building/local-plan/neighbourhood-plans/heversham-and-hincaster-neighbourhood-plan /.
Grange-over-Sands Neighbourhood Plan, including Design Guide	2018	This link can be found at https://www.southlakeland.gov.uk/planning-and-building/local-plan/neighbourhood-plans/grange-over-sands-neighbourhood-plan/.
Allithwaite and Cartmel Neighbourhood Development Plan 2022 – 2032	Made Version April 2024	This link can be found at https://www.southlakeland.gov.uk/media/3lgbnehr/acnp-made-version-april-2024.pdf.

Purpose/Content

- Westmorland and Furness Council Plan and Local Plan Delivery Framework
  - In the Council Plan Vision, there is a clear acknowledgment of the importance of addressing global issues such as active travel provision, biodiversity loss, and flood resilience at a local scale. Specific landscape-focused aims outlined in the vision include improving infrastructure and connectivity, establishing excellent walking and cycling routes, maximising the potential of the natural environment for recreational spaces, and enhancing footpaths and cycle routes. Additionally, Westmorland and Furness Council are committed to

achieving carbon neutrality by 2037 and are actively working towards this goal. Efforts to combat biodiversity loss are emphasised through initiatives promoting better land management, habitat creation, tree planting, and ensuring net biodiversity gain in new housing developments.

- Barrow Borough Local Plan
  - The Barrow Borough Local Plan, (adopted 2019), strongly emphasises sustainable development while ensuring respect for and enhancement of local character, landscape, and biodiversity. Below is a summarised overview of key development and landscape focused policies and objectives highlighted by the Local Plan:
  - Objectives:
    - Prioritise high-quality design that respects and enhances local character.
    - Protect, maintain, and enhance habitats, species, and biodiversity.
    - Promote sustainable development, including green infrastructure and sustainable drainage systems.
  - Development Strategy and Landscape Policies:
    - Policy DS2: Requires development to integrate green infrastructure, enhance landscape character, biodiversity, and utilise sustainable drainage systems.
    - Policy DS5: Mandates high-quality design for all development, focusing on integration with the natural and historic environment, efficient use of space, accessibility, safety, and climate resilience.
  - Landscaping Policies:
    - Policy DS6: Emphasises landscaping as integral to design, requiring landscaping schemes and maintenance regimes. Native species and appropriate materials are prioritised.
    - Policy DS7: Addresses development along strategic routes, emphasising enhancing street-scene character through landscaping and sensitive design.
  - Other specific policies:
    - Infrastructure (I4), Natural Environment (N1-4), Green Infrastructure (GI1-9), and Healthy Communities (HC1/4) policies also incorporate aspects related to landscape, biodiversity, and sustainable development.
- Eden Local Plan
  - This Local Plan is structured as follows: summary, context (including vision and objectives), spatial strategy (including town plans for Penrith, Alston, Appleby and Kirkby Stephen)' and policies guiding new development.
  - Under the Development Principles, Objective 4 is "To encourage high quality, sustainable and safe design for places and spaces, in both the

private and public realm, and which respects the character, natural environment and local distinctiveness of Eden." This is underpinned by policies found within the document, of relevance to the landscape are:

- Policy DEV3 Transport, Accessibility and Rights of Way aims to encourage new development in areas with existing or potential access to public transport while mitigating severe adverse travel impacts. It stipulates that developments must provide safe and convenient access for pedestrians, cyclists, and disabled individuals, adhering to parking standards issued by the Highways Authority. Major development applications require a Travel Plan and/or Transport Assessment addressing various criteria, including connectivity to public transport, pedestrian and cyclist safety, and minimisation of heavy goods vehicle impact. The policy outlines criteria under which development will not be supported, emphasising the importance of supporting the aims of the Cumbria Local Transport Plan, which include promoting a sustainable local economy, reducing carbon emissions, and improving access to jobs and services. The council's role is to ensure development occurs in accessible locations, promoting sustainable travel options and recognising the ongoing reliance on private cars in rural areas until alternative transport becomes viable.
- Policy DEV5 Design of New Development aims to promote high-quality design that respects the unique character of Eden's built and natural environment. It requires new developments to adhere to specific criteria, including understanding and enhancing the district's distinctiveness, protecting amenity, and incorporating crime prevention measures. Development proposals should reflect local architectural styles and materials, optimally utilise sites, and provide adequate waste management facilities. The policy highlights the importance of integration of design considerations early in the development process, including community safety and sustainable access. Various design and landscape guidance documents, such as the Eden Design Guide and the North Pennines AONB Design Guide, inform development expectations. Ultimately, the policy seeks to foster good design practices that contribute to the long-term quality and identity of Eden's built environment.
- Policy ENV2 Protection and Enhancement of Landscapes and Trees aims to protect and enhance Eden's landscape and trees by requiring new developments to conserve distinctive landscape elements and complement the local environment. Development proposals must consider settlement distribution, natural features, and visual sensitivity, adhering to criteria outlined in the Cumbrian Landscape Assessment Toolkit. The policy emphasises landscape enhancement, including the provision of new trees and hedgerows, while prohibiting the loss of ancient woodland and significant trees without overriding justification.
- Policy ENV3 The North Pennines Area of Outstanding Natural Beauty focuses on preserving the North Pennines Area of Outstanding Natural Beauty (AONB), permitting development only if it aligns with the AONB's special qualities, design guidelines, and long-term preservation goals.

Major developments require exceptional justification and must consider impacts on the environment, economy, and recreational opportunities.

- Policy ENV4 Green Infrastructure Networks highlights the importance of green infrastructure networks in enhancing biodiversity and quality of life for residents and visitors. It promotes the protection, management, and enhancement of green spaces, resisting development that directly impacts such infrastructure unless wider public benefits are demonstrated. New developments are expected to maximise opportunities for green infrastructure and address local deficiencies, with contributions sought for strategic network enhancement.
- Policy ENV5 Environmentally Sustainable Design focuses on environmentally sustainable design for commercial and major residential developments, aiming to promote energy efficiency and reduce environmental impact. Proposals falling under this policy should, where practical, address several key criteria. These include maximising daylight and passive solar gain by considering building orientation, integrating sustainable drainage systems, and designing buildings to minimise adverse effects such as wind funnelling and uncomfortable microclimates. Additionally, proposals should incorporate renewable energy technologies, particularly in larger developments, and explore options for district heating where applicable. Efforts to reduce construction waste through efficient design, material selection, and recycling are also encouraged. Furthermore, outdoor waste storage areas should be well-designed and visually unobtrusive to promote recycling. Finally, sustainable transport modes should be promoted through thoughtful layout and road design that prioritises walking and cycling over car use, enhancing pedestrian and cyclist accessibility.

- South Lakeland Local Development Framework Core Strategy
  - The Core Strategy, which forms part of the Local Plan for South Lakeland was adopted October 2010, details a number of spatial strategies, including an overall Development Strategy for South Lakeland, and spatial Strategies for Kendal, Ulverston, Cartmel Peninsula, and the East (including Milnthorpe and Kirkby Lonsdale) are also included.
  - Policy CS1.1 Sustainable Development Principles emphasises the importance of design considerations such as landscape enhancement, safeguarding of architectural and historic interest, and the incorporation of high-quality, localised design to maintain distinctive character and sense of place.
  - Of particular relevance within Section 9 Quality Environment, are the following policies:
    - Policy CS8.1 Green Infrastructure prioritises the integration of green infrastructure into sustainable communities, aiming for high standards of environmental design that fit with the surrounding countryside and landscape setting. It also seeks to protect the countryside from inappropriate development, support the creation of green corridors, conserve and enhance existing trees and

woodlands, and protect and enhance watercourses and wetlands important for wildlife and community amenity.

- Policy CS8.2 Protection and Enhancement of Landscape and Settlement Character requires development proposals to protect, conserve, and enhance the special qualities of the environment, including nationally designated areas like the National Parks and Arnside and Silverdale AONB, as well as local distinctiveness, settlement character, and ecological corridors for wildlife. The policy also stresses the retention of green gaps.
- Policy CS 8.10 Design aims for development that is compatible with its surroundings, focusing on siting, design, scale, and materials that maintain or enhance landscape or townscape quality, often in keeping with local vernacular tradition. It encourages designs that support and enhance local distinctiveness and protect key local views and features.

- South Lakeland Development Management Policies
  - Policy DM1 – General Requirements for all development:
  - This policy outlines the fundamental requirements for all development in South Lakeland, aiming to maintain, protect, and promote the district's environmental, economic, social, and historic qualities while ensuring sustainability. It mandates that developments provide acceptable levels of amenity, privacy, and overshadowing for existing and future occupants, respond appropriately to the site's context and local character, and ensure the provision of necessary infrastructure needs in a sustainable manner. Additionally, it prioritises safe movement, effective flood risk management, and the protection and enhancement of ecological networks, biodiversity, geological assets, and designated wildlife sites. The policy also emphasises the conservation and enhancement of the District's natural, built, and historic environment qualities and its distinctive landscapes and townscapes through good design. These requirements collectively aim to ensure that new developments contribute positively to South Lakeland's overall well-being and sustainability.
  - Policy DM2 - Achieving Sustainable High Quality Design, aims to ensure sustainable, high-quality design in new developments by incorporating design principles that maintain and enhance the district's characteristics and qualities. It highlights responding appropriately to local context, landscape, and built environment, delivering inclusive and well-proportioned designs, and incorporating measures to support habitat creation and urban greening. The policy encourages innovative approaches to design while safeguarding the district's overall character and qualities.
  - Policy DM4 - Green and Blue Infrastructure, Open Space, Trees and Landscaping, focuses on green and blue infrastructure, open space, trees, and landscaping, aiming to achieve net gains for biodiversity and green infrastructure in new developments. It underlines the provision of new assets or the enhancement of existing ones, such as habitat

creation, green roofs, and sustainable drainage systems. The policy requires new developments to incorporate high-quality open spaces appropriate to the site and its context and ensures maintenance and management arrangements for green infrastructure provision.

- Barrow Borough Draft Green Infrastructure Strategy Draft SPD
  - Part two of the Barrow Borough Draft Green Infrastructure Strategy defines 5 Green Infrastructure Types which are defined below:
  - Green Wedges: Green Wedges serve as buffers between settlements, preventing urban sprawl and maintaining the distinct landscape character of different areas within the borough. They protect important open landscapes, guide development to appropriate locations, and maintain access to open spaces for recreational purposes.
  - Green Spaces: Green Spaces highlight the visual and amenity roles of existing open spaces within urban areas. While they may not individually contribute to the landscape at a large scale, they enhance townscape character, provide recreational opportunities, and promote access to open space. They also play a role in the development of new sites by providing open amenity spaces in viable locations.
  - Green Corridors: Green Corridors within proposed development sites provide space for multiple functions, including creating high-quality landscape settings. They incorporate features for water retention and movement, serve as access routes within developments, and integrate infrastructure requirements within landscape design.
  - Green Routes: Green Routes shape the perception of urban areas and promote ease of access for residents and visitors. They include strategic routes aimed at creating positive impressions of towns and local routes that facilitate movement between existing and new development areas, promoting sustainable transportation and healthier lifestyles are described in ‘Movement’.
  - Green Links: Green Links are divided into Strategic and Local categories. Strategic Links focus on wildlife corridors and local landscapes designated in the Natural Environment Chapter of the Local Plan. Local Green Links develop and protect the existing network of mature hedgerows and small woodland groups, integrating development with nature and supporting biodiversity.
  - Overall, these components of the Green Infrastructure Strategy aim to preserve and enhance the borough's natural and built environment, promote sustainable development practices, and improve the quality of life for residents by providing access to green spaces and promoting ecological resilience.
  - Part 4 of this document provides design guide criteria, which can be summarised as follows:

    1. Design Approach: Emphasises comprehensive site evaluation and integration of all components to ensure high-quality Green Infrastructure.

2. Transitional Settlement Patterns: Recognises the need to manage change and encourages contextually driven design approaches based on settlement types.

3. Design Principles: Includes principles such as relating well to the surrounding area, optimising site potential, establishing a sense of place, and ensuring visual attractiveness.

4. Landform: Highlights the importance of considering landscape character, topography, and drainage in development proposals.

5. Protecting & Enhancing Biodiversity: Stresses the need to integrate Green Infrastructure with existing landscape habitats, support wildlife, and protect biodiversity.

6. Place Making: Aims to create identity and sense of place through Green Infrastructure, fostering community ownership and commercial value.

7. Adapting to Climate Change: Addresses the importance of water management, urban cooling, and tree planting in mitigating climate change impacts.

8. Space for Amenity: Ensures provision of attractive and enclosed settings for development, balancing visual and physical factors.

9. Ground Conditions: Considers variations in ground conditions and optimises their contribution to site character and quality.

10. Species Selection: Promotes the use of naturally occurring species that support habitat creation, wildlife movement, and foraging.

11. Green Infrastructure Material Selection: Advocates for environmentally focused material selection, including wildlife-friendly fencing and porous surfacing.

- Advocates for an integrated approach to land use, emphasising the interconnectedness of various challenges and the potential of Green Infrastructure to address them.

- Eden Housing SPD 2020
  - Adds further detail to the Local Plan housing policies. Proposals should be designed with respect to the local landscape character.
- Eden Design Summary
  - The Eden Design Summary highlights the following aspects in relation to landscape and public realm:
  - Introduction to Landscape Design:
  - Emphasises the importance of respecting regional diversity and local distinctiveness in landscape design.
  - Encourages design that harmonises with the natural landscape and settlement patterns.
  - Acknowledges the need for new development while preserving the special local character.

- Allows for innovative design solutions as long as they respect or reinforce local character.
- Character Areas:
- Identifies three main character areas: the Eden Valley, Westmorland Limestone, and the North Pennines, each with distinct building traditions and materials.
- Describes the characteristics of each area, including building materials, architectural styles, and settlement patterns.
- Highlights variations within each area, such as localities with unique building materials or historical influences.
- Design Framework:
- Provides guidance to designers, developers, and property owners on creating developments that complement the landscape and village character.
- Encourages a creative and imaginative approach while ensuring compatibility with the local environment.
- Outlines a checklist and questions to consider for assessing proposed developments in relation to landscape setting, village form, and surrounding buildings and spaces.
- Emphasises the importance of integrating developments with the natural and built environment, avoiding disruption of historic patterns and landscape features.
- Overall, the text emphasises the importance of designing developments that respect and enhance the distinctive landscape and village character of the Eden District, while providing practical guidance for achieving this goal, these key points are summarised below:

  a. Consider landscape setting, village form, and surrounding buildings and spaces.

  b. Assess how the development complements the surrounding area.

  c. Evaluate its appearance from various viewpoints and distances.

  d. Pay attention to the edges of the settlement and their relationship with the wider landscape.

  e. Ensure the development integrates well with historic patterns of enclosure and landscape features.

  f. If on the edge of a settlement, ensure it harmonises with both the settlement and the surrounding countryside.

  g. Avoid disrupting important open spaces within the settlement or obstructing views of landmark buildings.

  h. Use local materials and architectural styles that reflect the vernacular tradition.

  i. Aim for simplicity and informality in road design and boundary treatments.

j. Consider the impact on public views of significant landmarks or vistas.

- Continuously seek ways to improve the design to better fit the local landscape and village character.

- Penrith Neighbourhood Plan
  - The Penrith Neighbourhood Plan (2025) includes policies on sustainability, development types in conservation areas, accessibility, housing needs for different types of residents, protecting local greenspaces/recreation and community facilities, improving traffic flow, and enhancing vitality and viability of the town centre
  - OBJECTIVE 1: SUSTAINABLE DEVELOPMENT
    - Policy 1 Environmentally Sustainable Design: Development should be designed in such a way that it promotes high quality, environmentally sustainable design. Proposals should, therefore, be informed by, and respect, the town's wider character and the local site context. High quality, contemporary design will be encouraged, which may promote local distinctiveness or, where appropriate, reflect a different aesthetic which expresses 21st Century responses, including design to reduce the impact of climate change.
    - Policy 4 Conservation Areas in Penrith: Development within or affecting the setting of the Penrith Conservation Area should be designed to take account of the conservation or enhancement of, for example, historic street patterns and layouts, vernacular buildings and retention/re-use of local materials and traditional shopfronts.
  - OBJECTIVE 2: HOUSING
    - Policy 5 High Quality New Homes: New housing developments should be of high-quality design that reinforces local identity and reflects local distinctiveness.
    - Policy 6 Housing Type and Mix: New housing development should provide a range of types and sizes of dwellings that meet identified local needs.
  - OBJECTIVE 5: WELLBEING
    - Policy 10 Walking and Cycling: provision and enhancement of walking and cycling links within the town especially between existing and new residential areas and key destinations, such as the town centre, employment sites, schools and other community facilities will be supported.
- Upper Eden Neighbourhood Development Plan
  - UENDP2 - Housing on Farms.
    - Consideration of the siting and design of such new houses will be important to allow both the flexibility that the policy intends and also ensuring that there will be no unacceptable impact upon the visual or landscape amenity of the area. The reuse of an existing traditional

building within the landscape or a suitable plot within or near to the existing farmyard, may prove to be a suitable site.

- UENDP4 - Housing Densities
  - For housing development within the Upper Eden Area the maintenance of local character has a higher significance than achieving a minimum housing density figure. The appropriate density for a housing site should in every case within the Upper Eden area result in a development that is in character with the local surrounding area. A starting point for new development on sites over 1 hectare (of developable land) should, however, seek to comply with the density target in policy CS8 of the Core Strategy, unless compelling reasons are given which demonstrate otherwise.
  - This policy is intended to allow smaller (under 1 ha of developable land) which are often windfall sites in villages to come forward for development without requiring that the either, the whole of the site be developed, or that more dwellings than are needed for the village at that time are developed.
- UENDP 7 - LSC De-designation Policy
  - Where a settlement is de-designated as a Local Service Centre, single dwelling developments within or adjacent to and well related to the former Local Service Centre restricted to local occupancy will be permitted where the impact on landscape and character of the village will not be unacceptable. The requirement to contribute to the affordable housing fund as set out in the Housing SPD will apply to such developments.

- Lazonby Neighbourhood Plan and Lazonby Neighbourhood Plan Design Guide
  - Policy D1: Greenfield and Brownfield Sites Proposals involving the redevelopment of previously developed land on all sites within the plan area, will be approved, subject to compliance with other policies in the development plan.
  - Policy D2: Design of New Development New development will be expected to follow the provisions set-out in the Design Guide. High quality and innovative design will be encouraged. For existing properties where extensions or alterations are planned, the materials and design will be expected to follow the Design Guide and/or match the existing building.
  - Policy D3: Landscaping of New Development High quality landscaping and sensitivity to the surrounding topography and architecture are important considerations for any new development. i) Where development proposals about the Settle-Carlisle railway line or a site lies within its setting, views into and out of the conservation area will be protected to retain the character of both the built and natural environments. This may be through sensitive design, or other mitigation measures. ii) In the Neighbourhood Plan area as a whole, proposals are required to provide appropriate high-quality landscaping to conserve or enhance their landscape setting.

- Policy D4: Trees Existing trees and hedges that contribute to the amenity of the area should be retained on any development site. Any planning application for development that could affect any such trees or hedges will be expected to demonstrate how the tress, hedges and their roots will be protected during the construction and how the developer will integrate these trees and/or hedges into the scheme, including incorporating appropriate new planting.
- Policy D6: New Recreation and Play Areas New recreation, amenity and play areas for the whole community will be encouraged in any new development proposals (see Policy D5 for existing green spaces). Developments of 10, or more, dwellings, or of sites of 0.5ha, or greater, will be expected to provide an area of public open space in line with the indicative quantity standards (hectares per 1,000 population) set out in relation to Policy COM3 of the Eden Local Plan, with details to be agreed to the satisfaction of the Parish Council, as of any proposals that are submitted.
- Policy D7: Footpaths Where Public Rights of Way are present, the application should demonstrate that the proposed development will preserve, or enhance, the existing Public Right of Way.
- Policy D8: Cycleways Any proposed residential development, which will be in close proximity to any future cycle network will be expected to connect to that network and where appropriate, will be expected to contribute to the improvements to the cycle network and safe cycle parking provision.
- Design Guide:
  - Proposals which come forward for consideration should enhance the character of the parish and applications will, therefore, be expected to strongly reflect the forms, layouts, materials and detailing already present. Innovative buildings of exceptional architectural design will be considered on their merit.
  - Regardless of whether they are sited close to the street, or set-back, all properties that have any ground to the front will have a stone wall or no vehicular access. Buildings at other angles to their frontages should be avoided unless unusually shaped plots dictate otherwise.
  - Garden walls are typically of roughly coursed sandstone laid either dry or mortared. They can be distinguished from old field boundaries by the capping. Field walls have large irregular pieces of sandstone used as a capping course whereas garden walls usually have either a roughly rounded or triangular piece forming a capping course. A few, mostly more recent walls have utilised flat sandstone slabs for capping. Gate-posts are also of sandstone and are usually dressed with plain sides and faces but often with a moulded top in a variety of shapes.
  - Sandstone paving, cobbles or permeable surfacing would be considered as appropriate for domestic parking areas. Large areas of impermeable hardstanding are not considered to be sustainable,

and can cause runoff problems in wet weather because of the pronounced slope in the village.

- For other non-residential buildings, such as industrial units, setting, landscaping and perimeter treatment will require special consideration to mitigate the visual impact of modern materials, where use of these is agreed upon.

- Heversham and Hincaster Neighbourhood Plan to 2025
  - General Conditions (Policy HH1): All developments must integrate with existing communities, respect the landscape, enhance living spaces, and not adversely affect biodiversity sites.
  - Housing Provision (Policy HH2): Supports a gradual increase in housing stock, integrating new developments into existing communities, and ensuring some phasing over time.
  - The Neighbourhood plan for Heversham and Hincaster Parishes emphasises the importance of maintaining and enhancing the area's landscape, character, and community cohesion through carefully managed development that respects local values and aspirations. The plan adopts a policy-based approach to guide future development while prioritising flexibility, sustainability, and collaboration with stakeholders.
- Grange-over-Sands Neighbourhood Plan, including Design Guide
  - Principle 1: Development should make a positive contribution towards the distinctive character and form of the town as a whole and relate well to its site and its surroundings. Proposals should seek to preserve and enhance the character and appearance of the conservation area, where relevant.
  - Principle 3: Materials within new development should complement the architectural character and townscape quality of its immediate context.
  - Principle 5: the form and structure of new development should ensure that a sense of place is created, which respects its context, setting, local townscape and landscape character.
  - Principle 8: Development proposals, particularly when sited on the edge of Grange-over-Sands, should maintain visual connections with the surrounding countryside and where possible the Bay.
  - Principle 9: The visual impact of new development on the coast and countryside, and on views from the surrounding countryside should be enhancing and contribute to the overall character of the area
  - Principle 12: Design car parking so that it fits in with the character of the proposed development
  - Principle 13: Outdoor garden amenity space or a shared amenity area where possible and practicable, should be provided for all new dwellings, including Extra Care housing.
  - The design guidance for Grange-over-Sands emphasises the importance of preserving the town's character, integrating new developments with existing communities, and respecting the natural

landscape and heritage while addressing various design issues raised through consultation processes.

- Consultation events highlighted various concerns related to residential design, including:
  - Unsightly patterns and locations of recent developments.
  - The need for new developments to integrate with the existing community and support the town centre.
  - Ensuring new developments are complementary to the town's character, form, and quality.
  - Preserving valued views of Morecambe Bay and surrounding hills.
  - Respecting the landscape, ornamental planting, and local drainage conditions.
  - Addressing concerns about high-density housing and potential exacerbation of flooding problems.
  - Recognition of the need for security products but emphasis on preserving the character and appearance of the streetscape.
  - The design should enhance and maintain visual connections with the surrounding countryside and coastline, and fitting into the topography.

- Allithwaite and Cartmel Neighbourhood Development Plan 2022 – 2032
  - Policy AC1 – Design Principles outlines design principles for all new development proposals within the parish, requiring adherence to the Allithwaite and Cartmel Design Code and ensuring compatibility with the area's character. It highlights high-quality residential design inspired by local building styles and materials, contributing positively to the local identity and sense of place.
  - Policy AC2 - Development within Cartmel Conservation Area and its setting focuses on development within the Cartmel Conservation Area and its surroundings, emphasising the conservation and enhancement of its character. New developments must align with the Cartmel Conservation Area Character Appraisal, avoiding intrusiveness and preserving significant views. They should incorporate local vernacular styles and materials, such as roughcast render and slate roofs, while future redevelopment must adhere to design briefs considering site context and retained features like boundary walls. Preservation of public and private realm features, including cobbled footways, is required, with landscaping using local materials to enhance the area and proposals considering buildings on future Local Lists. Additionally, any loss or harm to non-designated Heritage Assets will be resisted, and the existing open spaces and landscape character in and around Cartmel must be retained.
  - Policy AC3 - Protecting and Enhancing Landscape Character around Allithwaite and Cartmel aims to protect and enhance the distinctive landscape character around Allithwaite and Cartmel through

development proposals that use locally appropriate materials and considerate design. It requires new developments to respect and conserve existing landscape features, minimise intrusion into visually exposed landscapes, and avoid detracting from significant views identified in maps and appraisals. Preservation of hedgerows, dry stone walls, and field boundaries is emphasised, with efforts to restore lost features through traditional methods and native species replanting to support biodiversity and maintain landscape identity.

- Policy AC4 - Protecting Local Green Spaces is focused on safeguarding designated local green spaces within Allithwaite and Cartmel Neighbourhoods.
- Policy AC5 - Protecting and Enhancing Green Infrastructure and Biodiversity aims to safeguard and improve green infrastructure and biodiversity within the Neighbourhood Area. Development plans must prioritise the conservation and enhancement of local biodiversity, with a focus on minimising disturbances to wildlife and habitats. The policy mandates a measurable increase in biodiversity assets, with a minimum target of 10%, achieved through on-site, off-site, or combined measures. Developers must ensure this net gain is maintained for 30 years, enforced through planning obligations or other legal mechanisms. Additionally, new developments must consider their impact on local habitats and species, incorporate existing green infrastructure, protect wildlife corridors, preserve country lanes, and integrate features such as nesting spaces for bats and birds and native species in landscaping.

Understanding the essence of Westmorland and Furness

Key to understanding Westmorland and Furness is the recognition that the area encompasses a varied collection of landscapes, which previously have been considered through separate Local Plans and policies, and now are being brought together under one authority area.

At a national scale, the landscape within Westmorland and Furness Council area is covered by eight different National Character Area Profiles, each of which has their own unique ‘sense of place’. It also includes two National Landscapes (Arnside & Silverdale, and North Pennines), with their own distinctive special qualities, designated to conserve and enhance their natural beauty. In addition, the North Pennines is one of the nine UNESCO Global Geoparks in the UK, recognised for internationally significant geology.

The Cumbria Landscape Character Guidance and Toolkit document which covers Cumbria as a whole. Again, this recognises several distinct landscape character areas within the Westmorland and Furness district.

At a local scale, the legacy Local Plans summarise their areas into further landscape types, according to shared characteristics within them, although these are more loosely defined. For instance, the Eden Local Plan refers to three main character areas within Eden based on the underlying geology which can be seen as building material, whether that be the red sandstone of the Eden Valley, the

limestone of the Westmorland Fells, or the millstone grit found in the North Pennines.

Whilst there are numerous ways in which the landscape has been parcelled up according to character, accompanied by a wealth of descriptive information, there is a common thread running through the policies which apply to the Westmorland and Furness area at all scales. The National Model Design Code states that existing natural landscape features of the site and its wider context should be considered through the design process. This is carried through to the three legacy Local Plans which all highlight that development proposals will need to demonstrate an understanding of the distinctiveness of the surrounding landscape including natural, cultural and perceptual characteristics.

National Landscapes

In November 2023 all designated Areas of Outstanding Natural Beauty (AONBs) in England and Wales became known as National Landscapes. National Landscapes are generally recognised as nationally important 'working landscapes', in the sense that their designation acknowledges the need for sustainable development and management, rather than solely for the preservation of naturalness. For example, there is extensive evidence of mining and farming within the North Pennines which shows that there is a long standing history of human relationships with the land. As a further example, in parts of Arnside & Silverdale, low-intensity pasture management and woodland coppicing have created the distinctive landscape character. Often these land management techniques are backed by a traditional skillset, such as walling or hedge laying with locally sourced materials. The interaction between natural and human factors is a key component of the heritage, and the future, of these landscapes, which continue to be cared for by many organisations and individuals working in tandem.

Arnside & Silverdale

Arnside & Silverdale National Landscape (previously referred to as an Area of Outstanding Natural Beauty) is designated as a landscape of national importance. Almost half of the area comprises intertidal sand and mudflats forming the fringe of Morecambe Bay, giving it a distinctive role in the overall character of the Westmorland and Furness area. As well as these intertidal flats, Arnside & Silverdale hosts lowland pastures and parklands, with wooded limestone hills and pavements rising beyond, creating an intricate mix of landscapes and habitats which have a number of local, national and international designations. There are extensive and spectacular views over Morecambe Bay, towards the mountains of the Lake District, and to the Yorkshire Dales.

The special qualities of Arnside & Silverdale are listed below, and described in more detail in the Arnside & Silverdale AONB Management Plan 2019-2024:

- Outstanding landscape and spectacular views
- Stunning coast and seascape
- Sense of tranquillity, space and place

- Unique limestone geology
- Rare and precious habitats
- Internationally, nationally and locally important species
- Rich sense of history
- Distinctive settlement character
- Strong community and culture
- Opportunities to enjoy and understand the countryside
- A highly designated area

The special qualities should be conserved, enhanced and understood, in line with the long-term vision for the area. The management plan recommends a landscape capacity-led approach to development management, in order to ensure that these special qualities are not incrementally eroded, and that the distinctive landscape remains of the highest quality.

North Pennines
The North Pennines National Landscape is another nationally important landscape of unique character. Primarily upland moorland with rocky crags, incised by dales, the North Pennines overlooks the lower lying Eden Valley. The western edge of the North Pennines is dominated by an escarpment, fringed with conical hills and scattered settlements.

The special landscape qualities of the North Pennines are listed below, and described in more detail in the North Pennines AONB Management Plan 2019-24:

- Peatland
- Hay meadows and species-rich grasslands, including arctic alpine flora
- Upland woodland
- Upland rivers
- Geological heritage, including soils
- Upland birds
- Cultural heritage and the built environment
- Scenic beauty, remoteness, wildness and tranquillity, including dark skies

A complex geology underpins this unique landscape, giving rise to features such as the line of conical pikes along the North Pennine escarpment and the recognisable dolerite columns at High Cup Nick. The North Pennines is also designated as a UNESCO Global Geopark, for globally significant geology. Various events, interpretation and education initiatives aim to increase the awareness of this geological heritage and use it to support sustainable development, for example through responsible tourism.

The North Pennines offer Westmorland and Furness very dark skies due to limited light pollution. Development should be considerate of this unique offer and seek to mitigate the potential effects of introducing artificial light in this area.

Understanding the landscape character of Westmorland and Furness

Natural England's National Character Area (NCA) profiles cover the whole of England. This link can be found at https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making/national-character-area-profiles. These define and describe areas of similar landscape, biodiversity, geology and socio-economic characteristics. They can be used to support community engagement, foster a sense of identity, and guide planning and development. The profiles also include Statements of Environmental Opportunity (SEOs) which offer suggestions on ways to secure and enhance the future of the environment unique to each character area. Eight NCA profiles exist within the Westmorland and Furness area, these include:

- 7. West Cumbria Coastal Plain
- 8. Cumbria High Fells
- 9. Eden Valley
- 10. North Pennines
- 17. Orton Fells
- 18. Howgill Fells
- 19. South Cumbria Low Fells
- 20. Morecambe Bay Limestones

7. West Cumbria Coastal Plain

Overview

This plain spans along the west coast of Cumbria, occupying the transition between the high fells inland and the Irish Sea to the west. It encompasses Barrow-in-Furness, Walney, and parts of Dalton. The coastline is varied, with shingle beaches, dunes and expansive estuarine systems supporting important habitats and seabird populations. On the inland side, the plain is formed mostly of undulating open pastoral farmland which is cut by lowland river valleys. There is limited tree cover, excepting some shelterbelts and gappy boundary hedgerows. Unique to this area are 'kests' or raised hedgerow embankments providing field boundaries, however these are now uncommon and often in disrepair.

As well as the A595 coastal road, there is a railway skirting the coastline, linking the main settlements. Historically, this area's main economies have been rooted in mining, ship-building and farming. The larger urban settlements are closely tied to this industrial history. More recently, the energy and tourism sectors have added some development pressure. Brownfield sites provide important biodiversity within this district. Building materials include locally quarried red sandstone, red brick, and render supplemented by coastal pebbles.

The St Bees Heritage Coast, Hadrian's Wall World Heritage Site and Hadrian's Cycleway (National Cycle Network route), Coast to Coast path and England Coast Path all cross through this NCA. The combined nature conservation value and recreational opportunities, including access to the inner Lake District, attract visitors and residents.

Recent changes and trends in the landscape

- Wind turbines have become a more frequent feature in the landscape
- Most redundant open cast mine sites have been restored to either woodland or agricultural land
- Barn conversions have increased in popularity, to provide housing in close proximity to, but outside of, the Lake District National Park.

Current and future challenges

- Expanding energy industries and locally uncharacteristic housing are adding pressure to the open coastline and river valleys
- Climatic changes may affect the unique estuarine habitats and arable farming practices

Statements of environmental opportunity

SEO1: Conserve and enhance the unique open coast and estuarine landscapes with their distinct geology, improving and connecting habitats and their species, and enabling natural coastal processes to occur to enhance and improve the coast's ability to adapt to and mitigate the impact of climate change.

N.B. the Shoreline Management Plan in place for this area identifies actions to secure a sustainable management regime.

SEO2: Manage and enhance the farmed environment to secure viable and sustainable farming, improving water quality of the rivers and coast, reducing soil erosion, strengthening historic landscape character, conserving heritage features and archaeology, supporting species populations that are dependent on this area, and improving habitat connectivity.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Retain and enhance woodland along watercourses and in other appropriate areas to connect habitats and aid water management
- Restore drystone walls and maintaining links with local geology
- Protect and restore ancient woodlands
- Promote local traditional skills and materials for construction
- Strengthen field patterns through hedgerow restoration

SEO3: Improve and enhance sustainable recreation, enabling people to experience the peace and beauty of the area and learn more about its biological, geological and heritage assets and natural processes, while managing visitor pressure to conserve the highly valued tranquillity and protect the sensitive semi-natural habitats and species found there.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Protect expansive views across the Irish Sea and Morecambe Bay

SEO4: Manage industrial and former industrial sites to accommodate both their economic and environmental potential by managing new energy industries, growth areas and their associated infrastructure to provide social and environmental gain while minimising pollution and disturbance and to improve ecological connectivity in the landscape, particularly in urban-fringe areas.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Establish links between urban greenspace and rural greenspace
- Utilise a high quality natural environment to drive economic growth
- Find ways to establish green infrastructure with a focus on species characteristic of that area

8. Cumbria High Fells

Overview
The Cumbria High Fells NCA primarily covers the north and central Lake District National Park, which is outside of the scope of this design code. However, as NCAs are defined by landscape characteristics and do not necessarily follow administrative boundaries, there are some small areas within Westmorland and Furness authority area which do fall under the Cumbria High Fells NCA. This includes some areas to the west of Penrith and around Shap and Tebay.

This NCA displays dramatic glacial upland landscapes with rugged peaks and open mountains. These are separated by a radial pattern of u-shaped valleys and ribbon lakes. The bedrock geology is complex, from granite to slates and limestones, which gives a varied character to the mountains and supports a very biodiverse suite of habitats. Woodland plantations are found extensively on the valley sides and bottom, while the open fells support scrub vegetation and scattered trees.

This is a working pastoral landscape, with a history of hill farming and mining. Small valley fields enclosed by drystone walls give way to open common land on the fells, beyond the intake wall. There is a strong sense of time-depth, with evidence of Neolithic stone circles, Roman forts and medieval farming practices. Stone built barns and farmsteads are widespread, outside of the main market towns of Keswick and Ambleside. Despite being an incredibly popular destination for tourism and outdoor recreation, the high fells retain a sense of remoteness and relative tranquillity.

Recent changes and trends in the landscape

- Recent improvements in access to and through landscapes, including cycle tracks and long distance footpaths
- Restructuring of coniferous plantations and the enhancement of broadleaf woodland cover
- There has been significant restoration of farm buildings.

Current and future challenges

- The Cumbria High Fells are under pressure from climate changes and tourism
- Flood management and resilience, increasing pressure on water as a resource, and water quality
- Supporting the heritage of hill farming, and its accompanying traditional skillset
- Managing visitor and transport pressures, including those which affect habitat condition

Statements of environmental opportunity

SEO1: Manage and enhance the expansive areas of fell and fell edge, for their world renowned sense of place, the internationally important habitats and species they support, their historical and cultural heritage, and to protect soils, carbon stores and water resources.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Protect the evidence of past settlement, farming and industry, including traditional farm buildings and the dry stone wall network
- Promote the management and restoration of paths on popular routes to minimise soil erosion
- Protect the sense of tranquillity, remoteness and openness, inward and outward views, and night skies.

SEO2: Manage and enhance the valleys, to improve the habitat network of pastures, meadows, wetlands and woodlands, within a matrix of improved pasture, and to protect traditional buildings and field patterns of dry stone walls, hedges and boundary trees.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Seek to create a connected habitat network linking the valleys and fells, whilst integrating sustainable farming
- Provide for the housing needs of local communities without adversely impacting natural and cultural attributes
- Ensure that new development is compatible with the surrounding landscape character
- Promote the restoration of traditional farm buildings and the use of vernacular building styles including the use of local stone

- Maintain the characteristic field pattern, and retain local differences in boundary features

SEO3: Manage and enhance the water catchments, rivers, lakes, tarns and reservoirs for nature conservation, public enjoyment, recreation, water supply and flood management.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Promote a whole catchment approach and sustainable river management
- Promote sustainable water use
- Ensure that development and land use planning are sustainable in the context of water management

SEO4: Manage existing woodlands, restore and expand native woodlands, trees and shrubs, for their nationally and internationally important habitats and species, cultural and historical heritage, and to help deliver climate change adaptation and mitigation, protect soils, improve water quality and supply wood fuel and other wood products.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Expand and link existing woodland by creating new native woodlands, wood pastures and areas of shrubs such as juniper and montane willow, in appropriate locations
- Protect the valley landscapes of enclosed pastures and meadows and their associated woodlands, parkland trees, hedges and scattered scrub
- Promote traditional management practices including hedge laying and coppicing

SEO5: Improve opportunities for enjoyment and understanding of the landscape and promote local involvement in the planning and management of the Cumbria High Fells.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Encourage sustainable travel

Additional opportunity 1: Protect the strong relationship between landscape and geology and its associated historical mining heritage.
For example by:

- Using local stone for field boundaries and farmsteads to reveal the link to the geology.

9. Eden Valley

Overview
This NCA covers a relatively large proportion of Westmorland and Furness, stretching across the north-east of the area, encompassing the towns of Penrith, Appleby and Kirkby Stephen, and broadly following the corridor of the River Eden. It

has an undulating landscape with some glacial depositional features, but is flatter by comparison to the neighbouring escarpment of the North Pennines to the east. It has a feeling of containment, being surrounded by more upland areas. The rolling landform and fertile soils support a land cover of mixed pasture, including arable farmland, and managed estates, as well as heath and rough grassland. Woodland is frequent, in the form of shelterbelts, copses and mature hedgerows. Field boundaries range from wire fences and thin hedges to stone walls comprising red sandstone or limestone. Building materials more generally also reflect the underlying geology of sandstone and limestone. Settlements outside of the main market towns are often small villages centred around a green, with outlying farms.

Of note is the fast flowing River Eden, which drains approximately half the county of Cumbria, being fed by numerous tributaries before discharging through the Solway Firth. Flooding is an issue in a number of areas, including the main towns.

Recent changes and trends in the landscape

- Much of the woodland remains under-utilised and would benefit from management, although the availability of woodland management grants has increased the restructuring of broadleaf woodland more recently.
- The loss of hedgerows is beginning to slow, supported by agri-environment schemes.
- The use of modern building materials and large scale new farm buildings have begun to affect local character

Current and future challenges

- Continued demand for gypsum, sandstone, sands and gravels which are extracted from this area
- Potential upgrades to trunk roads may have impacts on visual amenity and archaeology
- Increased flooding affecting settlements and infrastructure
- Pressure to develop open countryside particularly around motorway intersections in the west of the area

Statements of environmental opportunity

SEO1: Work at landscape scale to protect the soils and water quality of the Eden Valley catchment, thereby ensuring a sustainable future for farming, contributing towards Water Framework Directive objectives by improving the condition of the internationally important River Eden Special Area of Conservation and associated wetland habitats within the flood plain, increasing their capacity to regulate peak water flows, and enhancing a key feature of this tranquil rural landscape

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Work with the local community, including farmers, to improve sustainability of practices relating to water and waste management
- Expand riparian woodland, hedgerows, shelterbelts and grassland buffer strips to limit soil erosion and provide habitat corridors

SEO 2: Manage, restore and expand the area of woodland within the Eden Valley and its tributaries, restoring a network of woodland habitat to enhance timber supply, biodiversity, water quality, carbon storage and tranquillity, while regulating soil erosion and peak water flow

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Increase and restore native woodland cover, where appropriate to the local landscape character
- Build resilience against tree diseases

SEO 3: Protect and enhance the geodiversity and historic landscape of the Eden Valley, its geological exposures and river processes, and history of human occupation and innovation, optimise their contribution to delivering wider environmental benefits and raise public awareness, understanding and enjoyment of this heritage.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Protect the rich cultural heritage from damage, and increase understanding through educational interpretation of the farmed and historic environment

SEO 4: Protect and enhance the cultural heritage of the Eden Valley, reinforcing the vernacular building style and settlement pattern in the design and location of new developments, protecting tranquillity, enhancing green infrastructure and habitat networks, and improving opportunities for public enjoyment of the area

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Protect the existing topography, agricultural character, settlement pattern and use of traditional building materials to support the sense of place.
- Expand and link ecological networks and habitats.
- Ensure that new development respects historic settlement patterns and rural character.
- Promote enhanced green and blue infrastructure including SuDS.
- Promote visual connections and physical access links to the surrounding uplands.

10. North Pennines

Overview

The dramatic scarp slope of the western edge of the North Pennines provides a contrast to the neighbouring Eden Valley. Remote, rugged, and largely undisturbed, the North Pennines is a distinctive area of upland moorland and hill summits, divided by pastoral dales. The high rainfall, strong winds, and expansive views give a remote and wild feeling to the area. There is a lack of settlement, with few dispersed villages. A history of mining and livestock farming are evident through the pattern of enclosed meadows bounded by drystone walls. Tree cover is limited to stream valleys or small tree groups surrounding farms, and a small amount of

upland plantation woodland. Some juniper scrub can be found on the moorland. There is architectural unity through the use of sandstone or gritstone for buildings and barns.

Future challenges

Future challenges include the protection and management of several important habitat types including grassland, juniper scrub and blanket bog. Due to the high rainfall and impervious rock there also needs to be careful management of water as a resource, both for water quality reasons and flood mitigation.

Statements of environmental opportunity

SEO 1: Protect, manage and enhance the moorlands and moorland fringes of the North Pennines, with their internationally important habitats and wildlife, their sense of wildness and remoteness, and the contribution they make to climate mitigation, water quality and availability, and water flow.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Ensure that the sense of place and visual quality of the moorlands is not disturbed by the introduction of tracks, built structures or light pollution

SEO 2: Protect, manage and conserve the distinctive historic and geological environment and features of this area, providing access and recreation along with imaginative interpretation, to improve understanding of the landscape and its cultural development.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Conserve and interpreting geological and archaeological features
- Continue the use of local materials and encouraging the restoration, repair and appropriate conversion of older farmsteads and buildings.

SEO 3: Manage and enhance the pastoral character of the broad dales, with their patchworks of pastures and meadows, their strong field patterns defined by drystone walls, and their stone-built field barns, farmsteads and small villages – to strengthen local distinctiveness, and to contribute to food provision, climate change mitigation, the conservation and connectivity of important habitats and the sense of history.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Ensure that new development references the underlying geology and local building materials, reflects the cohesive settlement patterns and does not detract from the sense of history.
- Utilise the AONB design guide

SEO 4: Manage the diverse streams, becks, rivers and reservoirs to maintain their high water quality, enhance their biodiversity interest, and strengthen their contribution to the landscape character and recreational opportunities of the North Pennines, while managing water flows and maintaining water supplies.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Seek opportunities to improve water quality

17. Orton Fells

Overview

The Orton Fells NCA falls mostly within the boundary of the Yorkshire Dales National Park, which is outside of the scope of this design code. However, it does cover a small area of Westmorland and Furness around Shap and Little Strickland, where the M6 corridor runs between National Park boundaries.

The Orton Fells NCA offers a wide, sweeping upland limestone plateau, with limestone pavements, heather moorland and grassland. It is exposed, with long range panoramic views across to the Cumbria High Fells, the Howgills, Yorkshire Dales and the North Pennines.

Upland hay meadows are a striking feature, coupled with wide species-rich verges along long, straight drove roads. Land use is predominantly livestock and dairy farming, supported by rough grazing and managed pasture defined by drystone walls at lower elevations. There are isolated, weather-beaten trees and small copses associated with occasional farms. There are relatively few settlements giving an overall rural feel, away from the M6 corridor. Villages are often centred around long village greens and houses tend to be built from local limestone creating visual unity. There is evidence of past and current limestone quarrying.

Recent changes and trends in the landscape

- The condition of heritage assets is declining
- Outside of the M6 corridor, there is little development pressure, with housing being limited to farmsteads or within existing villages

Current and future challenges

- The pastoral landscape is subject to pressures associated with a drive to increase food supply and security
- Increased frequency of storm events leading to riverbank erosion and decreased water quality

Statements of environmental opportunity

SEO1: Conserve, manage and enhance the open fells on the limestone plateau, with their mix of karst features, upland heath, and calcareous and acid grasslands, for their inspirational and recreational values and their international biodiversity and geodiversity interest, improving water quality and mitigating climate change effects.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Retain views and sense of remoteness on the open fells by avoiding inappropriate development or woodland planting
- Protect geological formations including limestone pavement

SEO2: Manage and enhance the enclosed farmland with its diverse pastures, leys and meadows, dispersed farmsteads and quiet villages, strong field patterns and drystone walls, and species-rich road verges, to maintain livestock and dairy farming, the soils, and the sense of place and history, and to enhance its landscape character and biodiversity value.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Ensure the biodiversity of road verges is retained, and their management continues.
- Maintain and restore drystone walls using local stone and building styles
- Maintain and restore traditional farm buildings and building techniques
- Support links between geology and built form by using local materials and craftspeople with traditional skills

SEO3: Manage farmed land and semi-natural habitats to protect and improve the condition of the streams and rivers, enhancing their ecological value and water quality, strengthening the contribution they make to the local landscape and providing high-quality angling and wildlife-watching opportunities.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Seek opportunities to re-naturalise watercourses

SEO4: Identify, protect and interpret geological and historic features and encourage quiet recreation focused on enjoyment and appreciation of these features within the landscape.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Ensure that any new development is of an appropriate scale and in the correct location to retain the settlement patterns and quiet rural nature of villages
- Manage the use of lighting to maintain dark night skies
- Protect the character of villages with central greens, and ensure that conversions are sympathetic to the character
- Protect features which reflect past settlement and land use, such as lime kilns and sheep folds
- Restore drystone walls using appropriate techniques
- Encourage appreciation of the local geology

Additional opportunity 1: Manage and enhance the fragmented semi-natural woodlands and copses, expanding and buffering them, and improve the condition of the conifer shelterbelts, to increase carbon capture, improve rainwater infiltration, develop their biodiversity interest and improve their contribution to local landscape character.

For example by:

- Seeking opportunities to buffer, expand and link fragmented semi-natural woodlands where appropriate
- Encouraging regeneration of native tree species related to farmsteads and villages

18. Howgill Fells

Overview

The Howgill Fells are recognisable by their rounded exposed ridges, domed hill summits offering panoramic views, and long steep-sided valleys. High, unenclosed commons provide a patchwork of grassland and heath habitats, with underlying sandstone and siltstone geology. There are a number of rocky streams feeding into the rivers Lune, Rawthay and Eden. Lower down the slopes, pastoral farming is present, with rough pastures giving way to improved grassland and meadows, enclosed by drystone walls and hedges. There are occasional remnant woodlands, but tree cover is particularly limited. Settlements are mostly small and widely dispersed, linked by quiet lanes with wildflower verges.

Recent changes and trends in the landscape

- The landscape reflects a long history of common land grazing and farming, showing little recent change, although there has been some visible restoration of farm buildings, hedgerows and hay meadows due to grant availability.
- There has been limited residential development in recent decades, mostly confined to Sedbergh, in the south of the character area.

Current and future challenges

- Threats to farming practices would affect the landscape character of the area. These may include Government policies and subsidies, increased capital costs, or diversification.
- Development pressure, including an increasing demand for affordable housing
- Lack of maintenance of vernacular features such as drystone walls, hedges, or woodland

Statements of environmental opportunity

SEO 1: Conserve, enhance and restore the tranquil, open, unenclosed fells, with their dramatic seasonal colours and textures, mix of upland habitats and active fluvial features, for their national recreation value, their geomorphological interest and their biodiversity. Encourage quiet recreation focused on enjoyment and appreciation of these features, while improving water quality, reducing soil erosion and mitigating climate change.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Protect the tranquillity and remoteness of the open common land from development

SEO 2: Conserve and enhance the pastoral lower slopes and valleys with their complex of field patterns, hedges and drystone walls; their range of pasture types, including northern hay meadows, purple moor-grass, species-rich verges, woodlands, and waterside and boundary trees; and their dispersed farmsteads and villages, to conserve upland farming culture and to enhance landscape character and biodiversity.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Retain and manage linear features including flower-rich verges, drystone walls, and hedges.
- Protect the sense of tranquillity and remoteness by limiting new development, especially lighting.
- Promote the use of locally native species such as rowan, hazel, holly, alder, blackthorn, bird cherry, crab apple and oak.
- Replenish shelter belts and tree copses, and riparian woodland.

SEO 3: Conserve, enhance and manage the many watercourses through management of the farmed and semi-natural habitats to enhance their biodiversity, regulate soil erosion, regulate water flow and quality and enhance their recreation interest. Protect and conserve the important geology and fluvial geomorphology.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Minimise runoff from new development, and promote the use of best practice SuDS.

SEO 4: Conserve, restore and enhance the cultural and upland farming heritage of the area and the sandstone, gritstone and limestone vernacular built heritage, including intact farmstead layouts, bank and field barns and the archaeological heritage. Develop appropriate interpretation to ensure that these different types of heritage are fully understood and appreciated
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Encourage the use of local building materials to restore and convert derelict farm buildings close to towns and villages, in a way which respects the character of the area.

19. South Cumbria Low Fells

Overview
This NCA shows a dramatic transition in the landscape, from rugged high fells to undulating hills and ridges, as volcanic geology gives way to softer slates and mudstones. The South Cumbria Low Fells occupy parts of the Lake District and Yorkshire Dales National Parks, and span across from the Duddon Estuary to Kirkby Lonsdale. The hills are dissected by farmed river valleys mainly flowing north

to south. There is a mosaic of habitats including heath, mires, scrub and grassland. The NCA is varied and diverse in character; in the west, it is flatter and lower lying in contrast to the wooded hills of the Furness Fells. To the east of Kendal, in the east of the NCA, the landscape is one of open plateau with gentle ridges, occupied by semi-improved pasture.

Woodland and tree cover is relatively infrequent on the fells, away from the central area between Coniston and Windermere. Some well-maintained parkland exists, often associated with country house estates such as Holker Hall. Building materials range from limestone and sandstone to slate and lime-render according to local availability, and drystone field boundaries are generally well maintained. The area is incredibly popular with tourists and visitors, which puts seasonal pressure on the twisting lanes and scattered settlements.

Recent changes and trends in the landscape

- Significant restoration and conversion of farm buildings
- Continuing diversification of farms and other land management practices into tourism and recreation
- Agri-environment schemes continue to make a positive contribution to the landscape character particularly through the maintenance of drystone walls and the enhancement of semi-natural habitats

Current and future challenges

- Continued pressure from tourism and recreation, particularly on water sources
- Visitor numbers putting pressure on the transport infrastructure
- Affordable housing needs for local communities

Statements of environmental opportunity

SEO1: Manage and enhance the combination of open low fells, commons and valleys, with their mosaic of heathlands, species-rich meadows, wetlands and native woodlands among the matrix of pastures, to create a coherent and resilient ecological network and to strengthen the distinctive landscape character.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Retain the sense of place by protecting the contrast between open fell tops with extensive views and enclosed wooded valleys
- Maintain historic field patterns and boundary walls, hedges and trees. Avoid replacing these with fencing.
- Seek opportunities to expand broadleaf woodland cover in the east of the NCA

SEO2: Conserve the distinctive landscape character of the South Cumbria Low Fells, including the wealth of natural, geological and cultural heritage, and the internationally renowned Lake District National Park. Sustainably manage and improve opportunities for the enjoyment and understanding of this popular area.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Promote restoration of traditional farm buildings, using local stone and building styles.
- Conserve historic and designed landscapes
- Ensure that settlement expansion contributes to sense of place and does not detract from expansive views from the fells
- Manage artificial lighting to retain a sense of remoteness
- Encourage sustainable transport
- Maintain panoramic views to the Cumbria High Fells and Morecambe Bay
- Use local stone for building to link to the underlying geology

SEO3: Safeguard and manage woodlands to retain them as important landscape features, and for their national and international biodiversity interest, along with their cultural and historical heritage. Seek ways to increase woodland cover in appropriate locations to mitigate the effects of climate change, address water quality and soil erosion, and supply timber products.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Expand and link existing woodland with new tree planting
- Increase native broadleaf tree cover, particularly in the east of the NCA
- Promote traditional management practices including hedge laying and coppicing

SEO4: Manage and enhance the wetlands, rivers, lakes, tarns, watercourses, raised bogs and mires for the benefit of water quality, biodiversity and recreation, and to mitigate flood risk and the effects of climate change.
Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Ensure that future development addresses water use, water quality and flood risk

20. Morecambe Bay Limestones

Overview
This NCA describes the southern coastline of Cumbria, with its expansive salt marshes and sand flats backed by limestone hills, cliffs and pavements which sweep around the head of Morecambe Bay. Low-lying, rolling pastoral land is found between the hilly outcrops and the coast. There are important areas of grazing marsh, lowland meadows and historic parkland as well as mixed pastoral farmland and woodland. Arnside & Silverdale National Landscape is found within this NCA.

The NCA has a very rural feel, with few larger villages or towns. Settlements are dispersed, with small field patterns and orchards often surrounding farmsteads. Boundaries are delineated by limestone drystone walls, although field stone from glacial deposits is also used in the east of the NCA. Good transport links and a history of recreation and tourism has given rise to a refined seaside character in places.

Recent changes and trends in the landscape

- Coastal, estuarine, river and lake water quality is strongly declining
- There has been increased development in areas of dark night skies and areas of high tranquillity

Current and future challenges

- Continued grazing pressures may begin to affect high quality habitats
- Sea level rise and more frequent storm events may increase the impact of flooding
- Growing demand for housing and rising house prices

Statements of environmental opportunity

SEO1: Protect and enhance the extensive mosaic of high-quality limestone habitats, including pavement, woodland, scrub and grassland, to create a coherent and resilient ecological network, retain a sense of place and maintain the strong relationship between the landscape and its underlying geology.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Protect and retain limestone boundary walls
- Protect and restore ancient woodlands
- Expand and link existing woodland with new tree planting

SEO2: Ensure the long-term sustainable management of the nationally and internationally designated coastal zone by conserving and managing its habitats, including the extensive sand flats, salt marshes, estuarine landscapes and limestone cliffs, for their wildlife, strong sense of place, inspiration and tranquillity, their diverse range of species, their traditional fisheries, and for their ability to mitigate the effects of climate change through carbon sequestration and coastal flood mitigation.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Ensure that invasive species, such as cotoneaster and buddleia, do not damage unique coastal grassland

SEO3: Ensure the long-term sustainable management of the nationally and internationally designated wetland landscape and its linking, non-designated, habitats by conserving and restoring the lowland raised bogs, fens, rivers and reedbeds for their strong sense of inspiration and tranquillity, their diverse range of species, and for their ability to mitigate the effects of climate change through carbon sequestration.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Manage hedges and ditches for wildlife through the provision of pollen, nectar and food.

SEO4: Conserve and enhance the wider landscape of the NCA as the supporting framework to its distinctive attributes, including features of the drumlin landscape, the settlement character, orchards, recreational identity and heritage features, for their individual importance and the complementary role they play in supporting the local visitor economy and providing enjoyment and education to visitors and residents alike.

Key principles to help achieve this and to be carried through the Westmorland and Furness Design Code include:

- Enhance the network of footpaths, bridleways and cycle routes.
- Maintain and restore orchards, parklands and meadows as key characteristics of this NCA.
- Maintain the link between boundary type and the landscape, with walls of field stone on drumlins, and hedgerows on deeper soils.
- Manage hedgerows to provide pollen, nectar, food and habitat.
- Promote woodland creation where appropriate.
- Use local limestone for building, and native plant species to support landscape identity.
- Encourage sustainable planning, including green infrastructure
- Consider robustness in landscape design by including species that are more resilient to climatic changes, pests and diseases.

Cumbria Landscape Character Types

The Cumbria Landscape Character Toolkit 2011 identifies 13 distinct Landscape Character Types (LCT) across the county which are listed below. The assessment further distinguishes these LCTs into 37 sub-types, of which 30 are found within the Westmorland and Furness area, giving additional information in relation to their unifying landscape features. This assessment looks at a finer level of detail than the NCAs described above and may provide useful background when tailoring development proposals to the local identity. For each sub-type, the key characteristics are listed, along with forces for change, guidelines for development, and a vision for the future. Whether in urban or rural settings, new development and changes to land management should be compatible with the existing distinctive characteristics of the landscape.

The Cumbria Landscape Character Toolkit 2011 can be found through this link https://cumbria.gov.uk/elibrary/Content/Internet/538/755/2789/406869467.PDF.

Landscape Character Type

1. Bay and Estuary

Landscape Character Sub-Type		Is it found within Westmorland and Furness?
1a	Intertidal Flats	Yes
1b	Coastal Marsh	Yes

2. Coastal Margins

Landscape Character Sub-Type		Is it found within Westmorland and Furness?
2a	Dunes and Beaches	Yes
2b	Coastal Mosses	Yes
2c	Coastal Plain	Yes
2c	Coastal Plain	Yes

3. Coastal Limestone

Landscape Character Sub-Type		Is it found within Westmorland and Furness?
3a	Open Farmland and Pavements	Yes
3b	Wooded Hills and Pavements	Yes
3c	Disturbed Areas	Yes

Landscape Character Type 4 Coastal Sandstone is not found within Westmorland and Furness.

5. Lowland

Landscape Character Sub-Type		Is it found within Westmorland and Furness?
5a	Ridge and Valley	No
5b	Low Farmland	Yes
5c	Rolling Lowland	Yes
5d	Urban Fringe	No
5e	Drained Mosses	No

Landscape Character Type 6 Intermediate Farmland is not found within Westmorland and Furness.

7. Drumlins

Landscape Character Sub-Type		Is it found within Westmorland and Furness?
7a	Low Drumlins	Yes
7b	Drumlin Field	Yes
7c	Sandy Knolls and Ridges	No

8. Main Valleys

Landscape Character Sub-Type		Is it found within Westmorland and Furness?
8a	Gorges	Yes
8b	Broad Valleys	Yes
8c	Valley Corridors	Yes
8d	Dales	Yes

9. Intermediate Moorland and Plateau

Landscape Character Sub-Type		Is it found within Westmorland and Furness?
9a	Open Moorlands	No
9b	Rolling Farmland and Heath	Yes
9c	Forests	No
9d	Ridges	Yes

Landscape Character Type 10 Sandstone Ridge is not found within Westmorland and Furness.

11. Upland Fringes

Landscape Character Sub-Type		Is it found within Westmorland and Furness?
11a	Foothills	Yes
11b	Low Fells	Yes

12. Higher Limestone

Landscape Character Sub-Type		Is it found within Westmorland and Furness?
12a	Limestone Farmland	Yes
12b	Rolling Fringe	Yes
12c	Limestone Foothills	Yes
12d	Moorland and Commons	Yes

13. Fells and Scarps

Landscape Character Sub-Type		Is it found within Westmorland and Furness?
13a	Scarps	Yes
13b	Moorland, High Plateau	Yes

13c Fells	Yes

A note on water, drainage and flooding

Flood resilience is an important factor for development to consider, especially in the areas of Westmorland and Furness which already experience repeated flood damage. High rainfall is characteristic of the district, and so surface water and fluvial flooding occur with relative frequency. There are a number of large rivers within the area, including the Kent and Eden, and their tributaries, which have a recent history of impactful flooding. In addition to this, coastal flooding must be considered in the southern part of Westmorland and Furness, particularly around Barrow, Ulverston and Grange-over-Sands.

The key factor to be mindful of, for all types of development, is its situation within the whole river catchment. Proposals should not increase the risk of flooding in their vicinity or elsewhere in the catchment. For example, increased runoff due to the installation of hard surfacing in an upstream location can increase the likelihood of flooding further downstream, even if localised effects may not be apparent. Flood risk should be considered at the earliest stages of planning for new development.

Sustainable Drainage Systems (SuDS) should be carefully factored into new development, in an appropriate form and at a range of scales. In more urban areas this may be in the form of permeable surfacing, soakaways or rain gardens, whereas in more rural areas naturalistic features such as bioswales, ponds or flood meadows may be more suitable. SuDS features should also seek to aid water quality, in line with the Statements of Environmental Opportunity found in the National Character Area profiles.

A note on Green Infrastructure

Green infrastructure assets vary in type and scale depending on where you are in the Westmorland and Furness area. A clear understanding of landscape character will help ensure that new green infrastructure is appropriately designed and integrated. Green infrastructure elements should be seen as multifunctional and interconnected, helping to achieve multiple aims such as climate resilience, biodiversity enhancement and recreation. New development should seek to strengthen and contribute to green infrastructure networks.

The Draft Barrow Borough Green Infrastructure Strategy outlines five key Green Infrastructure Typologies: Green Wedges, Green Spaces, Green Corridors, Green Routes, and Green Links. These typologies may help applicants to understand how they can contribute to green infrastructure across the area.

Woodlands, trees and hedgerows form part of the overall green infrastructure resource and are protected by law. It is the applicant’s duty to check what legislation applies to trees within their site, such as Tree Preservation Orders, Trees within Conservation Areas, or hedges protected by the Hedgerow Regulations. As well as the statutory protection provided, Local Plans offer protection to trees, hedgerows and woodland though various policies. There is a presumption against their removal, unless the benefits can be clearly demonstrated

to outweigh the harm. Development should seek to retain and protect existing trees, and to plant additional appropriate species. The planting of native trees is favoured, particularly along watercourses or adjacent to other natural habitats, with ornamental species to be used as 'accent' trees better suited to urban or peri-urban streets. Hedgerows form a distinctive part of the character of many of the rural landscapes within Westmorland and Furness.

Although the Westmorland and Furness area encompasses significant green infrastructure, including open access land, ancient woodland and National Nature Reserves, the accessibility and interconnectedness of these should be considered. Green infrastructure is important at all scales, down to hedgerows and wildflower verges which link together other assets to form the larger network of green space.

A note on Open Space Standards

Natural England's Accessible Natural Green Space Standards (ANGSt) aim to set guidance on the maximum distance that people should have to travel from their home to natural and semi-natural green spaces. This is to ensure that people can reap the benefits of accessing a mix of open green space and help retain the naturalness of these spaces. These standards should be used as a guide when planning and designing for new developments and new public open spaces.

Standard	Natural greenspace with an area of…	Should be accessible from home within…
Doorstep Standard	0.5 hectares	200 meters
Local Standard	2 hectares	300 metres
Neighbourhood Standard	10 hectares	1 kilometre
Wider Neighbourhood Standard	20 hectares	2 kilometres
District Standard	100 hectares	5 kilometres
Sub-Regional Standard	500 hectares	10 kilometres

Although generally there is favourable access to natural green space across the district, this is locally less than favourable within Barrow, and around Appleby and Penrith, where there is a relatively low provision of accessible open space.

Applicants can view an interactive version of the ANGSt map, including a breakdown by each standard on the Natural England Green Infrastructure Map – link can be found at https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx*. All new developments must provide, enhance or maintain safe and direct walking and cycling access to nearby play facilities.*

Open space and recreational facilities are recognised within the Local Plans as being beneficial to physical and mental wellbeing, and a crucial component of a thriving community. There is a presumption against development which results in

the loss of open space (including allotments, leisure, sports and recreational facilities) unless this loss is outweighed by social or economic benefits brought by the development, or where there is no longer a need for the facility in that location (Policy HC7: Loss of Playing Fields, Sports Pitches or Facilities of the Barrow Borough Local Plan; Policy COM2 – Protection of Open Space, Sport, Leisure and Recreation Facilities of the Eden Local Plan).

In addition to open greenspace, the national standards for play and recreation provision should be considered. The Fields in Trust 'Beyond the Six Acre Standard' guidance, as referenced in the NMDC, provides recommendations for walking distances to play facilities of varying sizes. The standard also specifies what should be provided within the different types of play area.

Fields in Trust recommended walking distances from home to recreational facilities

- Local Area of Play (LAP): 100 metres.
- Local Equipped Areas of Play (LEAP): 400 metres.
- Neighbourhood Equipped Area of Play (NEAP): 1,000 metres.

Ecology, Biodiversity and Nature Recovery

Relevant policies, strategies, plans and guidance

National Level

Document name	Date published	Link
25 Year Environment Plan (25YEP)	2018	This link is available at https://www.gov.uk/government/publications/25-year-environment-plan
Environment Act	2021	This link is available at https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted. Defra's Environment Act Explanatory Notes can be found at https://www.legislation.gov.uk/ukpga/2021/30/pdfs/ukpgaen_20210030_en.pdf. The Government response to consultation and final Environment Act targets can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1125278/Environmental_targets_consultation_summary_of_responses_and_government_response.pdf.

Document name	Date published	Link
Environment Improvement Plan (EIP)	2023	This link is available at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1133967/environmental-improvement-plan-2023.pdf.
Plan for Water	2023	This link can be found at https://www.gov.uk/government/publications/plan-for-water-our-integrated-plan-for-delivering-clean-and-plentiful-water.
Agriculture Act	2020	This link can be found at https://www.legislation.gov.uk/ukpga/2020/21/contents/enacted.
Biodiversity Net Gain (BNG) policy	2024	This link can be found at https://www.gov.uk/government/collections/biodiversity-net-gain.
Local Nature Recovery Strategies	2024	This link can be found at https://www.gov.uk/government/publications/local-nature-recovery-strategies/local-nature-recovery-strategies. Information on Responsible Authorities can be found at https://www.gov.uk/government/publications/local-nature-recovery-strategies-areas-and-responsible-authorities.
30 by 30 Target	Adopted 2022	Not applicable
Protected Sites Strategies (PSS)	Undated	Information on Protected Sites Strategies can be found from the Natural England website at https://naturalengland.blog.gov.uk/2022/06/16/springing-into-action-with-protected-site-strategies-for-natures-recovery/.
UK Green Finance Strategy	2023	The Mobilising Green Investment – 2023 Green Finance Strategy can be found at https://assets.publishing.service.gov.uk/media/643583fb877741001368d815/mobilising-green-investment-2023-green-finance-strategy.pdf.

Document name	Date published	Link
Commitments to Climate Change and Net Zero	2023	The link to the Net Zero Government Initiative – UK Roadmap to Net Zero Government Emissions can be found at https://assets.publishing.service.gov.uk/media/6569cb331104cf000dfa7352/net-zero-government-emissions-roadmap.pdf.
England Tree Action Plan 2021-2024	2021	The link to the England Tree Action Plan 2021-2024 can be found at https://assets.publishing.service.gov.uk/media/60a3ddd1d3bf7f2886e2a05d/england-trees-action-plan.pdf.
Green Infrastructure (GI) Framework	2021	Information on the Green Infrastructure (GI) Framework from Natural England can be found at https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx.

Purpose/Content

- 25 Year Environment Plan (25YEP)
  - Sets out government's goals to improve the environment within a generation. The plan promotes:
    - Integrating sustainability into building and landscape designs, ensuring developments enhance natural capital—such as providing green spaces, sustainable drainage systems, and biodiversity net gain.
    - Preserving and enhancing the natural and built environment's beauty.
    - Reducing pollution, managing water resources wisely, and enhancing air quality.
    - Incorporating features that increase resilience to climate impacts, like flood-resistant building techniques and materials, and designs that reduce energy consumption.
    - Encouraging designs that improve access to green spaces and facilitate engagement with the natural environment.
- Environment Act
  - Sets out legally-binding, long-term targets to restore nature, serving as the UK's comprehensive framework for environmental protection. Legally binding the objectives outlined in 25YEP, the Act focuses on key environmental areas, including water, air, and waste, with a specific emphasis on nature recovery. Outlined nature-related targets include:

        - A species target aiming to halt population decline by 2030 and then increase populations by at least 10% by 2042
        - Habitat restoration targets aspiring to create or restore 500,000 hectares of wildlife-rich habitat outside protected areas by 2042.
        - The establishment of a **Nature Recovery Network** (NRN) that operates at a national level, forming a cohesive network of wildlife-rich places that expand, improve, and connect across the country. The NRN will effectively be delivered through the Local Nature Recovery Strategies, included below in this table.
- Environment Improvement Plan (EIP)
    - Sets out targets additional to the Environment Act 2021 to deliver the ambitions of the 25YEP, including new interim targets. Relevant for the Design Code are:
        - Targets for protecting and restoring habitats, which could be reflected in design codes through requirements for green infrastructure, such as green roofs, parks, and corridors that support wildlife connectivity.
        - Ensuring that developments improve public access to nature and facilitate engagement with environmental stewardship, which can help foster a sense of community and a collective responsibility towards the environment.
- Plan for Water
    - Action plan builds on the EIP to deliver the water-related targets of the Environment Act. Key objectives include:
        - Reducing pollutants in rivers, lakes, and oceans. This involves stringent controls over agricultural runoff, industrial discharges, and sewage treatment processes. Designing spaces that contribute to the restoration of aquatic and near-water habitats to support local ecology would help delivering this objective, as well as the incorporation of SuDS that manage runoff and improve water quality, such as rain gardens, permeable pavements, and swales.
        - Restoring aquatic habitats to support wildlife, which includes initiatives to improve the conditions of rivers and wetlands that are crucial for biodiversity.
        - Implementing measures to reduce the risk and impact of flooding through natural solutions and improved land management practices, such as planning developments to minimize flood risk, which could involve landscape design that manages water flow naturally.
- Agriculture Act
    - The Act introduces Environmental Land Management Schemes (ELMs), comprising Landscape Recovery (LR), Countryside Stewardship (CS), and the Sustainable Farming Initiative (SFI). These schemes, each tailored for different scales and objectives, contribute collectively to a comprehensive strategy combating biodiversity loss. LNRSs will support

farmers in identifying actions to enhance the local area, encouraging connectivity as part of CS Plus and supporting spatially targeted action within LR projects. The LNRSs align with and contribute to ongoing evaluations of ELMs, SFI, and the Farming in Protected Landscapes (FiPL) program.

  - Effectively, the Agriculture Act introduces land management interventions that relate to rural areas, such as Westmorland and Furness.

- Biodiversity Net Gain (BNG) policy
  - This policy, mandated under the Environment Act, became effective in February 2024. It mandates a minimum 10% gain in biodiversity units compared to pre-development baselines, although each LPA can establish the required percentage for the area.
- Local Nature Recovery Strategies
  - LNRSs are locally tailored spatial planning frameworks designed at the regional level; together, they will deliver the NRN. LNRSs are delivered by a Responsible Authority, a total of 48 in England. The Responsible Authority for Cumbria is Westmorland and Furness Council.
  - These frameworks set priorities for nature's recovery, map valuable existing areas, and propose specific habitat improvements within their respective areas.
  - Enabling species and habitat restoration targets under the Environment Act at the regional level, the LNRSs provide a framework for targeting habitat restoration and creation, supporting local species recovery.
  - LNRSs are underpinned by the foundational legislative framework for wildlife conservation, including the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, the Wildlife and Countryside Act 1981, and the 2006 Natural Environment & Rural Communities (NERC) Act, hence providing a mechanism for integrating biodiversity considerations into the functions of both government and local authorities.
- 30 by 30 Target
  - This target focuses on protecting 30% of land by 2030 and restoring wildlife-rich habitat. This worldwide initiative was adopted at the UN Biodiversity Summit COP15 in December 2022, as part of an ambitious Global Biodiversity Framework.
- Protected Sites Strategies (PSS)
  - Protected sites are the core of the NRN. LNRSs capture existing protected sites and integrate PSS, guiding measures to improve site conditions. This integration aims to mobilise resources in support of PSS objectives, contributing to the target of 50% of SSSIs achieving favourable conditions by 2028.
  - Additionally, Cumbria holds one of the pilots, announced in 2022 focusing on isolated fens and bogs, water restoration systems will be

restored to stop peatlands drying out . Blanket bog is the main priority habitat present in Westmorland and Furness area, and therefore the opportunities for the Design Code to link into this exist. For example, by incorporating guidelines that prioritize the conservation and restoration of these peatlands to maintain their ecological integrity and carbon sequestration capacity.

- UK Green Finance Strategy
  - This UK Government strategy aims to attract significant private finance into nature's recovery. The funding from the UK Green Finance Strategy would typically be used for projects that promote environmental sustainability and contribute to the reduction of carbon emissions. Therefore, green finance could support:
    - Projects that enhance sustainable drainage systems, improve public transportation to reduce emissions, and retrofit existing infrastructure to be more energy-efficient could be funded.
    - Conservation and restoration of natural habitats, like those important peatlands in Westmorland and Furness, could receive funding to ensure they are preserved as part of development projects.
- Commitments to Climate Change and Net Zero
  - The Climate Crisis and the Nature Crisis are inherently intertwined. Nature recovery objectives should align with commitments to climate change mitigation, net zero, and climate change adaptation, particularly in natural flood risk management through the implementation of nature-based solutions, such as wetland and woodland creation and restoration.
  - The main CC reference for WFC is South Lakeland - Climate Change Interim Planning Statement, included below in this section.
- England Tree Action Plan 2021-2024
  - This plan outlines the long-term vision for the entire treescape, encompassing trees, woodlands, and forests. It articulates the vision for trees in 2050 and outlines the economic, environmental, and social benefits expected through the implementation of new trees and woodlands.
- Green Infrastructure (GI) Framework
  - Natural England GI framework includes GI Principles, GI Standards, GI Maps, GI Planning and Design Guide, and GI Progress Journey. It serves as a comprehensive guide for planning and implementing green infrastructure, promoting sustainable and nature-based solutions across various landscapes.

Regional / County Level

Document name	Date published	Link
Cumbria LNRS	Pilot 2021 Statutory LNRS to be published late 2025	A link to the Cumbria LNRS pilot / latest news can be found at https://cumbrialnrs.org.uk/what-local-nature-recovery-strategy-and-why-do-we-need-one
Cumbria's Landscape Character Assessment and Toolkit	2011	A link to Cumbria's Landscape Character Assessment and Toolkit can be found at https://www.eden.gov.uk/planning-and-building/planning-policy/supplementary-planning-documents-and-guidance/cumbria-landscape-character-guidance-and-toolkit/.
Cumbria - A guide to biodiversity planning policy and guidance	2010	Not applicable
Cumbria's Biodiversity Action Plan (BAP)	2001	Not applicable

Purpose/Content

- Cumbria's LNRS
  - The statutory LNRS is currently under development. Workshop sessions with experts on the main habitat groups in Cumbria (namely Woodlands, Uplands, Lowland Wetlands & Freshwater, Coastal & Marine, Grassland, Improved Grassland, Forestry & Urban) have taken place.
  - Cumbria was one of the five areas trialling the development of a LNRS, with Westmorland and Furness leading this project and working with a wide range of partnerships, organisations and individuals. The outputs of the Cumbria LNRS Pilot are not a formally adopted document; the learning from the pilots were used to inform the final legislation and guidance for the statutory LNRS requirements.
- Cumbria's Landscape Character Assessment and Toolkit
  - The Assessment and Toolkit are designed to identify and describe the diverse landscape types across Cumbria. They provide a strategic framework for the conservation, management, and enhancement of these landscapes, supporting informed decision-making for future planning and land management that aligns with the county's unique landscape characteristics.

- Cumbria - A guide to biodiversity planning policy and guidance
  - This document offered a comprehensive guide on biodiversity planning policies and guidance, produced by the Cumbria Biological Data Network to support the Cumbria Biodiversity Evidence Base. It includes detailed policies and guidelines for local authorities on how to integrate biodiversity and geological conservation into the planning system. Notable contents include:
    - Planning Policy Statement 9, which emphasises that local development documents should align with biodiversity conservation priorities at various levels.
    - Administrative and legal guidance for planning and conservation provided by Circular 6/2005.
    - Recommendations from PAS 2010 by the British Standards Institute, outlining biodiversity conservation standards for UK planning.
    - Regional policies and strategies, such as the North West Regional Spatial Strategy, which include specific targets for biodiversity and geological conservation.
    - The UK Biodiversity Action Plan and Cumbria Biodiversity Action Plan, detailing priority species and habitats needing conservation efforts.
    - Overall, the document served as a reference for integrating biodiversity objectives into local planning and development processes to promote environmental conservation.
    - While the document is dated and newer guidelines are available, it still contains valuable information that remains relevant. The foundational principles and detailed strategies for biodiversity and geological conservation laid out in the document can serve as a useful reference for understanding historical context and ongoing conservation efforts.
- Cumbria's Biodiversity Action Plan (BAP)
  - The UK Biodiversity Action Plan 1994 encouraged the setting up of Local Biodiversity Partnerships and the production of Local Biodiversity Action Plans, to take forward the UK action plans and also address further local priorities. The Cumbria Biodiversity Partnership was set up in 1998 and the Cumbria Biodiversity Action Plan, which was widely consulted and agreed, was launched in 2001.
  - The 2001 BAP identified species and priorities and set actions which underpinned nature recovery actions today. It covered a range of species (Cumbria BAP Species List – Updated 2009), habitats and general issues. The Plan still forms the basis of significant conservation action in Cumbria and includes useful background and detailed information on Cumbria's biodiversity priorities.

District and Neighbourhood Level

Document name	Date published	Link
Westmorland and Furness Council - Nature and Biodiversity Action Plan - Part One	2024	This link can be found at https://www.westmorlandandfurness.gov.uk/sites/default/files/2024-08/WFC%20Nature%20and%20Biodiversity%20Action%20Plan%20Part%20One.pdf
Westmorland and Furness Council - Nature and Biodiversity Action Plan - Part Two	2025	This link can be found at https://www.westmorlandandfurness.gov.uk/your-environment/climate-change-and-natural-environment
Westmorland and Furness Council Plan 2023-28, and Council Plan Delivery Framework 2023-28	2023	The Westmorland and Furness Council plan link can be found at https://www.westmorlandandfurness.gov.uk/your-council/council-documents/council-plan. The Westmorland and Furness Council plan delivery framework can be found at https://www.westmorlandandfurness.gov.uk/your-council/council-plan-delivery-framework.
South Lakeland – Climate Change Interim Planning Statement	2022	This link can be found at https://www.southlakeland.gov.uk/media/7926/climate-change-interim-planning-statement-april-2022.pdf.
Barrow Borough – Biodiversity and Development SPD	2018	This link can be found at https://www.barrowbc.gov.uk/sites/default/files/attachment/7028.pdf.
Eden District Council – Nutrient Neutrality Update	2025	This link can be found at https://www.westmorlandandfurness.gov.uk/planning-and-building-control/nutrient-neutrality
North Pennines Area of Outstanding Natural Beauty Management Plan 2019-24	2019	This link can be found at https://northpennines.org.uk/what_we_do/about-us/management-plan/

Document name	Date published	Link
North Pennines Area of Outstanding Natural Beauty (AONB) Planning Guidelines SPD	2011	This link can be found at https://www.eden.gov.uk/planning-and-building/planning-policy/supplementary-planning-documents-and-guidance/north-pennines-area-of-outstanding-natural-beauty-aonb-planning-guidelines-spd-and-management-plan/.
South Lakeland - Arnside and Silverdale AONB Management Plan	2019	This link can be found at https://www.arnside-silverdale.org.uk/management
Westmorland and Furness - National and Local Planning Validation Requirements	2023	This link can be found at https://www.westmorlandandfurness.gov.uk/planning-and-building-control/planning/national-and-local-planning-validation-requirements.

Purpose/Content

- Westmorland and Furness Council - Nature and Biodiversity Action Plan - Part One
    - The Plan outlines their commitment as a new unitary authority to address the biodiversity crisis and lead on nature recovery. The Council acknowledges a significant decline in local and national biodiversity, declaring a biodiversity crisis and setting priorities to restore natural habitats, manage invasive species, and reduce pollution. Key strategies include investing £5 million in the first year to support biodiversity, planning to create and restore habitats, enhance land management, and integrate biodiversity net gain in new developments.
    - This plan is highly relevant to design codes in Westmorland and Furness because it directly influences how developments should incorporate environmental and sustainability goals. The focus on habitat creation, tree planting, and sustainable land use aligns with the need for design codes to include guidelines that support biodiversity enhancement, use of native species in landscaping, and sustainable construction practices. Additionally, the plan's integration with the council's broader environmental policies, like the Climate Change Action Plans, ensures that new developments contribute positively to both local biodiversity and broader environmental resilience.
- Westmorland and Furness Council - Nature and Biodiversity Action Plan - Part Two
    - Westmorland and Furness Council plans to compile a "Nature and Biodiversity Action Plan Part Two." This subsequent plan will detail specific actions to achieve nature recovery and enhance biodiversity

across the area, following engagement and discussions with the community and stakeholders. The development of Part Two will occur after the initial engagement phase outlined in Part One and will build upon the priorities set in the first part of the plan.

- Westmorland and Furness Council Plan 2023-28 and Council Plan Delivery Framework 2023-28
  - The Council Plan emphasises a commitment to addressing biodiversity loss through better land management, habitat creation, biodiversity net gain in new developments, a direct mention of developing a biodiversity credit scheme and supporting local nature recovery activity.
  - The Strategic Delivery Framework outlines a mission to build resilience against climate change and reverse biodiversity loss, which aligns with the principles of nature recovery.
  - There is a commitment to understanding local habitats and biodiversity and to increase biodiverse land over time.
- South Lakeland – Climate Change Interim Planning Statement
  - The Climate Change Interim Planning Statement, published in April 2022 by South Lakeland Council, highlighted the commitment to addressing climate change within local planning policies before the Local Plan Review is finalised. It emphasises the role of sustainable development in mitigating and adapting to climate change, detailing existing policies that support these goals, such as sustainable transport, building reuse, renewable energy, biodiversity, and flood risk management.
- Barrow Borough – Biodiversity and Development SPD
  - The SPD establishes a framework for integrating biodiversity net gain in development projects within the Barrow Borough legacy plan area. This document stipulates a mandatory requirement for a 10% biodiversity net gain for all developments, in alignment with the new Environment Bill. The document also details the process for ecological surveys, impact assessments, and the creation of a Biodiversity Gain Plan, which developers must include in their planning applications to demonstrate compliance. This SPD is significant as it serves as a material planning consideration, supplementing but not replacing existing legislation governing biodiversity in planning decisions.
- Eden District Council – Nutrient Neutrality Update
  - In this document Eden District Council addresses nutrient neutrality regulations issued by Natural England in March 2022, which require new developments to prevent additional nutrient contributions, particularly phosphorus, to conservation areas. The regulations impact developments like housing and agriculture, necessitating Nutrient Neutrality Assessments and potential mitigation strategies. Affected planning applications are on hold until these requirements are met, with ongoing regional collaboration to develop solutions.

- North Pennines Area of Outstanding Natural Beauty Management Plan 2019-24
    - The Management Plan for the North Pennines AONB was developed by the area's five local authorities and managed by the North Pennines AONB Partnership. It is a strategic document guiding the conservation and enhancement of the area's wildlife, landscape, and cultural heritage from 2019 to 2024. It outlines specific actions to reverse biodiversity decline, conserve landscape character, protect heritage, and improve public engagement and understanding.
- North Pennines Area of Outstanding Natural Beauty (AONB) Planning Guidelines SPD
    - The North Pennines AONB Planning Guidelines aim to safeguard and enhance the area's biodiversity and geodiversity through responsible development. These guidelines provide advice for planners, developers, and landowners on how to integrate conservation efforts with development activities. They cover the protection of habitats, species, and geological features, while also offering strategies for mitigating the impacts of development on the natural environment.
- South Lakeland - Arnside and Silverdale AONB Management Plan (being updated as of Oct. 2025)
    - The Arnside and Silverdale AONB Management Plan emphasises conserving and enhancing the area's natural beauty and biodiversity, with a strong focus on sustainable development and environmental protection. It outlines specific strategies and objectives for managing habitats and species, water environments, and the impacts of climate change and development. The plan advocates for biodiversity enhancements, habitat connectivity improvements, and a landscape-scale approach to conservation. It also addresses housing needs while ensuring developments do not harm the AONB's special qualities, highlighting a landscape capacity-led approach to planning and development management.
- Westmorland and Furness - National and Local Planning Validation Requirements
    - The document serves as a guide for applicants and agents submitting planning applications to Westmorland and Furness Council. It outlines the necessary supporting documents needed to validate an application, covering various technical assessments and impact studies across different categories such as air quality, biodiversity, and nutrient neutrality. Non-compliance may lead to application rejections or requests for additional information. The document also links to further guidance available on GOV.UK, emphasising the importance of adhering to local and national planning policies.

Nature Recovery Network

Geology

Westmorland and Furness is rich in diverse geological features: the district spans parts of the Lake District and the Pennines, showcasing a variety of rock types and

geological formations. The Lake District National Park is dominated by volcanic and sedimentary rocks, this area is known for its rugged mountainous terrain. The Pennines area is known for its karst landscapes, which include features such as limestone pavements and caves. The Eden Valley, between the Lake District and the Pennines, is primarily underlain by sedimentary rocks such as limestone and sandstone. These geological foundations contribute to the district's scenic landscapes, which include rugged hills, rolling valleys, and extensive lakes, playing a key role in the area's natural beauty and its appeal for outdoor activities.

The underlying geology influences water chemistry, which affects the distribution of flora and fauna. This interaction underlines the importance of understanding geodiversity when planning conservation and land management efforts. For example, soil composition, a direct result of geological history, determines the suitability of different land uses and restoration potentials. Initiatives like the IUCN UK Peatland Programme highlight specific cases where geology informs ecological strategies, such as the recommendation against afforestation on peatlands. Tree planting in such areas, despite its potential for carbon sequestration, is not the most sustainable or cost-effective method for climate change mitigation, given the unique hydrological and carbon storage functions of peatlands. This understanding aids in crafting nature networks that not only support biodiversity but also enhance ecological services like carbon storage and flood mitigation.

The link to the IUCN UK Peatland Programme can be found athttps://www.iucn-uk-peatlandprogramme.org/

Hierarchy of designations
Designated sites form the core of the nature network and follows a hierarchy based on their importance to nature recovery. Priority and notable habitats help expanding the network, providing crucial linkages for species to move through the landscape.

The available SPDs outline the approach to designated sites. Summary information and links to further guidance is provided below.

Development affecting SACs, SPAs or Ramsar wetlands

In Westmorland and Furness, there are several international designations, including 21 SACs, 2 SPAs, and 3 Ramsar sites (14 SACs, 2 SPAs and 2 Ramsar outside the National Parks area; some of these designations overlap). Note: Some of these designations overlap, being common that a site is designated both SAC and SPA.

These designations are part of the Natura 2000 network under the EU's Habitats Directive and Birds Directive, respectively. They offer protection to the most seriously threatened habitats and species across Europe. These sites are the upper level of the nature network as they comprise the most significant and valuable habitats and species.

Where harm has the potential to affect a Natura 2000 site a HRA Screening Assessment will be required which assesses whether the development is likely to significantly affect the conservation objectives of the site; Natural England should be consulted at the earliest opportunity. If the Screening Assessment confirms that

significant effects are likely, then the next step in the HRA process, the Appropriate Assessment (AA) must be taken, which determines whether the development will adversely affect the integrity of the site.

It should be noted that SPDs supplement but not replace the existing legislative framework, meaning all statutory protections for designated sites remain in force alongside the guidelines provided in the SPD. Guidance on Habitat Regulation Assessments can be found on the UK Government website at https://www.gov.uk/guidance/habitats-regulations-assessments-protecting-a-european-site.

Finally, targeted consultation during the development of this baseline revealed that recent discussions with Natural England highlighted key impact pathways for the future Local Plan HRA including air quality impacts on sensitive sites like bogs, nutrient neutrality requirements in significant catchments like all of River Eden and part of River Kent, and managing recreational disturbance in sensitive areas like Morecambe Bay. These considerations are critical for the Design Code to ensure that developments do not adversely affect these sensitive areas.

Development affecting Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)

SSSI are protected areas designated to conserve the best examples of the UK's flora, fauna, or geological or physiographical features. SSSIs are legally protected from damaging operations, and management practices are often tailored to maintain their special qualities. NNRs are designated to protect sensitive features of the natural environment, providing opportunities for scientific research and public education. They often overlap with other designations like SSSIs.

In Westmorland and Furness, there are 180 SSSI and 15 NNR, with a coverage of 20.5% and 1.6% each. Outside the National Parks area, there are 79 SSSI (26.1% coverage) and 8 NNR (2.5% coverage in the study area).

Developments within these areas must avoid significant adverse effects on biodiversity, utilise mitigation measures when impacts are unavoidable, and consider compensation as a last resort. The SPDs stress the importance of early consultation with Natural England and other relevant bodies, adherence to the mitigation hierarchy, and the necessity for developers to demonstrate how they plan to avoid, reduce, or manage negative impacts on these sites. They highlight the requirement to consult Natural England's Favourable Condition Tables for SSSIs and referring developers to detailed documents for NNRs.

Natural England has created Impact Risk Zones (IRZs) around SSSI sites. These zones vary in distance from the SSSI and are based on the specific features of the site and their sensitivity to direct and indirect impacts of development. The criteria for each zone specify the types of development activities that could potentially affect the SSSI and classify them as low, medium, or high risk depending on their proximity.

It is illegal for owners or occupiers of an SSSI to engage in activities that could harm the SSSI without prior approval from Natural England. Any proposed developments within an SSSI (including all National Nature Reserves) that fall under the types outlined in the Environmental Impact Assessment (EIA) Regulations will generally require an EIA, regardless of the development's size, to obtain planning permission.

Individual SSSI management plans are coordinated by NE, and are developed in line with active land management. Further guidance on managing land within SSSIs can be found on the UK Government website (link at https://www.gov.uk/guidance/protected-areas-sites-of-special-scientific-interest) and the Natural England designated site viewer (https://designatedsites.naturalengland.org.uk/SiteSearch.aspx).

Non-Statutory Local Sites

Finally, supporting, expanding and connecting this network there are several non-statutory designated sites. In Westmorland and Furness, these are 1035 County Wildlife Sites, and a total of 279 in the study area. These sites are identified and protected in the legacy local plans.

These sites are recognised for their local importance in conserving natural habitats and species. SPDs guidance requires developers to consider these sites in their planning processes, suggesting that they take measures to protect and enhance the biodiversity value of these areas. This includes consulting the Cumbria Biodiversity Data Centre to obtain information on local habitats and species, and designing developments that minimise impacts on the local wildlife site network. Additionally, the SPDs support using the local biodiversity evidence base and the Cumbria Biodiversity Action Plan to guide decisions and actions that contribute to the conservation and enhancement of local biodiversity.

Barrow's SPD underlines that planning decisions will weigh the ecological value of the site against the benefits of the proposed development. Moreover, developments must demonstrate how they will achieve a net gain in biodiversity, aligning with local and national conservation priorities. Development can potentially be granted even if it affects a local site, such as a County Wildlife Site or a Local Geological Site, but there are specific considerations and requirements: development should aim to avoid harming biodiversity, and where harm is unavoidable, it should be minimised and mitigated. If mitigation is not possible, compensation must be provided.

Habitats and species

Westmorland and Furness contains a unique mosaic of nationally important habitats. Priority habitats cover 26.2% of the design area, in the following order of coverage: Blanket bog, no main habitat but additional habitat presents (i.e. habitats exist as part of a mosaic), grass moorland, deciduous woodland, upland heathland and coastal and floodplain grazing marsh. Additionally, in the study area there is 1.55% coverage of Ancient Woodland.

WFC District	% coverage
Grass moorland	10.7
Blanket bog	8.9
No main habitat but additional habitats present	6.1
Deciduous woodland	3.9
Upland heathland	3.2
Coastal and floodplain grazing marsh	2.0

Design Code area (WFC District excluding National Parks)	% coverage
Blanket bog	12.0
No main habitat but additional habitats present	10.2
Grass moorland	3.7
Deciduous woodland	2.5
Upland heathland	1.8
Coastal and floodplain grazing marsh	1.8

From the legacy SPDs, Barrow's SPD specifies that development resulting in the loss or deterioration of irreplaceable habitats, such as ancient woodlands and the habitats of veteran trees, should be refused unless the need for and benefits of the development in that location clearly outweigh the loss. When dealing with proposals that may impact irreplaceable habitats, the SPD advocates for a strict application of the mitigation hierarchy. In cases where damage to such habitats is deemed unavoidable, the development must deliver exceptional benefits to justify the adverse impacts.

This aligns with the NPPF chapter 15, which places a high priority on protecting these valuable ecological resources.

The diverse array of habitats in the district not only supports biodiversity but also offers crucial ecosystem services that enhance the district's ecological stability. Blanket bogs, for instance, play a pivotal role in carbon sequestration and water regulation, while ancient woodlands, covering 1.55% of the area, can be hotspots of biodiversity, harbouring species that depend on these irreplaceable habitats. Measures such as creating buffer zones to protect against encroaching development and promoting corridors that enhance habitat connectivity should be

implemented. This approach not only aligns with the mitigation hierarchy advocated by Barrow's SPD but also mirrors the strategic emphasis placed by the NPPF on safeguarding valuable natural resources.

Although there is currently no specific habitat guidance, the National Character Areas are an appropriate source to understand what habitat design and enhancement are appropriate for specific developments. Additionally, the Cumbria Biodiversity Data Centre (CBDC) and the Cumbria Local Nature Partnership (CLNP) have created two key resources: the Cumbria Habitat Basemap (link can be found at https://www.cbdc.org.uk/about-us/projects/clnrn_story_map/), showing current habitat distribution, and the Cumbria Habitat Networks Map, identifying potential linkages between habitats. These tools are intended to eventually serve as the foundation for the 'Spatial Plan' or 'Local Habitat Map' within Cumbria's LNRS. Efforts to enhance and refine these maps continue, including improving their integration with other environmental mapping and increasing their accessibility.

Regarding the priority species for the area, there are over 300 legally protected or conservation-concern species in Cumbria. The LNRS pilot emphasizes habitat management to enhance species conditions and prevent extinction. Appendix 4 from the Cumbria County Council Statement of Biodiversity Priorities (link can be found at https://cumbria.gov.uk/elibrary/Content/Internet/538/18033/44455103955.pdf) identifies important species or species groups for the area as part of the Cumbria Local Nature Strategy Pilot. Broad groups include:

- Reptiles and amphibians: Includes species like the slow worm, common toad, natterjack toad, grass snake, great crested newt, adder, and common lizard. These species are primarily associated with habitats like grasslands, ponds, heathlands, and woodlands.
- Birds: A broad range of bird species are highlighted, with particular attention to those requiring bespoke management such as the barn owl, black grouse, bittern, and various seabirds like the arctic tern and black guillemot. Habitats range from coastal and urban areas to woodlands and freshwater environments.
- Butterflies and moths: Notable species include the argent & sable, brown hairstreak, and marsh fritillary, among others. These insects are often habitat-specific, relying on particular plant species or habitat conditions found in woodlands, grasslands, and brownfield sites.
- Mammals: Species like the European water vole, European otter, pine marten, hazel dormouse, Eurasian red squirrel, and Eurasian beaver are listed. Their conservation often requires specific habitat management across a range of environments from woodlands to rivers and wetlands.
- Molluscs: Includes critically endangered species like the freshwater pearl mussel, along with other snails like the mud snail and sandbowl snail, which require specific water quality and habitat conditions.

The Statutory LNRS will update the species lists, determine priority species, link these species to habitat management outcomes, and create tailored management plans for particular species needs.

Targeted consultation revealed that there is a substantial amount of planning applications in the area involving barn conversions and redevelopment of old sites where bats are a common issue. Local Nature Recovery Strategy

The LNRS Responsible Authority for Cumbria is Westmorland and Furness Council.

Cumbria was chosen as one of the responsible authorities for the LNRS pilots. Although the LNRS developed from this pilot does not have statutory significance, it has been instrumental in shaping statutory guidance for the mandatory LNRS (link can be found at https://assets.publishing.service.gov.uk/media/6421a4bdfe97a8001379ecf1/Local_nature_recovery_strategy_statutory_guidance.pdf). Additionally, it provides a valuable blueprint for guiding nature recovery efforts in the county until the statutory LNRS is officially published towards the end of 2025.

The inclusion of Cumbria as LNRS pilot has allowed the advancement of strategies to integrate LNRS with BNG in the area. Specific instructions to integrate LNRS as part of the strategic multiplier in the Statutory BNG metric will be published.

Current developments in the LNRS process include the active involvement of the Westmorland and Furness Planning Policy team in the process of developing the LNRS, so it aligns with the local plans and policies for effective implementation. The output of the pilots and the current LNRS development process can be consulted in Cumbria LNRS dedicated website (link can be found at https://cumbrialnrs.org.uk/).

Nature Recovery Network (NRN)
This is a nationwide initiative aimed at enhancing ecological networks by increasing the number, size, and quality of habitats across the UK. The goal is to facilitate wildlife movement and adaptation across different landscapes, contributing to a more resilient natural environment.

Local Nature Recovery Strategy (LNRS)
These are regionally focused frameworks that support the objectives of the NRN by mapping out priority areas for nature's recovery. The strategies aim to expand existing core sites to create 'bigger' habitats, develop 'more' habitats by increasing their number, and enhance 'better' habitats by improving the quality of existing areas.

Together, the NRN and LNRS serve as fundamental components in promoting habitat connectivity and ensuring the success of nature recovery efforts under the Environment Act 2021.

Biodiversity considerations in the development process

The Barrow SPD supports compliance with existing legal and policy frameworks for biodiversity conservation, including national and local legislation.

- Developers must comply with national laws such as the Wildlife and Countryside Act 1981, the Countryside and Rights of Way Act 2000, and the Natural Environment and Rural Communities Act 2006. These laws protect specific species and habitats, requiring developers to take particular care not to harm protected areas and species.
- Although the UK has left the EU, previously applicable EU directives, such as the Habitats Directive and Birds Directive, have been transposed into UK law and continue to influence biodiversity policies. These directives protect biodiversity by establishing a network of protected areas and setting strict protection standards for endangered species.
- The SPD aligns with policies outlined in Local Plans, which includes specific provisions for protecting and enhancing biodiversity. These local policies guide decisions on planning applications, ensuring that developments contribute positively to the local environment.
- Compliance with emerging frameworks like LNRS, which aim to enhance and restore habitats across regions, is also emphasised. Although LNRSs will be recognised in local planning policy and associated guidance to ensure consistent implementation across authorities, promoting broader ecological connectivity and resilience.
- Developers are expected to achieve a net gain in biodiversity. This requires assessments to ensure that any development leaves biodiversity in a better state than before. Now mandated, the Environment Act introduced statutory biodiversity net gain requirements.
- Compliance often involves consulting with statutory bodies such as Natural England, the Environment Agency. These organisations provide guidance and may also have to formally approve aspects of development plans, especially those affecting protected sites and species.
- For developments likely to have significant environmental effects, an EIA may be required. This assessment evaluates the potential impacts on the environment, including biodiversity, requires commitment to mitigate negative effects, and deliver net gain.

Additionally, the Westmorland and Furness - National and Local Planning Validation Requirements outlines that:

- Habitat Assessment and Species Surveys are required when a development proposal might adversely impact designated sites, protected or priority species, or habitats. This encompasses international sites like SPAs, SACs, and Ramsar sites, as well as nationally designated sites like SSSI and locally designated sites.
- An initial habitat survey should establish whether any protected or priority species are present on the site. If so, species-specific surveys are scoped accordingly.
- Protected species surveys are a material consideration for developments involving modifications to buildings and structures, especially those near woodland or water, or involving significant landscaping near habitats.

- The Assessment and Mitigation Report needs to accompany the application, detailing impacts on protected species/habitats and proposed mitigation strategies. Must be conducted by qualified personnel and adhere to guidelines such as the CIEEM Guidelines for Ecological Appraisal.
- Nutrient Neutrality Assessment and Mitigation Statement (NNAMS) and Shadow Habitat Regulations Assessment Appropriate Assessment (SHRA/AA) are required for developments that could increase nutrient loads in sensitive areas, particularly for new housing or tourist accommodations.

A link to the Westmorland and Furness - National and Local Planning Validation Requirements can be found at https://www.westmorlandandfurness.gov.uk/planning-and-building-control/planning/national-and-local-planning-validation-requirements.

Biodiversity Net Gain

Biodiversity Net Gain (BNG) is a legal requirement that aims to leave the natural environment in a measurably better state than before development occurred. It is essential that developments not only avoid adverse impacts on biodiversity but also actively contribute to nature recovery. This involves enhancing or compensating for habitats in direct proportion to the degree of habitat loss experienced on a site, making early consideration of ecological factors in the design process crucial.

Priority should be given to retaining and enhancing existing habitat features that are of local biodiversity importance, as identified in the emerging LNRS. For instance, peatlands or species-rich grasslands, including hay meadows and pastures in the lower valleys and slopes, should be preserved. Where habitat loss is unavoidable, efforts should be made to reinstate these habitats, such as by reinstating hedgerows along boundaries. When on-site reinstatement is not feasible, compensation measures should be employed.

Off-site BNG measures should be strategically targeted within the Nature Recovery Network, as outlined by the evolving LNRS. This includes actions within designated zones for habitat creation, restoration, enhancement, fragmentation mitigation, and expansion. These efforts aim to create high-value biodiversity habitats that serve to buffer, expand, or connect existing habitat networks, thereby fostering greater ecological connectivity and resilience. A qualified ecologist should be involved in the ecological assessment process, making locally appropriate recommendations for biodiversity enhancements.

BNG became mandatory in February 2024, and statutory BNG guidance has been published. The statutory BNG guidance can be found at https://www.gov.uk/government/collections/biodiversity-net-gain.

Nutrient Neutrality

Nutrient neutrality is a conservation strategy aimed at ensuring new developments do not add additional nutrients, particularly phosphorus, to the environment.

This requirement has been enforced following regulations issued by Natural England in March 2022, which affect all planning authorities within Cumbria. These

regulations were implemented in response to the increasing nutrient load within the catchments of UK and European designated nature conservation sites, which pose a risk to sensitive habitats.

For that part of Westmorland and Furness that was formerly in the Eden District, almost all areas within its planning authority are subject to these nutrient neutrality regulations, excluding the Alston area. A portion of the former South Lakeland District area is also subject to nutrient neutrality. New developments, particularly those that increase overnight accommodations such as dwellings and hotels, or agricultural expansions that result in higher stock numbers, must now demonstrate, through a Nutrient Neutrality Assessment, that they will not increase nutrient levels. This includes proposing feasible mitigation strategies to remove or offset the same amount of nutrients potentially introduced by the development. Such developments also require a HRA to confirm there are no adverse impacts on designated nature conservation sites.

Developers are responsible for demonstrating how their projects will achieve nutrient neutrality, though the Council actively assists in this process. The Nutrient Neutrality North West is underway to identify potential large-scale mitigation schemes and develop a strategic approach to managing nutrient loads effectively.

Buildings Level Code: Biodiversity

According to the National and Local Planning Validation Requirements, proposed development which includes the modification, conversion, demolition or removal of buildings and structures (especially roof voids) involving the following will trigger the need for a protected species survey:

- Permanent agricultural buildings.
- Buildings with wooden cladding or hanging tiles within 200m of woodland or water.
- Pre-1960 buildings within 200m of woodland or water.
- Pre-1919 buildings within 400m of woodland or water.
- Tunnels, mines, kilns, ice houses, military fortifications, air raid shelters, cellars, and similar underground ducts and structures.
- Bridges, aqueducts and viaducts.
- Lighting of Churches and listed buildings or flood lighting within 50 metres of woodland, water or hedgerows / lines of trees with an obvious connection to woodland or water.

The link to the National and Local Planning Validation Requirements can be found at https://www.westmorlandandfurness.gov.uk/planning-and-building-control/planning/national-and-local-planning-validation-requirements.

Requirements for an Ecological Assessment (EA)

Specific requirements for EA are referenced in the policy review above. In summary, requirements should reflect the current legislation in the previous Table, above.

- Meeting Nutrient Neutrality requirements and meeting the objectives of the Water Plan.
- Recognising LNRS objectives relevant to the locality.
- Meeting mandatory BNG and follow the statutory guidance.

The EA needs to establish the site's habitat and species which are sensitive to potential impacts and ensure that such impacts are avoided or alleviated in accordance with the mitigation hierarchy.

Mitigation Hierarchy

The mitigation hierarchy is a fundamental environmental management tool designed to address potential impacts on the natural environment due to development activities. The mitigation hierarchy set out in chapter 15 of the National Planning Policy Framework which states that a planning application should be refused if significant harm to biodiversity resulting from the development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for.

Avoid > Minimise > Mitigate > Compensate

Avoidance: The primary step is to avoid impacts where possible. This involves altering project designs or locating developments in areas that do not disturb sensitive habitats, species, or ecological features.

Minimisation: If impacts cannot be completely avoided, measures should be taken to minimise them as much as possible. This can include modifying design features or construction practices to reduce the disturbance to flora, fauna, and other environmental features.

Mitigation: After minimising impacts, efforts should be made to restore the affected environments to their natural or near-natural states. This includes rehabilitation of habitats and reintroduction of native species where applicable.

Compensation: When impacts cannot be avoided, minimised, or sufficiently restored, compensation is required. This may involve creating, enhancing, or preserving habitats elsewhere to offset the impacts caused by the development.

The application of the mitigation hierarchy ensures that developments proceed responsibly, prioritising biodiversity conservation and sustainable use of natural resources. In accordance with *BS 42020:2013 Biodiversity – Code of practice for planning and development*, all planning applications must demonstrate adherence to this hierarchy through detailed ecological assessments conducted by competent professionals, ensuring mitigation strategies are scientifically robust and effectively implemented.

BNG policy must also adhere to the mitigation hierarchy, known as the **Biodiversity Gain Hierarchy**. This is different from the NPPF mitigation hierarchy; it is a sequence of priority actions outlined in the Town and Country Planning (Development Management Procedure) (England) Order 2015, specifically

designed to enhance biodiversity through planning developments. It follows these steps:

- Avoidance: First, for onsite habitats with a distinctiveness score of four or more (medium, high, or very high), the goal is to avoid any adverse effects from development. If avoidance isn't possible, then the impacts should be mitigated.
- Compensation: For all onsite habitats adversely affected by the development, the negative impacts should be compensated. This compensation should follow a specific order: enhance existing onsite habitats, create new onsite habitats, allocate registered offsite gains, and, as a last resort, purchase biodiversity credits.

The hierarchy aims to ensure at least a 10% gain (or the minimum required by each LPA) in biodiversity through these methods. Planning authorities must review how well this hierarchy has been applied in a Biodiversity Gain Plan when deciding on planning approvals.

Key Challenges

The sections below describe some of the pressures and threats to the natural environment, this list is not exhaustive. All of those listed are exacerbated by climate change.

Habitat conditions and pressures

Targeted consultation highlighted a significant lack of data on habitat and site conditions, making it difficult to measure ecological progress.

The primary source of data on habitat condition within the area comes from the condition assessments of SSSIs. These assessments are conducted by Natural England and provide detailed condition sheets that help identify the main ecological impacts affecting local habitats in the area.

Analysis of the available SSSI condition for the WFC area, data reveals that 11.7% of the SSSI sites are in ‘Unfavourable – Declining’ condition, and 9.1% of these sites remains in an 'Unfavourable - No Change' state, indicating persistent adverse conditions. Additionally, 37.6% is classified as 'Unfavourable - Recovering', showing signs of gradual ecological recovery.

SSSI condition	Total hectares	% of total
Favourable	34344.2	41.5
Unfavourable recovering	31121.2	37.6
Unfavourable no change	7524.7	9.1
Unfavourable declining	9664.4	11.7
Not assessed	45.7	0.1
Part destroyed	1.5	0.0

The deterioration in habitat conditions is attributed to several environmental stressors as detailed in the condition sheets, including:

- Agricultural practices are a predominant reason for the decline in many SSSIs. These include overgrazing, which leads to the degradation of vegetation and soil, and under grazing, where insufficient grazing allows less desirable plant species to thrive and reduce biodiversity. Inappropriate stock-feeding practices also disrupt natural flora and fauna, significantly impacting habitat quality.
- Forestry management, particularly related to deer grazing and browsing, significantly affect the structure and composition of vegetation. The encroachment of conifers and other non-native or overly dense tree growth alters habitat conditions, making this another key factor in the unfavourable status of several sites.
- Issues related to water, including pollution from agricultural runoff and industrial discharges, are present. Improper management of dams and weirs that alter water flow and affect aquatic ecosystems, along with drainage and water level changes, especially impact wetlands and water-dependent ecosystems, marking this as a critical area of concern.
- The impact of recreational and human activities is evident in some sites, where public access can disrupt ecology through disturbance, the transportation of diseases, and the spread of invasive non-native species. This occurs through trampling, which causes damage and erosion, particularly impacting the thin-soiled upland paths in the fells. Vandalism and uncontrolled activities, such as fires and illegal dumping, further degrade these protected areas. Additionally, targeted consultation conducted as part of this baseline assessment revealed that the impacts of recreation are especially significant in coastal sites.
- Environmental changes, including those driven by climate change such as extreme weather events and shifts in temperature patterns, are influencing species distribution and health. The invasion of non-native species, which outcompete local flora and fauna, is also a significant environmental challenge that affects the stability and ecological balance of SSSIs.

The majority of issues are linked to agricultural practices and water management, with a notable frequency of mentions related to deer impact and invasive species.

The conservation efforts might need to prioritise these issues to mitigate their impact on the biodiversity and ecological function of these SSSIs.

Further analysis on pressures in the area can be found in the analysis done for the LNRS pilot, in Appendix 2, for each habitat in Cumbria. This comprehensive examination underscores the necessity for targeted interventions and strategic management to restore and preserve the diverse ecosystems within the county.

The link to Appendix 2 of the LNRS pilot can be found at https://cumbria.gov.uk/elibrary/Content/Internet/538/18033/44455103649.pdf.

Water quality
Westmorland and Furness, in partnership with organisations like Cumberland Council, Environment Agency, Lake District National Park Authority, and Natural England, are engaged in the Nutrient Neutrality North West project. The link to the Nutrient Neutrality North West project can be found at https://www.lakedistrict.gov.uk/planning/planning-for-nature-recovery/nutrient-neutrality. This initiative focuses on maintaining the water quality of lakes and rivers within the region by preventing additional nutrient pollution, particularly phosphates.

The project targets four critical catchments:

- River Derwent and Bassenthwaite Lake SAC
- River Eden SAC
- River Kent SAC
- Esthwaite Water Ramsar site

These areas require rigorous planning and mitigation strategies to ensure that new developments do not degrade water quality further. To this end, the partnership is actively identifying and promoting practical mitigation options, such as creating offsetting sites and engaging in credit trading to support nutrient neutrality.

Best Practice Guidance

Guidelines For Ecological Impact Assessment in the UK and Ireland

- Link can be found at https://cieem.net/resource/guidelines-for-ecological-impact-assessment-ecia/

Biodiversity Net Gain – Good practice principles for development

- Link can be found at https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf

Biodiversity Net Gain: Good Practice Principles for Development, A Practical Guide

- Link can be found at https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development-a-practical-guide/

A Cross-Sector Guide for Implementing the Mitigation Hierarchy

- Link can be found at https://www.icmm.com/en-gb/guidance/environmental-stewardship/2015/implementing-mitigation-hierarchy BS 42020:2013 Biodiversity - Code of practice for planning and development
- Link can be found at https://knowledge.bsigroup.com/products/biodiversity-code-of-practice-for-planning-and-development?pid=000000000030258704

BS 8683:2021 Process for designing and implementing Biodiversity Net Gain

- Link can be found at https://knowledge.bsigroup.com/products/process-for-designing-and-implementing-biodiversity-net-gain-specification/standard

CIEEM Principles for Environmental Net Gain

- Link can be found at https://cieem.net/resource/cieem-principles-for-environmental-net-gain-july-2021/

Ancient woodland, ancient trees and veteran trees: advice for making planning decisions

- Link can be found at https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions

Guidance Note on Bats and Artificial Lighting

- Link can be found at https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting

Update to the SuDS Manual

- Link can be found at https://www.gov.uk/flood-and-coastal-erosion-risk-management-research-reports/update-to-the-suds-manual

Good Lighting Technical Advice Note (TAN) - Full Version by Friends of the Lake District

- Link can be found at https://www.friendsofthelakedistrict.org.uk/lighting-policy

Built Form

Built Form Defined

Built Form describes the relationship or pattern of buildings and open spaces in settlements. The National Design Guide defines Built Form as the "three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they provide the framework for the character and sense of place of the built environment."

Built form concerns elements such as the urban grain, buildings' external appearance, scale, density, building line and height and other ways in which the layout, shape, density, height and scale influence the character of a place. Building details and materials are covered in the Identity chapter

Relevant policies, strategies, plans and guidance

There are no national policies on appropriate built form but rather guidance on successful built form and how to apply it to local contexts in the National Design Guide and National Model Design Code.

The table below shows the key policies, strategies and plans for local authorities to consider on built form.

Across Westmorland and Furness there are slight variations in the legacy local plans in their coverage of the different aspects of built form. Whilst there is significant policy coverage on the importance of reflecting local character in the built form (largely covered in Chapter 6 – Identity), less attention is paid to other aspects of the built form covered by the National Design Guide (building lines, height, materials etc). Existing local plan policies are not necessarily prescriptive and may not lend themselves to firm design coding in their present form.

Additionally, there is variation across geographic areas in whether towns and villages are supported by further detailed policy on built form at all, given the varied adoption of neighbourhood plans across the district.

National Level

Document name	Date published	Link
National Planning Policy Framework	2024	This link can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2
Manual for Streets 2	2010	This can be found at https://www.gov.uk/government/publications/manual-for-streets-2

Document name	Date published	Link
Living with Beauty	2020	This can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/861832/Living_with_beauty_BBBBC_report.pdf
National Design Guide	2021	This can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf
National Model Design Code: Part 1 – The Coding Process	2021	This can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009793/NMDC_Part_1_The_Coding_Process.pdf

Purpose/Content

- National Planning Policy Framework
  - The overarching framework for the Government's economic, environmental and social planning policies states that plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.
  - This comes from new requirements in the NPPF to prepare design guides or codes consistent with the National Design Guide and National Model Design Code.
  - Policies within new guides and codes must be developed with local communities so they reflect local aspirations, and are grounded in an understanding and an evaluation of each area's defining characteristics.
  - Neighbourhood planning groups are stated to play a potentially important role in identifying the special qualities of each area (see Identity chapter) and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
  - Amongst the areas that the NPPF requires design policy to cover in terms of built form, it states that developments should:
    - function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
    - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

        - establish or maintain a strong sense of place, using the arrangement of streets, spaces and building types and materials to create attractive, welcoming and distinctive places to live, work and visit
    - It requires local planning authorities to ensure that relevant planning conditions refer to clear and accurate plans and drawings which provide visual clarity about the design of the development, and are clear about the approved use of materials where appropriate.
    - Local planning authorities are also to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details, such as the materials used).
- Manual for Streets 2
    - Manual for Streets 2 provides guidance for practitioners involved in the planning, design, provision and approval of new streets, and modifications to existing ones. It aims to increase the quality of life through good design which creates more people-oriented streets. Although the detailed guidance in the document applies mainly to residential streets, the overall design principles apply to all streets within urban areas. Subsequent versions have provided increased guidance to other street types.
    - Although the manual does not discuss built form explicitly, the design of highways and streets will significantly influence a development's layout, density, grain, blocks and building lines and so influence the built form.
- Living with Beauty
    - This report of the Building Better, Building Beautiful Commission highlights how high-quality design can be delivered within new development. It urged for the establishment of design codes primarily in the context of achieving beauty with built form, along with a focus on greenery, nature and local identity.
    - With regards to built form, the report requires practitioners to recognise the empirical connection between built form and well-being and the art of integrating new buildings into the historic fabric of a settlement.
    - Whilst the report makes recommendations on the practical means by which beauty could be embedded in the built environment, on built form it generally sought for planners and architects to re-discover the virtues of proper enclosure rather than the partial enclosures synonymous with modern development.
- National Design Guide
    - The National Design Guide sets out the importance of well-designed and attractive buildings as a response to existing local character and identity. It outlines and illustrates the Government's priorities for well-designed places and explores what 'good' built form might look like.
    - It is not prescriptive in what built forms (or other design aspects) must be pursued. However, it recommends compact forms of development,

recognisable streets and spaces with defined edges and memorable features or groupings of buildings, spaces or activities. These characteristics are said to contribute to well-being and good placemaking.

- National Model Design Code: Part 1 – The Coding Process
  - Design Codes are to be produced and aligned to the structure that the National Model Design Code sets out.
  - It states that the Built Form section will constitute the core of design codes. Recommendations for 'good' built form are not given, rather it is what constitutes built forms in area-wide design code that is described. The Built Form topic can include density, plot ratio, whether buildings join, grain, public and private space, the edges of development, blocks, building line and height.
  - This is the clearest guidance from central government on what constitutes built form.

Regional / County Level

Document name	Date published	Link
Development Design Guide (as of Oct. 2025)	2017 (updated 2023)	This can be found at https://cumbria.gov.uk/elibrary/Content/Internet/544/3887/43115144751.PDF

Purpose/Content

- Development Design Guide (as of October 2025, the DDG is being reviewed and updated by Westmorland and Furness Council)
  - The Guide provides advice and guidance on design elements for new housing and commercial development in the county - primarily on designing for streets and the highway network, particularly where new developments interact with it. It is substantially informed by the government's Manual for Streets.
  - The updated Development Design Guide (2023) takes into account recent national standards and includes guidance in relation to Sustainable Drainage Systems (SuDS).
  - Although the Guide does not set policies or advice explicitly for built form, its guidance for the highway network on street hierarchy, layout, widths and visibility has inevitable implications for the built form and character of new developments

District and Neighbourhood Level

Local planning policies and initiatives shape how land use and places will change and develop in the future. It is essential that all future developments are in line with local planning documents and contribute towards sustainable development in Westmorland and Furness. The table below shows key planning documents and the policies within them that relate to the built form.

Barrow Local Plan 2016-2031

This can be found at https://www.westmorlandandfurness.gov.uk/planning-and-building-control/planning/planning-policy/legacy-local-plans/barrow-borough-local-plan

Purpose/Content

- DS5: Design
  - This policy on design states that new developments must:

……be of a high quality design, which will support the creation of attractive, vibrant places.

  - Designs will be specific to the site and planning applications must demonstrate a clear process that analyses and responds to the characteristics of the site and its context, including surrounding uses, taking into account the Council's Green Infrastructure Strategy.
  - Proposals must demonstrate clearly how they (where it relates to built form):

    d) Create clearly distinguishable, well defined and designed public and private spaces that are attractive, accessible, coherent and safe and provide a stimulating environment;

    f) Create a place that is easy to find your way around with routes defined by a well-structured building layout;

    g) Prioritise building and landscape form over parking and roads, so that vehicular requirements do not dominate the site's appearance and character;

    h) Exhibit design quality using design cues and materials appropriate to the area, locally sourced wherever possible.

    i) Respect the distinctive character of the local landscape, protecting and incorporating key environmental assets of the area, including topography, landmarks, views, trees, hedgerows, habitats and skylines. Where no discernible or positive character exists, creating a meaningful hierarchy of space that combines to create a sense of place;

    j) Create layouts that are inclusive and promote health, well-being, community cohesion and public safety;

- H9 Housing
  - The policy states that developers can determine the most appropriate density on a site by site basis, providing that the scheme meets the design principles set out in the Plan and is appropriate to the character of the location of the development in negotiation with the planning authority. Variations in density will be supported on larger sites in order to create distinctive character areas.
- H16-H24
  - Policies H16 – H24 provide design requirements for house extensions within the Borough across many built form policy areas: loss of sunlight, privacy, terracing and joining buildings, extensions on corners, roofs,

front extensions, dormer windows, garage conversions and new garages and patios and balconies. Through their nature these concern the importance of relating the built form of extensions to the form and character of the host dwelling and wider street scene.

Eden Local Plan 2014-2032

This can be found at https://www.eden.gov.uk/media/5032/edenlocalplan2014-2032finalwithoutforeword.pdf

Purpose/Content

- ENV5 – Environmentally Sustainable Design
  - Proposals for commercial development and for major residential development should demonstrate that they have considered, amongst a series of sustainability-related criteria, the following built form criteria:
    - Maximising daylight and passive solar gain through the orientation of buildings.
    - Designing and positioning buildings to minimise wind funnelling, frost pockets and uncomfortable microclimates
- DEV5 – Design of New Development
  - The Council will support high quality design, which reflects local distinctiveness. All development proposals will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making.
    - New development will be required to demonstrate that it meets each of the following criteria:
    - Shows a clear understanding of the form and character of the district's built and natural environment, complementing and enhancing the existing area.
    - Protects and where possible enhances the district's distinctive rural landscape, natural environment and biodiversity.
    - Reflects the existing street scene through use of appropriate scale, mass, form, layout, high quality architectural design and use of materials.
    - Optimises the potential use of the site and avoids overlooking.
    - Protects the amenity of existing residents and business occupiers and provides an acceptable amenity for future occupiers.
    - Uses quality materials which complement or enhance local surroundings.
    - Protects features and characteristics of local importance.
    - Provides adequate space for the storage, collection and recycling of waste.
    - Can be easily accessed and used by all, regardless of age and disability.
    - Incorporates appropriate crime prevention measures.

        - Proposals will be expected to demonstrate that they adhere to the design principles set out in the Eden Design Summary.
- HS2 – Housing in the Smaller Villages and Hamlets
    - Within this policy on smaller villages and hamlets, specifically with relation to infill development, the Council will take the following matters into consideration (that relate to built form):
        - The scale of the proposal in relation to the number of existing dwellings in the existing settlement; and the size of the overall site area.

South Lakeland Core Strategy DPD 2010

This can be found at https://www.southlakeland.gov.uk/media/3521/cs01-core-strategy-october-2010.pdf

Purpose/Content

- CS6.6 – Making effective and efficient use of land and buildings
    - Within this policy on efficient use of land and buildings, focused on the use of brownfield land re-use of buildings, are specific requirements on the density of new development:
    - Meeting the target of an average density of at least 30 dwellings per hectare for all housing developments. This policy focuses on the use of brown field land and the re-use of buildings. There are specific requirements on the density of new development:
        - Close to transport hubs such as bus stations or main bus routes;
        - In or adjoining Kendal, Ulverston, Grange, Milnthorpe and Kirkby Lonsdale centres.
        - In some circumstances, a lower density below 30 dwellings per hectare will be supported if:
        - There is proven need;
        - Environmental constraints mean that it is not suitable for high-density development

South Lakeland Development Management Policies

This can be found at https://www.southlakeland.gov.uk/media/6466/final-dm-dpd-adoption-accessible.pdf

Purpose/Content

- DM 2 – Achieving Sustainable High Quality Design
    - Within this policy's many design-based requirements are a number of requirements on built form (only those relating to built form are shown):

      1. Development proposals should respond appropriately to local and settlement character and reinforce and promote local distinctiveness by:

        - making a positive contribution to the overall sense of place of the locality; informed by the uses and activities around the proposal, the historic context of the site, historic street patterns, plot boundaries,

grain/massing, height and materials of nearby existing development and features; and

2. Development proposals should respond appropriately to local context, landscape and built and natural environment setting by:

- identification of existing built and natural features that create a positive contribution to the locality and sense of place; seeking to incorporate these in the design;
- ensuring development creates a positive relationship with surrounding uses;
- including a high standard of landscaping and boundary treatment that retains and enhances the existing landscape and built characteristics of the locality and is considered as part of any green and blue infrastructure framework;
- designing schemes so they conserve important local public vantage point views;
- ensuring development is located sympathetically within the built and natural landscape, by avoiding locating buildings and other features on the top of slopes, ridges or other positions that would be unduly prominent;
- ensuring features that make up the roofscape respect that of the area in form, colour, height, size, shape, scale and materials;
- ensuring development located at the edge of settlement locations presents a sympathetic transition between built up areas and the countryside, sensitive to its local setting.

3. Development proposals should deliver inclusive design and layouts that meets existing needs, are sustainable; satisfactory in terms of means of access for all and promote mixed and well-integrated communities by:

- ensuring all potential users needs have been considered in terms of the design and layout; and ensuring connectivity with neighbouring uses, spaces and streets, and the creation of cohesive forms of development that promote physical integration;
- creating designs and layouts that are easy to navigate, with convenient movement patterns for all users, promoting active travel (walking and cycling) over other modes of transport;

4. Development proposals should create and maintain safe and secure environments through designing out crime and designing in community safety by:

- ensuring public and communal spaces, buildings, streets and paths are directly overlooked through natural surveillance;
- ensuring there is clear and obvious demarcation between public and private spaces utilising appropriate physical boundary treatments or landscaping elements and ensuring buildings directly address

streets and routes by avoiding presentation of blank frontages or gables

5. New development should deliver variety, diversity and interest by:

- avoiding bland monotonous forms of development that promote little interest and variety;
- ensuring large residential developments contain distinctive areas that create a sense of place taking reference from local context and character.

6. New development should provide sufficient space by:

- creating adequate separation distances between existing and proposed dwellings/buildings, public and private spaces, and any heritage or biodiversity assets taking into account local character and characteristics

7. New development should be well proportioned, positioned and in scale with its surroundings taking into account topographical features by:

- ensuring the topography of the site informs the orientation, height, siting of buildings and features, as well as the space between these;
- avoiding the creation of dominant or incongruous extensions and alterations to existing buildings.

Eden Design Summary

This can be found at https://www.eden.gov.uk/media/1457/eden-design-summary.pdf

Purpose/Content

- The Eden Design Summary has been produced to provide guidance to applicants on how good design can be achieved across a range of development types. It is a material consideration in determining planning applications. Proposals for new agricultural buildings will be expected to accord with the guidelines.
- After setting out three character areas (Eden Valley, Westmorland Limestone, North Pennines) and their characteristics (built form discussion is limited largely to layouts of settlements), it urges applicants to understand the built form and character of their settlement when designing new developments.

Arnside & Silverdale DPD (2019)

This can be found at https://www.southlakeland.gov.uk/media/6461/final-aonb-dpd-adoption-accessible.pdf.

Purpose/Content

- AS08 – Design
  - The policy states that for development proposals within the AONB the highest standards of design and construction will be required to conserve and enhance the landscape, built environment, distinctive settlement character and historic, cultural and architectural features.

- In addition to the design requirements set out in the relevant District policies, the design of development proposals should:

  (I) respond to the character of the landscape and local built environment including buildings, boundary treatments, open spaces, trees, roofscapes, historic village layouts and have particular regard to local vernacular traditions, building to plot/green space ratios and to the quality, integrity, character and settings of natural, built and historic features; and

  (II) reinforce what is special and locally distinctive about design in the AONB through careful consideration of visual amenity, layout, views, scale, height, solid form, massing, proportions, alignment, design detailing, lighting, materials, colours, finishes and the nature of the development; and

  (III) provide well designed landscape schemes that retain distinctive trees and include new structural planting that contributes to the character and amenity value of the area; and

  (IV) ensure that boundary treatments, screening and entranceways reflect local character and context including through retention (or appropriate replacement where necessary) of existing features of value such as hedgerows, trees, verges and traditional stone walls and through the careful consideration of materials and heights for gates, gateposts and fencing and of appropriate species for planting; and

  (V) avoid using existing development that is harmful to landscape and settlement character to inform the design of new development or proximity to it as justification for further poor quality or harmful development.

- In the explanation of the policy, it goes on to advise that:
  - To sustain character and quality, development should reflect traditional materials, styles and proportions. For proposals affecting the street scene and local landscape and settlement character, the following factors are important:

    (I) retaining traditional surfaces and layouts, or reintroducing them;

    (II) ensuring that the scale, texture, colour, finish and patterns of new materials are sympathetic to the area's character and appearance;

    (III) avoiding the creation of dominant or incongruous extensions and alterations to existing buildings;

    (IV) retaining or reinstating street furniture of historical or architectural interest or of local distinctiveness;

Upper Eden Neighbourhood Plan 2012-2025
This can be found at
https://www.eden.gov.uk/media/5232/upperedenneighbourhoodplan2012-to-2025.pdf

Purpose/Content
- UENDP4 – Housing Densities

- This policy clarifies that the character of the Upper Eden Area takes precedence over the 30 dwellings per hectare minimum density policy of Eden's Core Strategy (Policy CS8 within the Eden Core Strategy), unless the site is over 1 ha of developable land and is therefore considered capable of generating its own character (if necessary) within the site.
- This policy is intended to allow smaller sites (under 1 ha of developable land) which are often windfall sites in villages to come forward for development without requiring that either, the whole of the site be developed, or that more dwellings than are needed for the village at that time are developed. A typical example might be that the owner of a field of 0.4 ha, within or adjacent to a local service centre, wishes to build a house for herself and one for her daughter. In such cases the number of houses should not be a consideration, only the plot size, which should reflect that of the surrounding area.

Lazonby Neighbourhood Plan 2014-2032

This can be found at
https://www.eden.gov.uk/media/5481/lazonbyneighbourhoodplan-referendumversion_accessible.pdf

Purpose/Content

- D2 – Design of New Development
  - New development will be expected to follow the provisions set out in the Design Guide (see below). High quality and innovative design will be encouraged.
  - For existing properties where extensions or alterations are planned, the materials and design will be expected to follow the Design Guide and/or match the existing building

Heversham and Hincaster Neighbourhood Plan 2017

This can be found at
https://www.hevershampc.org.uk/users/UserFiles/File/heversham%20pc/HH%20Neighbourhood%20Plan%20A4%20Final.pdf

Purpose/Content

- HH1 – General Conditions
  - Part A of Policy HH1 requires new developments to demonstrate that "It is of a scale and a form that both respects and integrates with the topography and the surrounding landscape and safeguards the pattern and characteristics of the existing settlements and heritage assets".
- HH3 – Housing Delivery
  - Policy HH3 includes a number of requirements for housing. Those that are related to built form are:

    A. New housing developments will be supported if they are proportionate to the pattern and form of the settlement and reflect the scale of existing properties; this will normally mean developments of 6 or fewer dwellings.

C. New housing developments will be the subject of proportionate assessment for impact on factors such as the landscape, heritage buildings and sites, visual amenity of residents and viability of road access.

Grange-over-Sands Neighbourhood Plan (2018)

This can be found at https://www.southlakeland.gov.uk/planning-and-building/local-plan/neighbourhood-plans/grange-over-sands-neighbourhood-plan/

Purpose/Content

- Policy 10 – General Design of Residential Development
  - Proposals for residential development and conversions will be expected to be in general compliance with the Grange-over-Sands Housing Design Guide (see below) unless protections for the Historic Environment set out in other policies of the statutory development plan would be compromised
  - In particular, proposals will need to comply with these specific local characteristics, and they must:
    - be proportionate to the scale, layout and character of surrounding buildings;
    - provide high quality boundary treatment;
    - where appropriate and possible, traditional or vernacular style buildings will be encouraged to naturally follow this local distinctiveness through their siting, and the use of local materials and building styles;
    - any development seeking to depart from the intentions of this policy must be justified and must be sympathetic to its surroundings

Allithwaite and Cartmel Neighbourhood Development Plan (2024)

This can be found at https://www.southlakeland.gov.uk/media/3lgbnehr/acnp-made-version-april-2024.pdf.

Purpose/Content

- AC1 – Design Principles
  - All new development proposals will be expected to respond positively to the key characteristics of the parish and local design features of the villages as defined in the Allithwaite and Cartmel Design Code.
  - Development should not result in significant harm to the character of the area in which it is located.
  - Development proposals will be expected to satisfy the following Criteria that relate to Built Form:

    A. Has taken account of the Allithwaite and Cartmel Parish Design Code (to be demonstrated in a Design and Access Statement);

    B. Promotes high quality residential design that respects local townscape and landscape character and is inspired by local vernacular

building styles, building forms, layouts, and materials (see Allithwaite and Cartmel Design Code);

D. Is suitable in terms of the overall design and appearance of the proposed development (including materials, size, scale, density, relationship to the public realm, layout, access) when assessed in relationship with the best features of the context within which the development is located;

E. 1. Demonstrates that no significant harm would be caused to the amenities of adjoining occupiers by reason of loss of sunlight or daylight, overlooking and loss of privacy, visual dominance, noise, air quality or pollution;

E.2. Would not result in the loss of an area or view which makes a contribution to public amenity by virtue of its open space character, appearance, and function;

Allithwaite and Cartmel Neighbourhood Development Plan Design Code (2024)

This can be found at https://www.southlakeland.gov.uk/media/lhilo4xp/acnp-design-code-made-version-april-2024.pdf.

Purpose/content

- This Design Code does not contain policy but rather, following an assessment of the character areas across the neighbourhood, notably the villages of Allithwaite and Cartmel, uses this understanding to provide design guidance which will help to protect the parish identity as it grows in the future. The guidance aligns to the local and national planning policy context, and the ambitions of the Parish Council.
- Amongst other design matters, relevant to this section, the design code includes guidance on structure and layout, built form, topography, boundary treatments, street scenes, and materiality.
- On built form specifically, the Neighbourhood Plan states that:
  - Buildings should be aligned along the street with their main façade and entrance facing it in order to achieve an active frontage which offers natural surveillance. There are considerable areas of open green and recreational spaces in both villages, which should be retained.
  - Proposals should consider the surrounding built form in terms of height and scale with careful consideration to the setting of designated and non-designated heritage assets to avoid causing harm to their significance.
  - Enclosure of the street should be complementary to that which already exists in the area.
  - Significant increases in size or scale of existing properties should be avoided to help maintain the integrity of the landscape. This is especially important in buildings located on the settlement edges.
  - Consideration should be given to the position of a building and how it relates to the termination of a building line or a street. Buildings at

the termination of a street should recognise their focal position and adopt a design of an appropriate nature.

- Building proportionality is important and should be respectful of its local and immediate context.
- Orientation to pedestrian-only passageways can enrich these spaces, but must have consideration to the privacy and security of the dwelling.

- It also sets out separate built form requirements for Cartmel Conservation Area and Church Road.

North Pennines AONB Building Design Guide (2011)

This can be found at https://northpennines.org.uk/wp-content/uploads/2019/11/North-Pennines-AONB-Building-Design-Guide.pdf

Purpose/Content

- This document provides flexible guidance on building design in the North Pennines National Landscape. It was a SPD under Eden District Council, designed to help implement the planning, design and conservation policies relating to the National Landscape that are contained within Local Development Frameworks of local authorities. It replaces the previous Agricultural Buildings Design Guide.
- It covers a significant number of areas in relation to built form, including materials, layout, external appearance, siting (urban grain), rhythm (building lines and height).
- Indicative of the approach to built form that is enshrined through the document for new development, it states that “sites available for housing will need to relate to historic land holding patterns. They will often provide the opportunity to complete or extend a traditional arrangement of houses in terraces developed over time along main streets or back lanes confirming the compact layout of settlements in a way that larger developments on village-edge sites have failed to do.”

Lazonby Neighbourhood Plan 2014-2029 Design Guide

This can be found at https://www.eden.gov.uk/media/5482/designguide_accessible.pdf

Purpose/Content

- The Design Guide is intended as supplementary guidance to positively shape the siting, appearance and character of new developments within the Parish of Lazonby. Although it contains no policy statements it is intended that its provisions will be implemented through Policy D2 (above), and others, in the Lazonby Neighbourhood Plan.
- It contains examples of building design and architectural detail which will be used to assess the acceptability of future developments in design terms.

Grange-over-Sands Design Guide (2018)

This can be found at https://www.grangeoversandstowncouncil.gov.uk/uploads/1/2/2/5/122588176/180910_gos_updated_design_guide_appendix.pdf

Purpose/Content

- The purpose of the Design Guide is to provide design guidance to those in the Neighbourhood Plan Area but also clarify some of the policies and guidance contained in the South Lakeland Core Strategy and other related strategic documents which apply to design and development in Grange-over-Sands. This Design Guide also supports the information and adopted guidance laid out in the Grange over Sands Conservation Area Character Appraisal 2008.
- It details 5 character areas within the area and provides 5 exemplar photos of acceptable design for 5 categories of housing.
- It provides 13 principles of good design that will be sought in new development. This includes character, materials, the creation of place, keeping views to the countryside and coast open, create public space, unobtrusive car parking and outdoor amenity space.

Density

Density refers here to the number of dwellings in a given space, usually measured per hectare in the British built environment. The ideal rate of density for a given location varies given the local context.

Achieving a suitably compact density of development in well-connected locations and in and around service centres provides numerous benefits for individuals and communities – social, environmental and economic. Amongst these benefits include the reduced cost of personal transport and ease of provision of public transport and other services as well as the bigger range of shops and other commerce that can be provided. Limiting urban sprawl also helps to safeguard the landscape from encroachment. What is meant by compact will vary according to area type and context. A design code may define an appropriate measure of compactness for new development in relation to an area type.

Broadly, the characteristic pattern of compact built environment, developed over centuries, has been eroded by development being designed around the private car. Here, the expectation is for each dwelling to have at least one in-curtilage parking space and for each dwelling to front a public highway or shared drive. This has favoured the development of the same pattern of suburban detached and semi-detached layouts found across England. The towns and villages of the district that are or were served by the railways have some excellent high-quality suburbs of distinctive character. Similarly, the settlements that established and grew before the advent of motorised transport tend to have compact footprints of built form. However, the majority of suburbia has been designed around private transport and the desire for detached or semi-detached houses, which have direct consequences for the density of dwellings and built forms.

The challenge for designers today is to incorporate higher densities and compactness and the benefits it brings, accommodating both private car and active travel while maintaining or reinforcing the distinctive character and beauty of the surrounding area.

Higher density development should not be pursued regardless of location. Appropriate density should be influenced and governed by the site and its context. As such density is to be determined at a local level rather than by national policy (or even across a local plan). For larger sites, density may also be varied to provide character. High density and compactness need not mean insensitivity to the existing townscape, nor will replicating existing densities always be appropriate.

Density is one indicator for how compact a development or place will be and how intensively it will be developed. However, in itself it is not a measure of how appropriate a particular development may be within an area type. For this it needs to be combined with coding for other design parameters, including building types and forms and the use of blocks and other layouts. Where higher density is proposed, beauty and public benefits should be achieved via high quality building design and public spaces, tree cover and highways and walkways to provide a suitable level of amenity and connectivity

There are some adopted policies that seek to ensure appropriate density in the district. South Lakeland's and Eden's development plans (in the case of South Lakeland, its Core Strategy) both seek for new housing developments to not fall below 30 dwellings per hectare and to achieve higher densities where possible (in town centres where good local transport options are provided). Both plans allow for flexibility, and lower densities, where there's a need to preserve or reflect local character. Barrow Borough's local plan allows for developers to determine the most appropriate density on a site by site basis, providing that the scheme meets the design principles set out in the Plan and is appropriate to local character.

Upper Eden's Neighbourhood Plan amends the 30 dwellings per hectare policy on small sites. It seeks to allow for smaller sites (under 1 hectare) to forego this requirement, giving precedence to local character and in doing so, hoping to support small-scale development.

Whether buildings join

Westmorland and Furness has a strong legacy of higher density development in the centre of settlements, and of buildings being joined, with buildings of different sizes, footprints, proportions and functions often found side by side. Examples of traditional joined up buildings within Westmorland and Furness include:

- *Farmsteads where farmhouses, cottages, barns, byres, stables, dairies, storage and workshops were often built as distinct structures but were often connected together or at least closely grouped (such as in Dufton). The longhouse and laithe farmsteads, where the buildings are arranged in a linear fashion are typical upland layouts.*
- *The existing and former market places where higher land values led to the development of long terraced street frontages such as in the centres of Appleby, Kendal and Penrith.*
- *The construction of terraced cottages and houses for mining, industrial and estate workers in order to achieve economy on land and building materials, such as at Appleby.*

- *The interconnected buildings of complexes built as mills and factories as well as (and now converted in to) dwellings, or new commercial uses.*
- *The construction of rows of houses and bungalows by local authorities in the 20th century to achieve formal layouts and maximise the amenity space available to residents.*

There is also the tradition, historically, that every piece of timber framing or quarried stone was a precious commodity, especially where buildings were for humble uses and transporting building materials was difficult or costly. This circumstance led to not only the recycling and adaptation of structural timbers and building stone, but it also favoured buildings being joined together, making maximum use of standing structures. Examples include terraced cottages, longhouse and laithe farmsteads and the variety of lean-tos and extensions to earlier buildings.

National and local policy do not set requirements for buildings to join. As sections B.1.ii and B1.iii of the NMDC's guidance state, buildings joining can be important to achieving compact forms of development, and the scale and grain of individual buildings and joined buildings can either maintain the character of an area or introduce new character.

When buildings join to neighbouring buildings the form of development is more compact than when they do not. Freestanding buildings generally occupy wider plots, which affects both density and compactness. Design codes may include coding that enables or prevents buildings from joining to each other, depending upon the area type. Alternatively, coding for 'building lines' (see below) may be used to achieve a similar outcome.

Building types and forms (urban grain)

The grain or urban grain of a place is the result of the variety of the size and shape of building plots and the size and variety of buildings that stand within these plots. These factors give streets their rhythm and character. An area's character is heavily influenced by its variety or consistency of building forms. This refers to the size and uniformity of buildings.

Blocks

"Blocks" make up the Urban Grain of an area, with each block providing the opportunity for variation in type and form. Large buildings may occupy an entire block, whereas the same area could be developed with several smaller buildings of high variety. Decisions as to what development is appropriate per block may be subjective and the importance or notability of development should be considered. Where large buildings may be appropriate in places as to become focal points, areas made up entirely of large buildings can be rendered dull and uninspiring.

Perimeter Block

A strip of development surrounding a private space. The private space will not be accessible to the general public. Such spaces can include private gardens, private car parking, communal open space, or a combination of these.

Informal Block

Commonly found in many modern housing schemes, houses face outwards onto the surrounding streets with both front and back gardens and often comprise a mixture of detached and semi-detached dwellings. The extra width between dwellings and the street allows for garage blocks and natural surveillance space.

Terrace Block

Typical traditional English terraces often include a rear alleyway that are often used for bin collection and garage access (depending on the width available). Areas that include existing terraced housing should consider reductions in back-to-back distances compared to common practice in order to relate to an area's existing development context.

Mews Block

Mews streets are often stable blocks to the rear of large dwellings that have now been converted into individual dwellings and workspaces. Purpose built Mews blocks include smaller single aspect dwellings above garages.

Courtyard Block

An uncommon block type where buildings join together along both the party wall (as seen in terraces) and at the rear. This is a characteristic more commonly seen in historic cities, though modern versions with internal courtyards are still created.

The orientation of buildings in courtyard blocks or 'perimeter blocks' can be used to create clear distinctions between public frontages and private areas such as private gardens, patios, and shared residential space between dwellings. This can serve to help create a sense of safety and security for residents and property owners.

Urban Grain

The 'Urban Grain' derives from the size and configuration of blocks. For large development sites, masterplans will need to indicate the block structure to demonstrate how buildings will connect and collectively create the character of the development. Plot based masterplans can be used to accommodate custom-build and self-build developments, encouraging unique designs and individuality within the remits of the design code. It is possible for the grain to be 'damaged' by clearing plots or erecting much larger scale buildings by bringing several plots together. It is possible to 'repair' the grain through new development respecting the prevailing urban grain and character.

Amongst applicable local plan policy only South Lakeland's DM2: Achieving Sustainable High Quality Design refers specifically to urban grain. However, urban grain is a key component of the overall character of a development and how it responds to its context. As a result, grain is often grouped as part of what makes design 'high quality' or 'locally distinctive' in policy and guidance but is rarely the subject of policy in its own right. The National Design Guide and NMDC however recognise grain as a core component of good design and recommend its specific inclusion in design codes.

The terraced streets of a town like Barrow in Furness help to illustrate the concepts of blocks and urban grain. A long terrace might turn the corner at both ends and back onto another terrace that faces onto another street. The four sides of the two terraces form a ‘block’ that has the characteristic of long, consistent built forms of uniform or similar heights. The ‘grain’ of the terraced blocks is the individual houses that make up each terrace. The repetition of openings, chimneys, downpipes and front gates along the terrace frontages give the block a regular rhythm of openings and features. Although the terrace could be 60m long, its grain is made up of the 5m wide houses along its length.

Another example would be suburban streets of detached and semi-detached bungalows with rear gardens that all back on to each other. The bungalows surround the back gardens and each face the street, forming a ‘block’ in the same way that the terraced houses in the above example do. The grain, however, is quite different with each individual detached or semi-detached bungalow defining the grain of the block. Although the design of the houses may vary slightly, it is safe to say that demolishing one bungalow and putting two houses on its site or replacing three bungalows with a single building with a larger footprint would be noticeably different to the established grain of the bungalows.

The urban grain of an area will vary depending on the type of settlement, location within the settlement, and the historical origin. Many of the settlements in Westmorland and Furness have a ‘fine grain’ because building plots are generally small and dense and contain varied buildings that are of varied scales. Examples of different urban grain in Westmorland and Furness include:

Burgage plots

These plots run perpendicular to prominent streets and marketplaces, producing narrow plots of land and occupying narrow street frontages and are navigated by narrow back lanes, yards, and courts. Examples include the centres of Ulverston, Appleby, and Kendal.

Organic town cores

Originating in medieval times, but evolving gradually, reflecting changes in transportation and the arrival of new industries. This typically produces a mix of organic form, and a contrast of loose or organic layouts and straight, formalised street structures such as grids of streets.

Historic village core:

Dating back to medieval times, typically featuring ‘organic street patterns, though some settlements have a planned layout of plots. Irregularly shaped roads, village greens and squares contribute towards a looser sense of informal growth of the village core.

Regimented grid, Barrow-in-Furness

Regular street pattern of linear rows, marking a planned townscape. This was developed to accommodate a new workforce required to support steel and

shipbuilding industries. Instead of perimeter blocks, back lanes to the rear of properties are common.

Loose grain suburbia, found around the periphery of the larger towns and villages

Looser urban grains are exhibited in suburban streets built to accommodate social changes in the latter half of the 20th century (such as fewer intergenerational households, people living healthily for longer, young people leaving home sooner, and divorce). Comprised of detached, semi-detached, and small terraces of houses informally laid out along winding cul-de-sacs rising along the hills away from the historic town centre.

Coarse grain

Larger, more infrequent blocks are typically associated with industrial areas. However, they can also be created by sizeable villas, hotels, care homes, schools, and private residences requiring large plots.

Dispersed rural fringes

A looser assemblage of building types and plot sizes which represent the piecemeal growth of villages and rural fringes without formal planning. Here, patterns are less prevalent and contribute towards the unique character of the settlement and its response to the landscape.

Scattered urban grain

Representing a large majority of Westmorland and Furness' settlements, agricultural hamlets and small villages exhibit a dispersed urban grain where a mixture of farmsteads, churches and dwellings contribute towards a unique clustering of buildings. This historic urban grain offers insight into historic land practices and uses.

Building line

The perceived attractiveness of a streetscape and public spaces are generally defined by the frontages of buildings. This is in-turn heavily influenced by the 'building line', representing the alignment of the front face of buildings in relation to the street or space. The position of the building line largely depends on building use: high streets and settlement cores are likely to have a continuous building line set close to the street, while in a suburban area, building lines are more likely to be set further back from the street with gaps formed by trees, front gardens, and other outbuildings. The proximity of building lines on opposite sides of a street or space, and whether there are gaps between the buildings that make up each building line is a large factor in how open or enclosed street spaces feel.

The existence, proximity and consistency of building lines all affect the character of an area. Westmorland and Furness predominantly offers irregular geometry and winding roads, adjusting to the topography. In this context, several straight orthogonal roads/blocks may be out of character with the wider area.

Building lines are a key component of high quality or locally distinctive design. However, it rarely features as a specific policy in its own right, particularly as building lines can vary across settlements and even individual roads. The NMDC

gives a significant amount of advice for how to code for building lines, and advocates coding for different building lines for different area types. The NMDC recommends that coding for building lines may also support the design of buildings that join or are detached where appropriate.

Height

Where it is anticipated within the National Model Design Code for requirements for height to be specified across districts, the expansive characteristic and unique variety of Westmorland and Furness makes this difficult to apply consistently over the entire area. The district is too large and varied for any design code to put specific thresholds or ranges for the height of buildings.

As a result, any rule for the numbers of storeys permitted, height of roofscapes, or contrast with existing buildings will have an unknown number of exceptions. The key is therefore to carry out site, landscape and historical environment appraisal on a case-by-case basis in order to ensure new development is in keeping or intentionally and complementarily contrasting with existing development in the locality. This stems from the area's topography, urban morphology and variety of settlement and locational identities, as noted above under urban grain.

Identity

Place Identity

Relevant policies, strategies, plans and guidance

National Level

Document name	Date published	Link
National Design Guide	2021	This link can be found at https://www.gov.uk/government/publications/national-design-guide
National Model Design Code	2021	This link can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009793/NMDC_Part_1_The_Coding_Process.pdf.
Guidance Notes for Design Codes	2021	This link can be found at https://assets.publishing.service.gov.uk/media/60140c438fa8f53fba2e4a50/Guidance_notes_for_Design_Codes.pdf
National Planning Policy Framework	2024	This link can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2

Purpose/Content

- National Design Guide
  - Value heritage, local history and culture
    - 46 When determining how a site may be developed, it is important to understand the history of how the place has evolved. The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.
    - 47 Sensitive re-use or adaptation adds to the richness and variety of a scheme and to its diversity of activities and users. It helps to integrate heritage into proposals in an environmentally sustainable way.
  - Well-designed places and buildings are influenced positively by:
    - the history and heritage of the site, its surroundings and the wider area, including cultural influences;
    - the significance and setting of heritage assets and any other specific features that merit conserving and enhancing;

- the local vernacular, including historical building typologies such as the terrace, town house, mews, villa or mansion block, the treatment of façades, characteristic materials and details.

- 51 Well-designed places, buildings and spaces:
  - have a positive and coherent identity that everyone can identify with, including residents and local communities, so contributing towards health and well-being, inclusion and cohesion;
  - have a character that suits the context, its history, how we live today and how we are likely to live in the future; and
  - are visually attractive, to delight their occupants and other users.
- 53 Well-designed new development is influenced by:
  - an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;
  - the characteristics of the existing built form – see Built form;
  - the elements of a place or local places that make it distinctive; and
  - other features of the context that are particular to the area – see Context. This includes considering:
  - the composition of street scenes, individual buildings and their elements;
  - the height, scale, massing and relationships between buildings;
  - views, vistas and landmarks;
  - legibility – how easy it is for people to find their way around;
  - roofscapes;
  - the scale and proportions of buildings;
  - façade design, such as the degree of symmetry, variety, the pattern and proportions of windows and doors, and their details;
  - the scale and proportions of streets and spaces;
  - hard landscape and street furniture;
  - soft landscape, landscape setting and backdrop;
  - nature and wildlife, including water;
  - light, shade, sunshine and shadows; and
  - colours, textures, shapes and patterns.
- 56 Well-designed places contribute to local distinctiveness. This may include:
  - adopting typical building forms, composition, articulation, proportions, features, materials, details, patterns and colours of an area;

        - drawing upon the architectural precedents that are prevalent in the local area, including the proportions of buildings and their openings;
        - using local building, landscape or topographical features, materials or planting types;
        - introducing built form and appearance that adds new character and difference to places, with particular attention to how buildings meet the ground and sky;
        - creating a positive and coherent identity that residents and local communities can identify with.
    - 57 Materials, construction details and planting are selected with care for their context. They are attractive but also practical, durable and affordable. They contribute to visual appeal and local distinctiveness. In well-designed buildings, the materials and details suit the design concept, and they are consistently followed through the construction process to completion.
    - Create character and identity
        - 58 Design decisions at all levels and scales shape the character of a new place or building and help to create a memorable sense of place. Character starts to be determined by the siting of development in the wider landscape, then by the layout and grain – the pattern of streets, landscape and spaces, the movement network and the arrangement of development blocks. It continues to be created by the form, scale, proportions, design, materials, details, patterns and colours of buildings and landscape. In this way, it creates a coherent identity for residents and communities to identify with.
        - 59 Where the scale or density of new development is very different to the existing place, it may be more appropriate to create a new identity rather than to scale up the character of an existing place in its context. New character may also arise from a response to how today's lifestyles could evolve in the future, or to the proposed method of development and construction. Larger scale new developments, such as garden villages or urban extensions, may benefit from a variety of characters so that different areas or neighbourhoods each have their own identity.
        - 60 Where the character of an existing place has limited or few positive qualities, then a new and positive character will enhance its identity.
- National Model Design Code
    - Built form refers to the arrangement of buildings, blocks, streets and spaces. The form of such, alongside the design of buildings creates the identity of an area. New buildings should consider the existing architectural character and materials within an area.

- Identity: All schemes should be designed to respect and enhance the existing character of the surrounding area. These principles set will apply to most development:

  i. Sense of place: All schemes should be designed to enhance local character and legibility by:

  - Making use of local materials and detailing.
  - Incorporating legibility and wayfinding strategies.
  - Being guided by a strong masterplan.

  ii. The identity of buildings: All buildings should take account of the principles set out in I.2 The Identity of Buildings National Model Design Code.

- Guidance Notes for Design Codes
  - Identity
    - 119. The identity of a place comes not just from the form and appearance of the buildings and spaces but also from the way that it is planned, its natural environment and the use of its buildings. This includes the way that it responds to the character of the local area and the design of its buildings and public spaces.
    - 120. Identity may come out of respecting and enhancing the existing character of the area and also from adapting and shaping to develop new character. The architectural approach needs to be influenced by its surrounding architectural character.
  - I.1 A Sense of Place
    - 121. A sense of place is the quality that makes a place special and lodges it in the memory so that people want to stay or return. It results from the combination of many factors. Design codes may include guidance on how to draw inspiration from the existing context, to create or enhance a sense of place through new development, and to follow some simple principles of scale and proportion in the design of new buildings.
  - i.1.i Local Character
    - 120. The Context section sets out how a design code starts from an analysis of its area type, in order to understand the place. This analysis informs the elements of a design code and has particular importance when addressing local identity.
    - 122. The analysis will include local building types, architectural styles, materials, detailing and colour. While there are many beautiful neighbourhoods, towns and historic villages, there are also places whose existing character is not particularly attractive. Existing character is therefore something that must be understood as a starting point for the design of layouts and buildings so that they fit into and also enhance the character of the local area. Historic

England guidance[1] sets out approaches to assessing the character of places.

- i.1.ii Legibility
  - 123. The legibility of a place relates to how easy it is for people to find their way around. Certain characteristics of urban areas may help make them easier to navigate. This is particularly important to meet the needs of specific people including those with dementia, and other visual and mental disabilities through use of inclusive wayfinding strategies.
- i.1.iii The Identity of Buildings
  - 126. The design of buildings includes their size and shape and configuration, their relationship to their surroundings as well as their internal layout. All of this is dealt with elsewhere in this code. It is also important to consider the way that the building is designed, its elevations, the arrangements of windows, the way it relates to the street, the design of its roof, the details of its construction and the materials that it uses.
  - 127. This relates to all buildings, although exceptions may be agreed for high-profile new buildings for example those commissioned by public bodies or the private sector through competitions. The role of design codes is to influence the design of the majority of buildings, the housing, shops and workspaces that make up the fabric of places.

- National Planning Policy Framework
  - Chapter 16 states:
    - [Heritage assets] are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
    - States that developments must function well and sympathetically with the existing landscape, continually adding to the qualities of an area over its lifetime. Development should help to establish or maintain a strong sense of place whilst optimising for mixed uses, inclusivity, and public safety.
    - States that design quality and appropriability should be considered at an early stage of the development process and continually iterated upon with the local planning authority and community; in particular, those who would be directly affected by the proposal. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

[1] Historic England, *Historic Characterisation* https://historicengland.org.uk/research/methods/characterisation/#:~:text=Characterisation%20has%20been%20applied%20by,such%20as%20sound%20and%20smell.

Region / County Level

Document name	Date published	Link
North Pennies Area of Outstanding Natural Beauty (AONB) Planning Guidelines SPD and Management Plan	2011	This link can be found at https://northpennines.org.uk/wp-content/uploads/2019/06/MPlan-220719-webres.pdf.
Cumbria and the Lakes Historic Landscape Characterisation	2014	Not applicable

Purpose/Content

- North Pennies Area of Outstanding Natural Beauty (AONB) Planning Guidelines SPD and Management Plan
  - Guide issued providing a framework for management of North Pennines National Landscape.
  - The management plan states that there is an obligation to 'identify the diversity and range of landscapes, the important features of each, and to engage with local communities, private bodies and public authorities in their planning and management. This includes raising awareness and understanding of the character, value and functions of landscape and the way these are changing.' The management plan identifies that there has been 'a gradual erosion of rural character that accompanies unsympathetic management of roads, out-of-keeping conversion of traditional buildings and the gradual loss of historic features.'
  - One of the 'common principles' underpinning the management plan is that 'opportunities to conserve and enhance landscape, biodiversity, geodiversity and the historic environment should be sought in all projects and developments'.
  - The management plan identifies actions to achieve this, which include:
    - Including policies which meet community need whilst supporting the conservation and enhancement of natural beauty and bolstering the character of local settlements within Neighbourhood Plans within the National Landscape and its setting.
    - Supporting the conservation of drystone walls, field barns, fields and other characteristic features of the landscape, through development management and agri-environment schemes
- Cumbria and the Lakes Historic Landscape Characterisation
  - The HLC contributes to the understanding of the historic environment in Cumbria and the Lakes through an enhanced understanding of archaeological sites and built heritage in the wider landscape character. This is achieved through understanding, defining and mapping character.

District and Neighbourhood Level

Document name	Date published	Link
Council Plan Westmorland and Furness Council	Adopted 2023	This link can be found at https://www.westmorlandandfurness.gov.uk/your-council/council-documents/council-plan
Council Plan Delivery Framework 2023-28 | Westmorland and Furness Council	2023	This link can be found at https://www.westmorlandandfurness.gov.uk/sites/default/files/2024-05/WFC%20Council%20Plan%20Delivery%20Framework%202024%20to%202025%20update.%20pp%20v10.pdf
Barrow Borough Local Plan	Adopted 2019	This link can be found at https://www.westmorlandandfurness.gov.uk/planning-and-building-control/planning/planning-policy/legacy-local-plans/barrow-borough-local-plan.
Eden Local Plan 2014-2032	Adopted 2018	This link can be found at https://www.westmorlandandfurness.gov.uk/planning-and-building-control/planning/planning-policy/legacy-local-plans/eden-local-plan.
Eden Housing SPD	April 2020	This link can be found at https://www.eden.gov.uk/media/5721/housing_spd_april_2020.pdf
South Lakeland Core Strategy DPD	Adopted 2010	This link can be found at https://www.westmorlandandfurness.gov.uk/planning-and-building-control/planning/planning-policy/legacy-local-plans/south-lakeland-local-plan.
South Lakeland DM Policies DPD	March 2019	This link can be found at https://www.southlakeland.gov.uk/planning-and-building/local-plan/development-management-policies/#:~:text=The%20Development

		%20Management%20Policies%20Development,South%20Lakeland%20Local%20Plan%20area
An Accessible and Inclusive Environment	Adopted May 2005	This link can be found at https://www.eden.gov.uk/media/3617/an-accessible-and-inclusive-environment-final-dec06.pdf
Management of Conservation Areas Supplementary Planning Document	March 2011	This link can be found at https://www.eden.gov.uk/media/5231/managementconservationareas_spd_20110324.pdf

Purpose/Content

- Council Plan Delivery Framework | Westmorland and Furness Council
  - The framework states the Westmorland and Furness has 'an outstanding unique cultural landscape which inspires creative people and visitors, past and present' and a 'distinctive heritage and identity'.
- Barrow Local Plan 2016-2031policies concerning built form:
  - **DS1: Council's commitment to Sustainable Development** states that 'the Council is committed to seeking to enhance the quality of life for residents by taking an integrated approach to protect, conserve and enhance the built, natural and historic environment whilst ensuring access to essential services and facilities and a wider choice of housing'.
  - **DS2: Sustainable Development Criteria** sets out that where possible, all proposals should aim to contribute to 'the enhancement of the character, appearance and historic interest of related landscapes, settlements, street scenes, buildings, open spaces, trees and other environmental assets'.
  - **DS4: Opportunity Areas** states that proposals 'must have regard to historical context and industrial legacy'.
  - **DS5: Design** states that new developments must demonstrate clearly how they 'conserve and enhance the historic environment, including heritage assets and their setting' (b) and 'make the most effective and efficient use of the site and any existing buildings upon it' (c).
  - **HC1: Health and Wellbeing** states that the Council will encourage 'development which promotes health and wellbeing by…protecting the Borough's natural and heritage assets' (e).
  - **HC4: Access to Buildings and Open Spaces** addresses the need to make provision or easy, safe and inclusive access to, into, within and out of buildings, spaces and facilities and states that 'at the design stage consideration should be given to the effects of the proposal on the character and appearance of heritage assets and their settings'.

- Eden Local Plan 2014-2032
  - **ENV10 - The Historic Environment** states 'that the Council will attach great weight to the conservation and enhancement of the historic environment, heritage assets and their setting, which help to make Eden a distinctive place.' Where appropriate this means proposals for development should 'conserve and where appropriate, enhance the significance of Eden's heritage assets and their setting. The Council will support proposals that would better reveal the significance of the asset, in particular those heritage assets identified as being most at risk. Opportunities for promotion, interpretation and increasing understanding should also be explored.'
- Housing Supplementary Planning Document (SPD)
  - **Policy RUR4 - Employment development and diversification in rural areas** states that one of the criteria for employment development in rural areas is that they *'respect and reinforce local landscape character, the historic environment and not cause harm to the natural environment, through the use of good design'.*
  - **11.2** Appendix 2: Eden Local Plan 2014-2032 (Policy LS1), regarding key hubs, states that *'Proposals will only be acceptable where they respect the historic character and form of the village'.*
- South Lakeland Core Strategy DPD
  - **CS1.1 Sustainable Development Principles** identifies that 'it is vital to protect the countryside for its intrinsic beauty, diversity and natural resources and also for its ecological, geological, cultural and historical, economic, agricultural, recreational and social value' and that 'there is a need to safeguard the essential character and appearance of those buildings and sites that make a positive contribution to the special architectural or historic interest of the area, including the numerous conservation areas and listed buildings, whilst encouraging the appropriate re-use of buildings or sites which are causing harm'. With regards to new developments, the first phase in the stated sequential approach is to use 'existing buildings (including conversion) within settlements, and previously developed land within settlements'.
- South Lakeland DM Policies DPD
  - **Policy DM1 – General Requirements for all development** addresses issue regarding; amenity, privacy and overshadowing for existing, neighbouring and future users and occupants; response to the proposal site's locational context, local and settlement character and distinctiveness; and ensuring the protection and enhancement of existing ecological networks, and biodiversity and geological assets.
  - **Policy DM3 – Historic Environment** states that development proposals will safeguard and, where appropriate, enhance all heritage assets and their settings, in a manner that is appropriate to their particular significance. Proposals affecting a designated or non-designated heritage asset, including its setting, will be assessed taking into account its significance, as derived from the relative value of its

architectural, historic, artistic or archaeological interest; and the impact that the proposals would have upon that significance, including whether it causes any harm. Development proposals will be expected to conserve, enhance and where appropriate better reveal the significance of listed buildings and their settings.

  - **Policy DM4 – Green and Blue Infrastructure, Open Space, Trees and Landscaping** states that all development proposals should, unless it can be demonstrated that it is not possible, result in environmental net gains for biodiversity, green and blue infrastructure and demonstrate how the use of multifunctional green and blue infrastructure will deliver wider requirements and objectives.

- Council Plan 2023-28 | Westmorland and Furness Council
  - Nothing specific to Identity
- An Accessible and Inclusive Environment
  - States that 'We believe access should be celebrated with high quality design that is also sensitive to the special interest of historic buildings.'
  - **9.4 Historic Buildings and Historic Area** addresses the issue of balancing the desire to preserve the many buildings and areas of historic and architectural interest in Eden with the desire that that all people should have safe and uncomplicated access to, and within, buildings.
- Eden Management of Conservation Areas Supplementary Planning Document
  - Eden has 18 conservation areas outside of the National Parks.
  - Accumulations of bollards, lighting columns, road signs, A boards, litter bins, etc generally create a cluttered appearance.
  - Historic street signs and directional markers add to the character of a conservation area and should be retained. Where new signs are proposed they should match the older, traditional signs unless a more contemporary approach clearly adds greater benefit to the conservation area or is in the interests of the wider public good. Some traditional signs may impede navigation for the partially sighted and a balance must be struck between their needs and the historic environment.
  - **4.4 Views and landmarks -** Redevelopment proposals which block or detrimentally affect views of a local landmark will not be approved unless there are over-riding public benefits arising from the proposed development or compensatory views of the local landmark can be created elsewhere. The opportunity should be taken to create views of local landmarks in areas inside and outside of the conservation area where there is the potential for large scale redevelopment. This is in order to visually link the new development to the rest of the settlement.
  - **4.5 Landscape -** Redevelopment proposals which block or detrimentally affect views of a local landmark will not be approved unless there are over-riding public benefits arising from the proposed development or compensatory views of the local landmark can be created elsewhere. The opportunity should be taken to create views of local landmarks in

areas inside and outside of the conservation area where there is the potential for large scale redevelopment. This is in order to visually link the new development to the rest of the settlement.

- **4.6 Development form -** Preserved patterns of development, open spaces and building lines all contribute to the form and character of a settlement. These features demand special consideration in the face of development pressures. Development proposals should respect the context and prevailing scale of existing traditional buildings. Where possible they should enhance or maintain views of local landmarks and the wider townscape character.
- **4.7 Materials and details -** The re-use of building materials from demolished buildings will be encouraged. New (contemporary and traditional) building materials should always be sourced locally whenever possible in order to maintain local distinctiveness and to reduce travel distances. The use of modern materials should be limited to situations where their use would help create a building or feature of clear townscape quality which would further enhance the quality of the area.

Overview

Location, topography, geology

Westmorland and Furness sits within the county of Cumbria. Cumbria was created in 1974 from the historical counties of Cumberland, Westmorland and parts of Lancashire and West Riding of Yorkshire. The present local authority area (LAA) of Westmorland and Furness was historically the entire county of Westmorland, the Furness area of Lancashire and the north-west section of West Riding of Yorkshire.

Westmorland and Furness is bounded to the north and west by Cumberland, on the southeast by Lancashire, on the east by Yorkshire, and Durham and Northumberland to the northeast

In the western part of the LAA lies a portion of the Lake District National Park, encompassing mountains, valleys and lakes, and in the southeastern section lies a part of the Yorkshire Dales National Park. In the east, the LAA encompasses the upper Vale of Eden and sections of the Pennines. The southern part of the LAA comprises low hills and valleys that descend to the coastal plain at Morecambe Bay.

The district is partly Silurian siltstones and sandstone, which do not form a striking accent in the landscape, especially in comparison to much of the Lake District to the north. There are also areas of red Permo-Triassic sandstone, fine reds and browns which are characteristic tones of towns and villages in the area particularly in the Eden Valley.

Settlements

There is considerable evidence of prehistoric settlement in the district, as evidenced by scheduled monuments such as the prehistoric hut circle settlements,

enclosure, cairnfields and funerary cairns on Heathwaite Fell, Broughton in Furness.[2]

However, settlement history of the area generally begins with the arrival of the Romans in the first century AD. Due to the position and topography of the region the Roman occupation was of a military kind as part of the northern frontier of Roman Britain. The Roman sites fall into three groups; located along the arterial road which proceeded northwards along the western fringe of the Pennines to Carlise; lining the branch road proceeding eastwards through Stainmore to join the Roman Great North Road; and posted at the heads of lakes and valleys.[3]

After the departure of the Romans, Anglian, Danish and Norse inhabitants left few remains in the historic environment. The 11th century saw the spread of the Norman pattern church and state organisation[4] and the creation of two feudal baronies in Westmorland which acted as distinct jurisdictions for over a century. The foundation of Westmorland as a single administrative entity dates to around 1226/7 when the Normans united the baronies to form one of the thirty-nine ancient counties of England.[5]

Six phases can be distinguished for post Roman settlement, farming and landscape:

1. c.450-850 – Anglian settlement
2. c.850-1150 – Norse settlement and Norman conquest
3. c.1150-1550 – Medieval period including border warfare and Black Death. Pre 1516 Market Charter records show existence of markets/fair at this time in places such as Morland, Dalton in Furness and Sedbergh.
4. c.1550-1750 – Period of the classic Yeoman farmer
5. c.1750- 1880 – High farming and the industrial revolution
6. 1880-present day – Periods of depression and resurgence in farming[6]

Whilst little historic fabric remains pre-18th century, the systems of seasonal movement of animals introduced during the Norse and Norman period influenced the location of settlements, an influence which has remained until the present. Population increase in the 12th and 13th centuries led to the creation of more farms and hamlets. The period also saw the clearing of land to make grazing land.

The Black Death, combined with a deteriorating climate and animal disease saw a period of population decline, which started to reverse around 1450 when

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[2] Historic England 1993, *Bowl barrow 20m east of Raven's Gill.* NHLE ref: 1007603.
[3] Prehistoric and Roman Westmorland https://www.british-history.ac.uk/rchme/westm/xxviii-xlvii
[4] Brunskill, R.W. (2010). *Traditional Buildings of Cumbria – The County of the Lakes.*
[5] Youngs, F. A. (1991). Guide to the Local Administrative units of England. Vol. II, Northern England. London: Offices of the Royal Historical Society in *A Case Study on the range, availability and usefulness of publications relating to the Historic County of Westmorland, and on the current provision of support for Local Historical Studies, with specific reference to the county town of Kendal https://www.cumbriacountyhistory.org.uk/sites/default/files/westmorland_case_study.pdf*
[6] Brunskill, R.W. (2010). *Traditional Buildings of Cumbria – The County of the Lakes.* Pg 25

colonisation resumed, eventually reaching a settlement limit which endured until the end of the 18th century.[7]

Types of Traditional Building

Though vernacular buildings are locally distinct, broad trends in traditional design can be identified across Westmorland and Furness and provide a framework to inform an analysis of context and identity. Almost all the vernacular buildings in the district were built after the 17th century, from phase 5 identified above, with few surviving before this period. A small number of large houses and fortified stone buildings do exist within the district, but these tend to follow national trends in design. The old counties of Cumberland and Westmorland were not characterised by large, landed estates. Humbler dwellings, built for tenant farmers and labourers, were largely constructed of timber and thatch before the mid-17th century and have simply not survived or been demolished and rebuilt. Traditional vernacular designs were still in use until almost the end of the 19th century.

Houses and cottages

A period of relative peace and prosperity in Britain in the 17th century saw many of the nation's timber houses rebuilt in stone in what is known as the 'Great Rebuilding'. In the Westmorland and Furness area, rebuilding was driven by a new, largely independent but small scale class of wealthy yeoman farmers. Known as the 'Statesmen Farmers', they began to build robust farmhouses in local stone with Lake District slate roofs. Many of these survive today as the centre of isolated farmsteads or clustered as part of a historic village core.

The term 'cottage' is used today to refer to any small to medium-sized house. Historically, a 'true' cottage was a small dwelling built for a farm labourer or other worker. They were generally cheaply built and as a consequence very few now survive or have been extensively modified. Those that do survive in an approximation of their original form tend to date to the early 19th century onwards, when there was greater investment in construction. By the mid-19th century, the vernacular cottage had been replaced by standard type of workers' terraces and pattern book designs found across the country.

The following table described the main types of small domestic house (including farmhouses) found across Westmorland and Furness.

Traditional types of domestic housing

- Two-unit plan
    - One-and-a-half storeys building. Ground floor divided into two 'units' or rooms – a general kitchen/living area and a bedroom. The continuous loft space above was an area for sleeping or storage. In later examples this was divided by a partition into additional bedrooms accessed by ladder or external stone staircase. The fireplace and chimney stack

[7] Brunskill, R.W. (2010). *Traditional Buildings of Cumbria – The County of the Lakes.* Pg 26

were traditionally at the gable end adjoining the living area. Later examples include a second, smaller stack at the opposite end.

- Variations to the basic plan include a projecting staircase turret and/or a lean-to extension (termed an outshut), to the rear of the house. This housed a back kitchen or scullery.
- Date: 1650 to 1810
- Area: Found across Westmorland and Furness.
- Key external features: Small external window–known as the fire window–marking the location of the original hearth, used to light the inglenook.
- In early examples the door is in the gable. Later more commonly found front centre. In both cases the door led directly into the living area.
- Traditionally, main windows on the front façade with only a small window to the rear to light the pantry. Small windows on the upper storey. No dormers
- Stack against the gable end. Chimney originally built of stone but now most been replaced in brick.
- External stair turret in many cases.
- One-and-a-half storeys high (occupied loft space).

- Cross-passage plan
  - Similar in layout to the two-unit plan with the addition of an un-heated service room at one end (the downhouse). This was divided from the main house by a cross-passage running front to back. In early examples the room was open to the roof. In later designs it was boarded over, with the upper floor serving as a granary. By the 19th-century the service room had been replaced by the kitchen. This saw the addition of a second stack to the design. There were many variations to the basic layout.
  - Adaptations and extensions follow the same pattern as the two-unit house.
  - Date: 1660 to 1820
  - Area: Largely found across central to north-eastern area of Westmorland and Furness.
  - Key external features: Front door off centre, leading into the cross-passage. In later examples a central door was added, leading straight into the living room and a porch or door canopy added to protect visitors from the elements.
  - Single stack located in the middle of the house, along the wall dividing the main house from the cross-passage. Often a second stack at the living room end.
  - Windows mainly to the front, with occasionally a small window to the rear to light the pantry. Upper floor windows smaller than those on the ground floor. No dormers.

    - One-and-a-half storeys high (occupied roof space) and two-storeys high.
    - External stair turret in many cases.
- Cross-passage house with farm buildings
    - Derived from the traditional longhouse, this type of building combined domestic accommodation at one end with a cowhouse, barn and stable at the other, divided by a cross-passage.
    - The basic layout at the domestic end was the same as that for the two-unit plan. In early examples the farm range was single-storey and open to the roof. In later designs it was boarded over, and the upper floor used as a hayloft and granary.
    - Usually, some differentiation in the build between the domestic end and farm range. This might be the quality of the stone, use of render of other treatment of the window and door detail.
    - Date: 1660 to 1790
    - Area: Largely found across central to north-eastern area of Westmorland and Furness.
    - Key external features: Front door off centre, leading into the cross-passage. In later examples a central door was added into the main living area.
    - Windows generally confined to the front wall. Upper floor windows are smaller than those on the ground floor No dormers.
    - External stair to upper floor of farm range and/or external stair turret.
    - One-and-a-half storeys high (occupied roof space). By the mid-17th century, the design has changed to include a full second storey.
- Continuous outshut plan
    - 18th century modification of the basic two-unit plan which included a full-height first floor, fitted with full-size windows. The loft space was reduced to a small attic in the roof apex, used for storage.
    - In addition, a two-storey extension (outshut) was added running the full length of the rear of the property. This was covered by a continuous lean-to (known as a ‘cat-slide’) roof. The outshut housed the kitchen and staircase leading to the upper floor.
    - Date: 1730 to 1820
    - Area: Common to all parts of Westmorland and Furness.
    - Key external features: Traditionally a central front entrance, with secondary entrance to the rear.
    - Full-sized windows at both ground and first-floor level. Smaller windows at the back in the outshut.
    - Front façade symmetrical, with windows evenly spaced.

    - Eaves higher at the front and lower at the back because of the cat-slide roof. Gives a distinctive asymmetrical gable shape as the rear side of the roof is longer than the front side. No dormers.
    - Dog-leg staircase in the outshut.
    - Two-storeys high.
- Double-pile house
    - A development of the outshut house, the double-pile house has four rooms on each floor, all contained under a single roof. Ground floor: living room and parlour at the front, with kitchen and dairy to the rear. First floor: three bedrooms and a cheese room.
    - The dividing roof trusses were replaced by robust internal partition walls carrying the weight of the purlins. This meant that a house could be two rooms in width rather than one.
    - This type of building was the most common type of vernacular house from the end of the 18th century onwards and is found extensively across the National Park.
    - Date: 1770 to 1850
    - Area: Common to all parts of Westmorland and Furness.
    - Key external features: Front door leading into the living room. Back door leading into the kitchen.
    - In later modification the front door leads into a small lobby lit by a fanlight over the door.
    - Windows into each room at the front and back.
    - Symmetrical façade.
    - Internal staircase located between the kitchen and dairy.
    - Pitch of the roof the same on both sides and eaves of equal height.
    - Small attic space in the roof apex used for storage. No dormers.
    - Two-storeys high
- Single-storey cottage
    - A humbler version of the two-unit house Comprises a single-storey, two-room dwelling with living area/kitchen on one side and parlour/bedroom on the other. Property heated by a single fireplace at the gable end. A workshop or scullery was sometimes added at one end. All rooms were open to the roof or ceiling.
    - Very few surviving examples.
    - Date: 1750 to 1830
    - Area: In limited northern parts of Westmorland and Furness.
    - Key external features: Central door.
    - All windows to the front.

    - Chimney and stack at the gable end. Sometimes a separate stack in the workshop.
    - Pitched roof with eaves of equal height.
    - Single storey.
- Two-storey cottage
    - Various types of cottage fall into this category. The earliest version is the gable-entry cottage, with one room on the ground floor and a bedroom in the roof space above. A later variation of this is the front-entry ‘one-up-one-down’ cottage, set singularly or in pairs.
    - The layout was a scaled-down version of the two-unit house, with two rooms on the ground floor, divided by a central internal staircase leading to two bedrooms in the roof space above.
    - Date: 1780 to 1850.
    - Area: Widespread Westmorland and Furness.
    - Key external features: Central door leading into a lobby with the staircase opposite.
    - Windows to the front. Smaller windows sometimes to the back.
    - Main stack and chimney against the gable, heating the living room. Smaller second fireplace sometimes at the opposite end.
    - Pitched roof with central ridge tile and equal eaves.
    - Two-storeys high.
- Double-pile single-fronted cottage
    - A scaled-down version of the larger double-pile farmhouse, split in half to provide two ‘two-up-and-two-down’ cottages, set in pairs. Each cottage had a living area to the front and kitchen to the rear with bedroom above, reached by a very steep staircase.
    - Design developed into, and was replaced by, the Victorian workers terrace by the mid -19th century.
    - Date: 1800 to 1850.
    - Area: Common in southern areas of Westmorland and Furness and limited areas in the north.
    - Key external features: Two windows at the front and two at the back, with a central blank window above the doors to keep symmetry.
    - Entered from the front. Doors into each property set together.
    - Stack at each gable end.
    - Two-storeys high.

Farm Buildings

Traditional farm buildings make a distinctive contribution to the character of the Westmorland and Furness landscape. Most are simple and functional in design, built in the vernacular tradition from local materials to age-old designs. Changes in

farming in the latter half of the 20th century has seen many become redundant and fall into disrepair. Finding a sustainable new use through conversion is one option for securing the long-term future of these buildings. This needs to be approached sensitively with an eye not only to the preservation of the historic character of the building itself, but also any impact on the wider landscape setting. This includes the farmhouse and associated farmstead, as well as the surrounding fields and boundary walls. It is therefore essential that any proposals for the conversion and/or extension of a farm building is informed by a suitably detailed and researched heritage assessment.

The main types of traditional Westmorland and Furness farm building are summarised below.

Traditional types of farm building

- Barn (see insert for Bank Barn and Field Barn)
  - Designed for the storage and processing of arable crops. Generally, a central stone threshing floor for separating the grain from the stalks with room for storage at each end. The threshing floor is usually located in the centre of the barn, with large full-height doors set on opposing sides to provide both light and a through-flow of air. The **Bank Barn**, a form specific to the Cumbria and Westmorland and Furness, has the threshing floor on the upper floor compared to other parts of the country where it is the ground floor (see inset).
  - The threshing floor became largely redundant after the introduction of mechanised threshing in the 19th century.
  - Key external features: Central threshing area open to the roof, flanked by two full-height opposing doors.
  - Storage in two end bays
  - Built of stone, with slate roof.
  - Windows confined to the ground floor. Ventilation slits on the upper levels.
- Horse engine (Gin gang or gin case)
  - Before the introduction of steam most mechanised threshing machines were powered by horse. The animal walked a circular track and was attached to a central crown wheel and pinion by a shaft. A drive-belt attached to the device transferred power to the threshing machine. The ‘engine’ was housed in a square, polygonal or apsidal building attached to a barn. Many of these survive today, although huge numbers have been lost, and are testimony to an important point in farming history – the introduction of mechanised machinery.
  - Key external features: Either open-sides or with multiple windows to provide good ventilation.
  - Roof supported on timber uprights or stone piers.
  - Distinct polygonal or apsidal shape

    - Elements of the central mechanism sometimes survives.
- Cow house or byre
    - Designed to accommodate cattle during the winter months or sometimes for milking. Cattle tethered in pairs along the building, separated by a low partition of timber or stone.
    - Key external features: No windows, the main source of light being the door. Can include ventilation slits.
    - Horizontal-spit ‘barn’ door
    - Single-storey with hayloft above.
    - Drain running length-ways through the structure.
- Stable
    - Rectangular building in plan, divided into stalls for each horse. Stalls separated by a timber or stone ‘kick board’; curved at the head end to prevent biting. Often a loosebox at one end and hayloft above. The stable was taller and generally better built than the cow byre; a horse representing a greater investment.
    - Key external features: Includes at least one window for light and ventilation.
    - Horizontal-spit ‘barn’ door
    - Single storey with hayloft above.
    - Floor surface set with V-grooves to improve grip and drainage.
    - Often located next to a cart and implement shed.
- Granary
    - It was important to keep process grain well-aired and away from rodents, so granaries are always raised and generally on the first floor, reached by an external stone stair. They can be located over a stable, cartshed or even the upper floor of the farmhouse.
    - Used for the storage of processed grain and flour, kept in wooden chests or piled on a close boarded floor.
    - Key external features: Ventilation slits rather than windows
    - Occupying first-floor space
    - External stone stair
    - Single door
- Cart-shed/implement-shed
    - Often located below the granary and close to the stable, the cartshed was an open-fronted building, supported on vertical piers, used for storing farm vehicles and machinery. The sides of the piers are often chamfered to minimise damage to the vehicles.
    - Key external features: Open fronted.
    - Usually below the granary.

Bank Barns and Field Barns

The bank barn is an agricultural building distinct to Cumbria and Westmorland and Furness. It is the main type of historic farm building recorded across Westmorland and Furness, with over 1000 known examples in Cumbria. A true bank barn is a two-storey building constructed along a natural or artificial bank. A less common variation is built across the bank. This compact building combines a threshing floor on the upper level, with animal accommodation and cartshed below. The advantage of building along the slope meant that loaded carts could be driven directly into the barn via a short ramp and emptied without the need to toss sheaves or haul grain up from the ground floor. The height of the building also ensured a good through-flow of air to help with threshing and winnowing and provided ventilation for storage. For winter feeding, hay and straw could be dropped through trapdoors directly down to the animals below.

At the lower level, a central cartshed was located immediately under the threshing floor so that processed grain etc. could be dropped through and easily carted away. On one side of the cartshed was generally the cowhouse, and at the other the stable. A continuous canopy along the front of the building is a common feature. This provided additional protection from the elements to the animals when the doors were open.

The bank barn design made it ideally suited to the terrain in the north, east and west of Westmorland and Furness , . The earliest surviving example dates to the late 17th century and the form continued to be constructed up till the start of the First World War.

The field barn is a variation of the bank barn. It was an outlying building, set in pasture on the lower upland slopes, away from the main farmstead. Hay was stored on the upper level, with accommodation for young cattle kept loose below. The slope meant that hay for storage could be swept directly into the building from the surrounding pasture for storage. This was then dropped down chutes to feed the animals below during the winter. Most field barns were built between 1790 and 1900.

Industrial Buildings

Industrial history is an important part of the heritage of Westmorland and Furness, particularly in the shipbuilding industry of Barrow, the woollen and iron industry of Kendal, industry linked to the foundry and canal in Ulverston and mills at Burneside and along the River Kent. Where buildings survive in these areas, they are a defining part of the landscape character, and the design of associated buildings is specific both to their function and technical advances of the time they were built. They help maintaining a vital link to the district's past, as rare surviving evidence from an important phase in the district's history.

However, apart from Barrow and efforts to industrialise and better connect some of the larger towns, many of the settlements have an agricultural or market town character.

Finding an adaptive re-use for industrial buildings that preserves their identity and heritage significance is particularly challenging. They can include machinery and other important fixtures, fittings and internal configurations that make them difficult to adapt to new uses. Despite their challenges, industrial buildings are interesting and distinctive properties and with well-designed conversion can make a positive contribution to place and stimulate wider regeneration.

As with all conversions and extensions, design has to be informed by a comprehensive assessment of context, character and significance. This should include a technical understanding of how the site functioned, and its relationship to the wider industrial landscape. Restoration and conversion schemes in these areas need careful assessment and consideration of impact on character and setting. Early consultation with the Westmorland and Furness heritage team is recommended.

With all extensions and conversions, detailed analysis of significance must be completed early on in the development process and used to inform design proposals. The assessment must highlight areas of heritage sensitivity, as well as those more robust to change.

Urban Areas

The vernacular tradition in towns like Appleby, Ulverston and Dalton in Furness varies from that in the countryside. Houses in an urban setting also functioned as shops and sometimes workshops, often occupying long narrow plots with a continuous built-up frontage facing onto the street or market square. Buildings tended to be much taller to maximise on the space available and increase the prestige of the owner, with two and three-storey properties being common. In the 17th and 18th century these were constructed of timber with a stone façade, so what appears to be a robust stone building from the exterior can often conceal a traditional timber frame.

The pace and scale of change in Westmorland and Furness towns and service areas has also been faster and more extensive than in the rural communities. In the last 150 years, large-scale development has changed the face of parts of Kendal and Barrow. The latter in particular was transformed from a small coastal village to a populous industrial town with a railway, docks, ironworks, steelworks and shipyard. Understanding how a town has grown over time, and the factors that have influenced change, is an essential part of a heritage character assessment and critical to the design of new development that responds sensitively to the existing historic environment.

There are 39 Conservation Areas in Westmorland and Furness , excluding those that sit in the national parks. These Conservation Areas range from large towns like Penrith to small villages like Ireleth. Some have a Conservation Area Management Plan (CAMP) setting out key characteristics and attributes contributing to the special architectural and historic interest of the place. This includes discussions on street layout, form, townscape, key architectural styles and features, green space,

views and public realm and can be a very useful starting point when planning a new development, even for a site well outside the CA boundary.

19th and 20th century architecture

By the mid-19th century the vernacular tradition had declined. Buildings were still constructed using local stone, but the age-old traditional forms had been supplanted by national trends in architectural style: classical Georgian in the 18th century; Victorian Gothic and Elizabethan/Jacobean Revival in the 19th century, and Arts & Crafts, Domestic Revival and Vernacular Revival in the early 20th century. This type of architecture is sometimes referred to as 'polite' to distinguish it from local vernacular forms. The term 'polite' in this context means a building designed by a professional architect or builder following a national or international fashion, style or set of conventions. Rather than being predominately functional in form, polite buildings were designed to be visually attractive and incorporated non-local materials imported into the region via the new railway. Brick, iron and steel allowed for greater flexibility in construction, and a range of decorative features were executed in wrought iron, coloured glass, and tessellated tile.

The variety of architectural style in the 19th and 20th centuries makes an important contribution to the character of the towns and later villages in Westmorland and Furness and contrasts with the vernacular farmsteads and hamlets in the rural valleys. Through changes in architectural style you can also trace the development of a settlement over time. Late 19th century expansion in Barrow, for example, is typified by a proliferation of Victorian gothic revival, while Appleby saw expansion in the Victorian era as a result of its two railway stations. The majority of urban areas are a mix of architectural styles, celebrating changing social and economic values over time and contributing considerably to the variety and interest of the townscape.

Architectural Detailing

Architectural detailing includes decorative elements like columns, finials, barge-boarding, stained glass and bay windows, and the treatment or finish of functional elements like door jambs and lintels. Together, these make up the 'vocabulary' of building: a set of design features that generally identify it with a particular architectural style.

Vernacular buildings also responded to changes in national fashion, especially during the 18th century, but is less formulaic than the later national style and was partly constrained by the properties of the local building material. Slatestone for example did not lend itself to carving, whereas sandstone could be shaped easily into jambs and window surrounds. In general, detailing contributes considerably to the overall character and aesthetic quality of a building. It can also be a useful way to date later modification, extension and change of use.

The main forms of detailing common to Westmorland and Furness are summarised in the table below.

Roofs and Chimney

Description

Roofs are generally simple in design. From the early 19th century most were pitched with equal eaves. Dormer windows are rare, as are twin gabled roofs with central valleys. In the 18th century gables were finished with a plain closed verge, raised coping or parapet, and kneelers. Crow-stepped gables (corbie-stepped) are common where slatestone is the main walling material. Decorative barge-boarding was introduced in the 19th century.

Chimneys are in general a prominent feature. Early buildings may include an end-stack projecting out from the gable wall, sometimes round or oval. . A modification of this, found particularly in northern and western parts of Westmorland and Furness, is an end-stack and chimney projecting from either first-floor level or the roof apex. In both cases the stack is carried on stone corbels. By the late 18th century most stacks were internal, with flues running through the wall and only chimneys visible on the outside. The number of chimneys and chimney pots indicate the location and number of hearths or fireplaces in the property.

A large number of stone chimneys were replaced in brick, with few original examples surviving. In some areas chimney stacks are uncharacteristic. A small metal flue, finished in black or dark grey, may be acceptable provided that it is set away from prominent facades.

Water-tabling –a line of projecting slates to deflect water– is a typical feature of the district.

From the mid-19th century onwards, chimneys varied according to architectural style and fashion. Georgian chimneys tend to be simple in design and often hidden behind a prominent cornice. In contrast, they are a dominant decorative feature of the late 19th century Jacobean Revival style.

In some areas, large unbroken roofs are an important characteristic that should not be altered.

With regards to barn conversions, changes to the roof height, pitch or adding rooflights of other features to the roof should be avoided in order to maintain their character. Dormers are largely unacceptable. Occasionally roof lights acceptable.

Windows

Description

The size, proportion and distribution of windows in a vernacular building was dictated by the internal plan. For example, where the principal bedroom is in the loft space, the windows are smaller on the upper floor compared to those on the ground floor.

Early buildings have fixed, single-mullion-and-transom windows, replaced by the end of the 18th century by side-hung casement windows or double-hung horizontal sliding sashes (sometimes called a Yorkshire sliding sash). These were a cheaper and simpler alternative to the vertical sliding sash and are found across Cumbria, the Pennines and Yorkshire.

Early sash windows sit fairly flush with the wall because of an early statute that the wooden sash box must be hidden behind brick to prevent fire. They also have thick glazing bars and smaller panes. By the mid-19th century advances in production made sash windows cheaper to produce and they become a standard feature of buildings from 1830 onwards.

Drip-moulds are common, sometimes running over both windows and doors in a continuous line. These were carved of sandstone, where available, or else a projecting line of slate stone was used.

Different architectural styles introduced variations on the basic sash. Curved bow windows are a common feature of Georgian architecture, as are oriel windows, which jut out from the upper storeys of a building. Bay windows are a feature of late 19th and early 20th century styles.

The number of windows in a building, and their distribution, is a key element of architectural character and varies from style to style. Classical forms tending to favour symmetry, while a gothic building can include a mix of window sizes on one façade. Frame colour, shutter and window fitting also contribute to the overall identity of a historic building.

In all cases, when renovating or extending a building careful attention should be paid to both the design of windows and their location.

During the lifetime of a building, the location and shape of the windows can be changed, with the former opening evident as a blocked opening. Window and door blocking provide clues to former layout of the building are an important part of the heritage significance of a property.

In some areas, agricultural buildings are characterised by few window and door openings. If new openings are needed, they should be on 'inside' elevations away from public view. The re-use of existing openings is encouraged. Vertically proportioned windows are generally more traditional in character. Symmetrical window layouts should be avoided.

Doors

Description

There is a considerable variety in traditional door design across Westmorland and Furness. Generally, a typical early vernacular door has a shallow four-headed arch carved out of a deep lintel, set with simple stone jambs. The stone lintel is frequently carved with initials and a date, or religious motif. Note that the date of a stone does not necessarily mark when a house was built but could relate to a phase of modification or events like a marriage. Until the early 19th century, the doorway was the main feature of a building, and as the main focus it was often the most decorated element of the facade, especially on commercial buildings, lower status and humbler houses.

From the mid-18th century doorcases were influenced by national styles in Georgian architecture, with pediment and architrave. Simple square-headed

doorcases were also common, set with projecting jambs. Higher status Georgian buildings can include elaborate door hoods, especially in towns.

The introduction of the lobby to houses by the late 18th century saw the introduction of the fanlight above the door to light the interior space.

In the Victorian period four panelled became dominant. Doors in the Gothic Revival or later Arts and Crafts style included stained glass panels, set in both the door itself and fanlight. Front doors also tended to be narrower than their Georgian counterparts. Porches with pitched roofs and tiled floors are a feature of many Victorian houses.

Other detailing associated with doors and entrance ways include boot scrapes, bell pulls, doorknobs and knockers, steps and railings, finger plates and letter boxes.

Traditional building materials

The colour palette of Westmorland and Furness is relatively varied and largely determined by the use of local building materials such as slate, red and pink sandstone and grey limestone. Westmorland is a largely 'grey' county, with red stone in the Permian and Triassic areas of the upper Eden Valley around Appleby. The colours of this volcanic stone can be rich, ranging from grey to brown, dark red and deep purple, whereas the stone formerly quarried at Helm Crag is dark red. Carboniferous limestone is also used extensively, particularly where some degree of stone dressing was required. In parts of the south west of the area, Silurian flagstones dominate, with hues of greys, blacks and browns.

There is less variation in roofing materials, where slate has historically been the main roofing material used in the area.[8] In the Pennine parts of the district, locally quarried stone slate roofs are often seen, but even in these areas stone slate roofs are a minority among the local slate, especially as stone slates were replaced with local slate when buildings were re-roofed.

The re-use of building materials from demolished buildings will be encouraged. New (contemporary and traditional) building materials should always be sourced locally whenever possible in order to maintain local distinctiveness and to reduce travel distances. The use of modern materials should be limited to situations where their use would help create a building or feature of clear townscape quality which would further enhance the quality of the area.[9]

Walling

Carboniferous Limestone

Unlike many places in England, stone can be found in abundance across Westmorland and Furness and has been used in the construction of traditional buildings for thousands of years. Until advances in transport in the early 19th century, most stone would have been quarried locally, close to where a building was being constructed. As such, vernacular buildings have a particular affinity with

[8] Pevsner
[9] Management of Conservation Areas Supplementary Planning Document (eden.gov.uk)

the surrounding landscape, reflecting the distinct colour and texture of the natural environment.

An outcrop of the Great Scar Limestone Group extends along the north, east and southern edges of the Lake District National Park and is the main source of walling material in these areas around Kendal and the Furness Peninsula (with the exception of Barrow which is on sandstone). The pale-grey Carboniferous Limestone in these areas varies in quality and is generally used in rubble-stone construction, and less commonly as ashlar. Hammer-dressed quoins and lintels may be seen, but more frequently red Penrith Sandstone or red-brown Sherwood Sandstone is used for dressings, enlivening the appearance of the otherwise grey buildings. Rough-cast render or lime wash is typically used to seal rubble-built walls. This was traditionally painted cream or grey, but more recently various coloured facades have begun to appear. Projecting through-stones are a common feature of rubble-built properties. Sometimes of higher quality stone, these protrude through at intervals and help strengthen the stability of the wall.

Permian and Triassic sandstone

The area between the Lake District and the Pennines (Eden Valley) is sandstone uplands, a middle layer of limestone and then a lower level of sandstone. This seems to give a general pattern of sandstone in the upland settlements and sandstone on the lower valley floor of the Eden valley in Appleby and Penrith. Between the uplands and valley floor are limestone buildings mixed with sandstone. The Permian Penrith Sandstone Formation is a source of both Penrith and Plumpton Red Sandstone, whilst Permo-Triassic sandstone is also found in the area. These provided a sound and easily worked walling material, in either pink, brown or red. These fine colours, and the occasional sparkling surface of these building stones create the characteristic hues of the towns and villages in the area. The stone is softer than other materials and therefore can be carved and decorated to a high degree. Barrow and Dalton-in-Furness are on a separate outcrop of red sandstone, albeit very similar in composition to Permian Penrith Sandstone.

Cobblestones

The use of cobblestones in wall construction is found in many parts of northern Cumbria and the Lake District but are rare in Westmorland and Furness. Cobblestone is generally used where there is a lack of available superior building stone and/or the use of the building (workshop, outbuilding, boundary wall) does not warrant an expensive building material.

Clay

Clay-walled buildings (cob) are commonly found across many parts of Cumbria but are rare in Westmorland and Furness.

Timber

The ready supply of local stone means that timber-framing is much less common in Westmorland and Furness than other counties across England, although its decorative and functional qualities were exploited for windows, doors and shopfronts in the district. It was often the case that timber framed buildings would

be replaced or rebuilt in stone from the seventeenth century onwards, gaining momentum in the nineteenth century with the advent of large commercial quarries providing a steady and cheap supply of quality building stone. Cruck roofed barns and houses do however survive. Particularly in an urban context, an impressive stone façade may conceal earlier timber framing.

Brick

Brick is not a traditional building material to the area. Like Welsh Slate, it was imported into the area by train from the 1840s onwards. Its use was originally limited to the new resort towns and those villages along the rail network, but it became more widely used from the late 19th century onwards.

Barrow, historically an outpost of Lancashire, is peculiar in the district in that it has the same building materials as southwest Lancashire: a local red sandstone but much more commonly brick; in addition to the materials that could be imported via the railway, Barrow had at least three brickworks in the 19th century. There is no doubt that the locally made brick was used to build the rapidly expanding town. However, brick did not supplant local stone as a building material in other settlements, even locally: comparing workers' terraces of similar ages in Barrow and Dalton-in-Furness, the former are brick whereas the latter are rendered stone despite being less than 5 miles apart.

Render

In many examples, the stone construction of buildings is not visible, due to a coat of roughcast render to protect the building from water ingress. The render is often left white or grey, although in some cases, such as in Ulverston on Southergate, the render is painted. Bright paint colours have come back into use since the 1980s.

The tradition of rendering a stone building is more prevalent in parts of Westmorland and Furness than in the Lake District, despite their proximity. This seems to be a combination of the quality of the building stone and the desire to either: keep walls dry or provide a smoother, more regular wall surface. For the former we see roughcast, which gives a rough texture and a large surface area for drying out, for the latter we see a smooth surface in imitation of stone.

In cases where mortar is visible, it is often flush or recessed, not proud, with lime used in the mortar to allow movement.

Dry stone walling

Dry stone walling, in which stones are laid out without mortar is common for boundary walls in Westmorland and Furness , but also for some barns and historically for humbler cottages. The walls are often a diverse jigsaw of stones laid horizontally, of a variety of shapes sizes and colours. Sometimes the top stones are laid diagonally or vertically.

Slatestone

Slatestone is the least used type of stone in Westmorland and Furness, possibly due to its inflexibility to being worked and manipulated. The local stone is of varying quality, so render or limewash coats are used in areas like Furness and Appleby.

Even very close to the Lakes (Levens, Burneside, Ulverston) local rubbly stone is concealed by render. Where it was used pre 19th century, it appears to be out of necessity in more mountainous areas where other building materials were not easily accessed. Once away from the mountains and fells, where other stone was available its use decreases. The Victorians, however, appreciated the aesthetic value of the material, so buildings constructed of slatestone can be found in areas of previously sandstone or limestone construction.

Traditionally, slate walling material was a by-product of the production of roofing slate. Where used, the variegated shape, hue and size of the old waste stone gives unique character to both vernacular and polite buildings. However, Westmorland slate was not an ideal walling material due to the difficulty in forming angles and reveals.

The main type of slatestone is grey-green 'Westmorland' slate of the Borrowdale Volcanic Group. The Westmorland slate is found to the north and is characteristic of Grasmere, Troutbeck and Ambleside.

Roofing

Westmoreland Green Slate (light green/olive)

Traditional roofing material throughout Westmorland and Furness is Westmorland slate, which has been quarried in the area for over 400 years. Chloride deposits in the volcanic ash from which the slate is formed give the slate its green-grey colour, and Westmorland slate is used throughout the district. The slate has three prime characteristics:

- ***Thickness:*** *Westmorland tiles are thick and need to be dressed along the edges (whittled) to lay flat. This means that each slate is slightly different and can be distinguished when set together on a roof, rather than merging together as Welsh slate does.*
- ***Variety:*** *each slate is specifically dressed and varies slightly in shape. Local slaters organised the stone in different sizes, set in diminishing courses on the roof. The larger and wider slates used at the bottom along the eaves, decreasing gradually in size up the roof with the shorter narrower stones at the ridge. This technique creates a pleasing aesthetic and anchors the building to the surrounding landscape. The ridge was protected by sandstone ridge tiles where available or interlocking 'wrestler slates'.*
- ***Weathering:*** *local slate weathers to blue-grey colour and gets covered in lichen, harmonising with the surrounding natural environment.*

Burlington Blue-Grey Slate

Another traditional material throughout Westmorland and Furness is Burlington Blue-Grey slate, traditionally known as 'Lancashire blue/grey'. The slate has been quarried in Cumbria for hundreds of years from slate deposits formed over 330 million years ago. It has similar characteristics to those of Westmorland Green Slate detailed above. Whilst it is a darker colour when new, when weathered it has a similar appearance to Westmorland Green, and is extremely hard wearing and durable with a life span of 150 years.

Welsh Slate

Welsh slate was first imported into the district by railway and has been used from the mid-19th century onwards. It was supplied in thin, uniform-cut blue or purple slates, which when laid give a roof a homogenous appearance. The slate also does not weather, but remains the same colour. Overall, the material is quite at odds with the variegated colour, shape and size profiles of the traditional vernacular. In Westmorland and Furness its use historically has been limited to new urban development in the late 19th century, although even here local slate remained common. However, since the mid-20th century Welsh slate (and other imported alternatives) has increasingly been used to replace failing roofs of local slatestone. This has a significant impact on both the look and character of the individual building and wider townscape or landscape, especially in rural areas.

Stone Slate

Stone has been used as a roofing material since Roman times wherever a rock could be split to form a thin slab. Sandstone or limestone slating is a highly regionalised roofing form and can be fundamental to the character of a local area.[10] In Westmorland and Furness, stone slates of Permian red sandstone and carboniferous limestone are frequently found in the eastern half of the district but are outnumbered by slate.

Residential Extensions

In conservation areas - Residential extensions that may be permitted elsewhere may be considered unacceptable in conservation areas in order to conserve the historic character and special interest of the conservation area

- **Listed buildings** - There are cases where extensions will be considered undesirable, but generally, particular weight is placed on retaining the identity, appearance, character and special interest of Listed Buildings.
- **Extensions -** should be designed to be subordinate to the existing house. An extension that recognises the shape of the existing building is more likely to be successful than one which ignores the design of the original.
- **Terracing -** While there is nothing wrong with terraced housing, the aim of preventing the terracing effect is to protect the street scene, character and amenity of areas that were originally designed and laid out as detached or semi-detached developments.
- **Porches and bay windows -** A front porch should usually be simple in design, and not too bulky or large so as to dominate the front of the house.
- **Loft conversions -** It is important to ensure a discreet design so that they are not prominent in the street scene. Introducing dormer windows, traditionally not a common feature into the area, onto the roof will have a big impact on the appearance of the house, particularly where they are intended to increase headroom over a large area. Dormer windows should be small, unobtrusive and designed to be in harmony with the existing building. They should be kept

[10]Historic England, 2005. Stone slate roofing: Technical Advice note. https://historicengland.org.uk/images-books/publications/stone-slate-roofing-technical-advice-note/stoneslate/

to the rear of the property with the ridgeline of the house remaining unbroken by the dormer. In general, they should be considered simply as a means of lighting and ventilating the existing roof space, enabling the room to be used.

Wayfinding and development form

Preserved patterns of development, open spaces and building lines all contribute to the form and character of a settlement. These features demand special consideration in the face of development pressures. Development proposals should respect the context and prevailing scale of existing traditional buildings. Where possible they should enhance or maintain views of local landmarks and the wider townscape character.

Conservation Area Management SPDs within Westmorland and Furness identify that the accumulations of bollards, lighting columns, road signs, A boards, litter bins, etc generally create a cluttered appearance, whereas historic street signs and directional markers add to the character of a conservation area and should be retained. Where new signs are proposed they should match the older, traditional signs unless a more contemporary approach clearly adds greater benefit to the conservation area or is in the interests of the wider public good. Some traditional signs may impede navigation for the partially sighted and a balance must be struck between their needs and the historic environment.

Public Realm

Design of Public Space

Relevant policies, strategies, plans and guidance

National Level

Document name	Date published	Link
National Model Design Code	2021	This link can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009793/NMDC_Part_1_The_Coding_Process.pdf.
Manual for Streets	2007	This link can be found at https://assets.publishing.service.gov.uk/media/5a7e0035ed915d74e6223743/pdfmanforstreets.pdf.
Manual for Streets 2	2010	This link can be found at https://www.gov.uk/government/publications/manual-for-streets-2.
Building for a Healthy Life (BHL)	2020	This link can be found at https://www.designforhomes.org/wp-content/uploads/2020/11/BFL-2020-Brochure.pdf.
Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure	2021	This link can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1044542/inclusive-mobility-a-guide-to-best-practice-on-access-to-pedestrian-and-transport-infrastructure.pdf.

Purpose/Content

- National Model Design Code
  - Sets a baseline standard for best practice for local authorities when developing local design codes.
  - Recognises that good design of public spaces involves looking outward at how the space is enclosed by surrounding buildings, as well as inward at the content and layout of the space itself.
  - Emphasises that public spaces should be meeting places to foster social interaction and form a focal point for community life. Consideration should be given to safety and crime prevention, multi-functionality and inter-generational suitability.

    - Stresses that streets form a major component of public space, and should be designed to align with the Manual for Streets in a hierarchical fashion, from Primary streets through Homezones and Lanes to Alleyways.
- Manual for Streets
    - Manual for Streets applies primarily to residential and lightly trafficked streets, aiming to guide best practice for their composition, layout and design. It emphasises that streets should be designed with pedestrians and cyclists in mind, with motor vehicles being a secondary consideration.
    - The manual suggests that the design process should begin with understanding the surrounding context of the streets, before looking at layout, connectivity and quality. Specific elements such as parking and signage are also addressed.
- Manual for Streets 2
    - Extends the principles of the first Manual for Streets, to apply beyond residential streets, for both urban and rural settings. It covers additional considerations such as cycle and bus facilities.
    - This guide is intended to bridge the gap between Manual for Streets and the Design Manual for Roads and Bridges which sets design standards for major routes and trunk roads.
- Building for a Healthy Life (BHL)
    - BHL is a design code aimed at multiple agencies, such as local authorities, developers, planning committees and local communities, to improve the design of new and growing neighbourhoods.
    - It offers 12 design considerations across three themes, to set clear objectives for development proposals. These are:
    - Integrated Neighbourhoods
        - Natural Connections
        - Walking, cycling and public transport
        - Facilities and services
        - Homes for everyone
    - Distinctive Places
        - Making the most of what's there
        - A memorable character
        - Well defined streets and spaces
        - Easy to find your way around
    - Streets for All
        - Healthy streets
        - Cycle and car parking

        - Green and Blue infrastructure
        - Back of pavement, front of home
    - Offers multiple examples of what high quality or poor quality design looks like for each of the 12 considerations.
- Inclusive Mobility: A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure
    - Provides guidance on creating and maintaining accessible public realm for all, including people with disabilities or mobility issues. This document explores common barriers which prevent those with disabilities from fully accessing public spaces. It goes on to suggest best practice for designing inclusive and accessible public places. Extensive technical guidance is given on things like footpath design, gradients, pedestrian crossings, colour and lighting.

Region / County Level

Document name	Date published	Link
Development Design Guide (as of Oct. 2025)	Adopted 2017, updated 2023	This link can be found at https://cumbria.gov.uk/elibrary/Content/Internet/544/3887/43115144751.PDF.

Purpose/Content

- Development Design Guide (as of October 2025, Westmorland and Furness Council is reviewing and updating this document)

Cycle parking

- Within residential developments, formal cycle parking must be provided which prioritises secure infrastructure and minimal street clutter. When selecting infrastructure, consideration should be given to its ability to serve dual or multiple functions to optimise space usage.
- Principles for cycle parking provision emphasise the importance of locations that prioritise easy access to development facilities, with proximity to cycling facilities being more important than allocating space for motorised vehicles. Access to cycling facilities should be straightforward and unobstructed to encourage usage, with security measures well-planned to protect both riders and their bikes. Where possible, shelter should be provided to protect bikes from the elements, ideally within the curtilage of dwellings for convenience and security.
- For businesses, cycle parking should be offered on their premises in line with current parking guidelines. Any cycle parking within the highway should be fit for purpose and maintainable, with bespoke features requiring a robust future maintenance plan.

District and Neighbourhood Level

Document name	Date published	Link
Barrow Borough Local Plan	Adopted 2019	This link can be found at https://www.barrowbc.gov.uk/sites/default/files/attachment/7819.pdf.
[Eden] Housing SPD	Adopted 2020	This link can be found at https://www.eden.gov.uk/media/5721/housing_spd_april_2020.pdf
Eden District Council Farm Diversification SPG	2005	This link can be found at https://www.eden.gov.uk/media/6397/farmdiversification.pdf.
Heversham and Hincaster Neighbourhood Plan	2024	This link can be found at https://www.hevershampc.org.uk/?NEIGHBOURHOOD_PLAN
Allithwaite and Cartmel Neighbourhood Development Plan	2024	This link can be found at https://www.southlakeland.gov.uk/media/3lgbnehr/acnp-made-version-april-2024.pdf.
Allithwaite and Cartmel Neighbourhood Plan Design Code	2022	This link can be found at https://www.southlakeland.gov.uk/media/lhilo4xp/acnp-design-code-made-version-april-2024.pdf.

Purpose/Content

- Barrow Borough Local Plan
  - Policy DS7: Addresses development along strategic routes, emphasising enhancing street-scene character through landscaping and sensitive design.
- [Eden] Housing SPD
  - Adds further detail to the Local Plan housing policies. Includes a small amount of specific design guidance for crime prevention.
- Eden District Council Farm Diversification SPG
  - Regarding the public realm, the SPG emphasises the need to address potential impacts on local communities and residents. This includes considerations for noise, pollution, and changes in character that may result from diversification projects. The document stresses the importance of ensuring that developments do not significantly detract from the amenity of residents and outlines measures to mitigate potential adverse impacts.
- Heversham and Hincaster Neighbourhood Plan to 2025

    - Housing Delivery (Policy HH3): Encourages small-scale developments that integrate with existing settlement patterns, provide a mix of housing types and tenures, and contribute positively to the public realm.
- Allithwaite and Cartmel Neighbourhood Development Plan 2022 – 2032
    - Policy AC1 – Design Principles - Development should be well-designed in terms of appearance, size, scale, and relationship to the surrounding context, with measures to mitigate potential impacts on neighbouring amenities and public spaces. Additionally, proposals should enhance pedestrian facilities and encourage sustainable transport, maximise energy efficiency, and incorporate Sustainable Drainage Systems (SuDS) to manage surface water and mitigate climate change impacts.
- Allithwaite and Cartmel Neighbourhood Plan Design Code
    - Policy ST3 – Enhancing the Conservation Area – Design features which encourage pedestrian dwell time and improve the quality of the public realm are encouraged.
    - Policy LL1 – Local Landscape – New developments should identify opportunities for creating public spaces. Consideration should be given to the design of public spaces between buildings.

A note on public realm

There are some examples of good quality public realm across Westmorland and Furness, although people in all locations would benefit from improved, well designed public space. In the main towns there are some examples of existing upgraded public spaces such as County Square in Ulverston or New Squares in Penrith. There has been substantial refurbishment of the public realm in Barrow Island at Maritime Streets, which offers a local precedent project illustrating a legible and accessible communal space. As with all public realm schemes, ongoing management including maintenance of the public realm is important. A significant Town Centre Regeneration Scheme has also been planned and consulted upon for Barrow-in-Furness, with proposals centred around Barrow Market.

There are smaller market towns such as Appleby and Kirkby Stephen where the market square still serves as a flexible gathering space for community events, including food markets. At other times they are often used for car parking. Generally, these squares tend to be paved in natural stone and feature a historic landmark such as a clocktower or monument.

There are a number of traditional village settlements which are centred around an open village green; exemplars include Dufton and Temple Sowerby. These are important spaces for community events and pastimes, are often well used and well maintained, and form an essential part of the character of many Westmorland villages.

Well-designed public spaces should be supported by appropriate furniture and facilities which need to be practical, durable and aesthetically high quality. Components of public realm can be thought of as grey (hard features such as furniture or paving), green (vegetation and planting) and blue (water management).

Good public spaces include a balance of all three, integrated into a cohesive multifunctional scheme. Other important considerations include play provision, wayfinding and lighting.

Secured by Design & Security

The concept of ‘Secured by Design’ (SBD) applies equally to public spaces and building, as it does with privately owned and managed buildings and spaces. ‘Secured by Design’ is an official Police initiative that supports the principles of designing out crime and enhancing security of building and their surroundings. The initiative focuses on crime prevention and security through environmental and special design of new developments, and of the refurbishment of existing buildings and spaces.

The National Planning Practice Guidance (NPPG) such as ‘Healthy and safe communities’ 2022 provides an overview of planning and safer environments. This guidance emphasises master-planning, crowded spaces, and anti-terrorism measures. Additionally, SBD’s updated guidance documents, such as ‘SBD Homes 2019’ and ‘commercial Developments 2020’ provide comprehensive framework and standards to integrate security into design effectively.

This baseline will therefore focus on the key concepts used in the design code with reference to safety and security. It draws from the policies and plans listed below, the National Planning Practice Guide, the withdrawn "Safer Places: The Planning System and Crime Prevention," and the latest SBD guidance documents.

By incorporating SBD principles, designers and planners can create spaces that are more resilient to crime, and ensuring communities are safer. However, it is key to acknowledge that SBD is not a one-size-fits-all process. Although standard principles should be considered and applied where appropriate, the consultation process associated with new developments or redevelopments allows for a better tailored approach. By communicating with local police and community groups, SBD issues can be targeted at areas that need attention, ensuring that security measures are both effective and contextually appropriate.

Relevant policies, strategies and plans

National Level

Document name	Date published	Link
Crime and Disorder Act	1998	This link can be found at https://www.legislation.gov.uk/ukpga/1998/37/section/17.
National Planning Policy Framework Chapter 8. Promoting healthy and safe communities	2024	This link can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2
National Planning Policy Guidance on supporting safe communities - How can planning help to achieve resilient places?	2024	This link can be found at https://www.gov.uk/guidance/health-and-wellbeing.
Secured By Design Guidance & SBD Development Guides	2014-2019	This link can be found at https://www.securedbydesign.com/guidance/design-guides.

Purpose/Content

- Crime and Disorder Act
  - Section 17 of this Act requires local authorities through their functions to do all they reasonably can to prevent crime and disorder.
- National Planning Policy Framework Chapter 8. Promoting healthy and safe communities
  - Chapter 8 sets out policies for healthy and safe communities, ensuring that planning policies and decisions anticipate and address potential threats, promote social interaction, and create safe, accessible, and inclusive environments that enhance community cohesion and public well-being.
- National Planning Policy Guidance on supporting safe communities - How can planning help to achieve resilient places?
  - Considers how planning can help achieve resilient places. promotes the creation of safe places through design and development by integrating security considerations into masterplans and individual projects, ensuring that spaces are not only attractive and functional but also resilient to a wide range of threats, from theft to terrorism, through a holistic approach that includes Security Considerations Assessments (SCA).
- Secured By Design Guidance & SBD Development Guides
  - Secured By Design is a Police initiative to reduce crime through the design of new development. There are a selection of separate guides

for homes, commercial and self-build, and others. There is also an interactive online guide.

Region / County Level

Document name	Date published	Link
Development Design Guide (as of Oct. 2025)	Adopted 2017, updated 2023	This link can be found at https://cumbria.gov.uk/elibrary/Content/Internet/544/3887/43115144751.PDF.
Penrith Neighbourhood Plan	Adopted 2025	https://www.eden.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/penrith-neighbourhood-planning-area/

Purpose/Content

- Development Design Guide
  - Chapter L. Lighting addresses the reduction of crime through the improvement of lighting where possible.
- Penrith Neighbourhood Plan
  - Policy 10 – Walking and Cycling: Routes should be safe, appropriately lit and minimising opportunity for crime.

District and Neighbourhood Level

Document name	Date published	Link
Westmorland and Furness Council Plan and Delivery Framework 2023-28	2023	This link can be found at https://www.westmorlandandfurness.gov.uk/your-council/council-plan-delivery-framework.
Eden Housing SPD	Adopted 2020	This link can be found at https://www.eden.gov.uk/media/5721/housing_spd_april_2020.pdf.
Eden District Council Farm Diversification SPG	2005	This link can be found at https://www.eden.gov.uk/media/6397/farmdiversification.pdf.

Purpose/Content

- Westmorland and Furness Council and Local Plan Delivery Framework
  - Highlights directives to work through the Community Safety Partnership to make communities safer.
- Eden Housing SPD

- Incorporating crime prevention measures into the design of dwellings is essential for creating high-quality, secure living environments. The guidelines recommend adherence to Policy DEV5 of the Eden Local Plan 2014-2032, and include several key strategies.
- Public open spaces, communal areas, and access routes should be easily overseen from multiple surrounding dwellings to enhance safety. Dwellings should be oriented to maximise surveillance opportunities and avoid blank walls or gables. Additionally, vehicular, cycle, and pedestrian routes should be integrated and designed to serve residents' needs without becoming shortcuts for non-residents or creating excessive permeability.
- Clear definitions between public and private spaces should be established using physical treatments to promote ownership and deter intrusions, fostering a concept of 'defensible space.' Landscaping should avoid creating hiding spots or obstructing views and should not interfere with street lighting as plants mature. Street lighting should provide high uniformity and Colour Rendition Index values to boost confidence in public spaces, with low-intensity schemes for rural areas. Furthermore, dwellings should have low-energy exterior lighting controlled by residents to enhance surveillance in private areas at night.
- Dwellings should be equipped with secure exterior doors and windows compliant with standards like PAS 24:2016, including laminated glazing. Garages and outbuildings should have secure entry doors and locking mechanisms compliant with recognized standards. Car and cycle parking facilities should be easily supervised, with appropriate physical security measures like secure stands and anchors. 'Wheelie' bins should be securely stored to prevent misuse as climbing aids or for arson. CCTV may be appropriate in some settings, such as apartment blocks or buildings with communal entrances.
- The Council encourages consultation with the police Crime Prevention Officer for site-specific advice before the application stage to prevent delays. Additionally, achieving ‘Secured by Design’ certification is welcomed and supported.

- Eden District Council Farm Diversification SPG
  - Issues with safety relating to diversification of farmsteads includes has been noted with conversion to camping and caravan sites.

Safer Places: Key concepts

Crime prevention through the design of places often revolves around the subtle, sometimes subconscious, messages and cues that the environment conveys to people. Many of our most successful places operate effectively because their design has intentionally or unintentionally integrated measures that foster a sense of safety and restrict the opportunity for crime or antisocial behaviour.

It is crucial for design to consider as many of these concepts as possible, as the effectiveness of each concept depends to some extent on the presence of the others.

Fear of Crime
This concept revolves around the perception of safety when using a particular route, street, or open space, which is influenced by the design of the environment. For instance, individuals naturally prefer routes that are well-trafficked, easily observable, clearly marked, well-lit, and well-maintained, over those that are isolated, desolate, poorly lit, confusing, and neglected, with potential hiding spots. It's the fear of crime, rather than the actual threat, that shapes people's behaviour and decisions. This fear level varies among individuals, with some more affected than others.

New developments should aim to mitigate the fear of crime by creating places that are convenient, bustling, visually appealing, and perceived as safe by as many people as possible, day or night and throughout the year. By addressing this fear barrier, streets and public spaces can become more inclusive and see increased usage.

In most cases, designs that effectively incorporate the other key concepts will also reduce people's fear of crime.

Access and Movement / Safe Permeability
This concept encompasses two main aspects:

- Shared Usage of Streets and Routes: This refers to the extent to which streets and routes are used by various types of highway users, such as pedestrians, cyclists, and motorists. The idea here is that when a route or highway is frequented by a diverse range of people, including those walking, cycling, driving, or taking public transport, it generally feels safer due to increased passive surveillance or "eyes on the street." Well-used routes not only reduce opportunities for crime but also increase the likelihood of witnesses and intervention in case of criminal activity. Conversely, routes where different highway users are segregated or hidden from one another can make pedestrians or cyclists feel isolated and less secure. For instance, separating the carriageway from the pavement or cycle path with extensive landscaping or high barriers can create a sense of isolation and vulnerability.
- Balancing Route Options: The second aspect involves striking a balance between providing people, particularly pedestrians and cyclists, with a choice of convenient, direct routes between destinations while avoiding excessive route options that lead to sparse traffic and feelings of isolation and vulnerability. Therefore, in situations where multiple route options exist, it's essential to ensure that they are shared by different modes of transport and/or are well-lit and overlooked, enhancing safety and reducing the fear of crime.

Natural Surveillance
Natural Surveillance' is a concept involves making sure that streets, pathways, and public spaces are well observed by nearby buildings and their occupants or other users of the area. This ensures that people inside these buildings are more likely to see or hear what is happening outside. This type of surveillance is described as 'natural' because it arises from individuals going about their daily routines. Aside from ease of regular surveillance, the presence of people, or the signs of their

occupancy, such as open windows or lit rooms, creates a sense of human activity and presence, which reduces the opportunity for crime, and the fear of crime in public areas.

To implement natural surveillance, buildings should have windows, main rooms, shopfronts, and entrances facing the street. The design of landscapes should encourage interaction between buildings and streets, pathways, and public spaces. Additionally, it helps if spaces and routes are used by different groups (for example, having footpaths and cycleways side by side, or car parking integrated among homes and businesses rather than separated) and if spaces are multifunctional to increase activity. An example would be a square that serves as a thoroughfare, provides access to shops, offers outdoor seating, and acts as an amenity space for the homes facing it.

Defensible Space
Defensible space is the area around a building that clearly belongs to the occupiers. It is important because it provides clear boundaries where streets and public spaces end, and privately-owned spaces begin. This is crucial for safety and security because:

- It subtly indicates to people that they are leaving public space and entering private space, for example, by stepping from the pavement into a front garden with a low wall.
- It gives the occupants greater confidence to control and influence the space and challenge anyone who enters without invitation.

The blurring of public and private space sends unclear messages and can create opportunities for crime, conflict, and anti-social behaviour as people exploit private spaces that appear to be public. Issues created by ill-defined space around buildings include:

- A private drive, car park, or courtyard that looks and feels no different from the public highway will be treated like part of the public highway: members of the public will park there, cars will be left indefinitely, people will loiter or congregate, and there will be dog fouling and litter.
- An open lawn in front of a home in a town may attract dog fouling and litter, or people may wander up to windows and look in, as the landscaping looks no different from a highway verge.
- Large areas of open grass amenity space that serve no clear purpose can become unofficial playing fields and car parks.

The impacts of not having defensible space can range from minor, occasional nuisance to providing easier, unchallenged access for thieves or fly-tippers, to serious disputes and conflicts that can escalate. Defensible space does not mean that every area needs to have a high perimeter boundary and robust, lockable gates at every entrance. Instead, it suggests that new developments should include features that subtly or symbolically communicate where the public realm ends, and private property begins. This can be achieved through a combination of features such as:

- Low boundary walls or railings for front gardens and/or gate posts or gates at the entrance to a garden or driveway
- Narrow pinch points, gate piers, a band of different paving, or signage at the entrance to a private car park or courtyard
- Different hard and soft landscaping between the public realm and privately owned spaces

The key aim is for the people who occupy, manage, or maintain this space to feel confident that they can challenge anyone they believe should not be there. Likewise, it should be apparent to anyone who should not be there that they are trespassing.

Property Security / Secured by Design
The simple concept is that the more difficult it is to break into a building, outbuilding, or vehicle without being seen or heard, the less attractive it is to would-be criminals. Therefore, the stronger the locks and the harder it is to gain access to spaces or buildings, the less likely it is that someone will attempt to enter.

Secured By Design is a UK Police Service initiative that has been running since 1989. It tests and certifies the quality of building components and products. The Secured By Design website lists items ranging from external lights to communal entry systems to garage doors, window locks, and bike sheds that have been tested and approved by the scheme.

Maintenance A clean and well-maintained environment holds significant symbolic importance: it conveys that people care about and exercise control over an area, and that anti-social behaviour will not be tolerated. A frequently cited example of the importance of maintenance is the ‘broken window theory’. This theory purports that if a single windowpane is broken and remains unattended, other windows will be broken. The lack of maintenance communicates that no one cares about the building, and therefore criminal behaviour is acceptable in this location, thereby encouraging further damage and criminal activity.

An environment that is well cared for by its users suggests a strong community spirit and a robust sense of ownership over the area. This implies to potential offenders that they are more likely to be confronted. For law-abiding citizens, a well-maintained environment can help reduce the fear of crime, in contrast to dirty, neglected, and vandalised environments which exacerbate the fear of crime.

Therefore, designers should consider the ease, practicalities, and frequency of maintenance required by their proposals, and carefully consider the durability of the initial design.

Uses

Uses

Widely accepted within urban design, the Government also advocates for places to contain a mix of uses and housing types that support everyday activities, as part of making sustainable places, as described in the National Model Design Code. It sees well-designed places having on-site local services and facilities to support daily life, an integrated mix of housing tenures to suit people at all stages of life and well-integrated housing and other facilities which are tenure neutral and socially inclusive. Mixed use development can also make efficient use of land.

Relevant policies, strategies, plans and guidance

National Level

Document name	Date published	Link
National Planning Policy Framework	2024	This can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2
National Model Design Code	2021	This can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957207/Guidance_notes_for_Design_Codes.pdf
National Design Guide	2021	This can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf

Purpose/Content

- National Planning Policy Framework
  - The NPPF requires planning policies to support development that makes efficient use of land taking into account:
  - a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it; b) local market conditions and viability; c) the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; d) the desirability of maintaining an area's prevailing character and setting.
- National Model Design Code

- The NMDC advocates places that provide a mix of uses and housing types to create more sustainable places – supporting everyday activities in-situ and creating better integrated communities.
- To do this it recommends inserting variety and activity into places, making efficient use of land, coding for flexibility of use classes and building typologies that support different uses, housing for the young, families and the elderly and housing typologies that can support this mix

- National Design Guide
  - Sets out the importance of well-designed and attractive buildings as a response to existing local character and identity.
  - The Guide sets out a very similar agenda to the NMDC, above, advocating for an integrated mix of tenures and housing types that reflect local housing need and market demand, designed to be inclusive and to meet the changing needs of people of different ages and abilities.
  - It also suggests new development should reinforce existing places by enhancing local transport, facilities and community services, and maximising their potential use. It also advocates for flexibility as needs change over time, allowing for change in uses.

District and Neighbourhood Level

Document name	Date published	Link
South Lakeland Core Strategy DPD 2010	2010	This can be found at https://www.southlakeland.gov.uk/media/3521/cs01-core-strategy-october-2010.pdf
Eden Local Plan 2014-2032	2018	This can be found at https://www.eden.gov.uk/media/5032/edenlocalplan2014-2032finalwithoutforeword.pdf
Upper Eden Neighbourhood Plan 2012-2025	2013	This can be found at https://www.eden.gov.uk/media/5232/uppereedenneighbourhoodplan2012-to-2025.pdf

Purpose/Content

- South Lakeland Core Strategy DPD 2010 policies
  - **CS6.3 - Provision of Affordable Housing**
  - The policy states that the Council will consider the appropriateness of allocating sites in every community in the plan area (i.e. to spread it out across the whole district to be able to meet affordable housing need). The percentage of affordable housing to be provided on allocated sites will be dependent on local land supply, housing need and viability, including the potential for allocating sites solely for affordable housing.

- Expectations of acceptable provision of affordable housing are as follows:
  - On all schemes of nine or more dwellings in the Principal/Key Service Centres, and three or more dwellings outside of these areas, no less than 35% of the total number of dwellings proposed are affordable. The Council may seek to require a higher percentage on individual sites, based on evidence of need and viability.
  - The affordable housing provided is made available solely to people in housing need at an affordable cost for the life of the property.
  - The mix and tenure of affordable housing provided reflects the identified housing needs at the time of the proposal as demonstrated in the Housing Market Assessment and waiting list information.
  - The affordable housing shall be mixed within the development.
  - Exceptionally, a lower requirement for affordable housing will be acceptable where there is clear evidence that it would make the development unviable.
- **CS6.6 – Making effective and efficient use of land and buildings**
- Within this policy on efficient use of land and buildings, relating to the use of brownfield land and the re-use of buildings, are varying requirements over density:
  - There is a target of an average density of at least 30 dwellings per hectare for all housing developments. Higher densities will be sought on appropriate sites, particularly those that are close to transport hubs such as bus stations or main bus routes, in or adjoining Kendal, Ulverston, Grange, Milnthorpe and Kirkby Lonsdale centres.
  - In some circumstances, a lower density below 30 dwellings per hectare will be supported if, there is proven need or if environmental constraints mean that it is not suitable for high-density development.

Efficient Use of Land

Using land efficiently means getting the maximum possible benefit from a site or area, taking into account relevant constraints. This can help to achieve desirable social and environmental outcomes, facilitate the efficient use of resources and infrastructure and reduce pressure to develop additional greenfield sites.

Efficient land use can involve co-locating higher density housing with shops, services and public transport nodes, intensifying lower density areas that are currently using land inefficiently, providing larger single public open spaces instead of multiple small strips and verges, and consolidating or building on surface parking infrastructure.

A design code can promote such activity, for instance by coding specific under-utilised areas for densification or requiring the co-location of commercial services in certain developments.

The legacy Local Plans for South Lakeland and Eden both have planning policies specifying minimum densities for new housing development (see table above) and promoting the use of brownfield land. Barrow, on the other hand, has a planning policy simply confirming that developers may choose density on a site by site basis, including mixed densities on larger sites. There are no strategic policies within the Barrow Local Plan 2016-2031promoting brownfield, although the virtues of its use are expressed in various places within the narrative text which accompanies policies. Brownfield sites are, though, allocated through the plan for redevelopment.

Housing Mix ('Housing for all' and House Types)

Housing Mix can be seen as pertaining to both tenure and types or size of housing.

Part 2: Guidance Notes of the guidance for the National Model Design Code states that the ‘correct mix of tenures and types will depend on the socio-economic context of the local and wider area’ and that ‘local plans and other local policies will include guidance around housing need and the provision of different tenures’. However, of the three former districts only South Lakeland has a specific policy on housing mix, with regards to tenures – requiring the provision of affordable housing across the district and in all significant housing developments (schemes of nine or more dwellings in the Principal/Key Service Centres, and three or more dwellings outside of these areas) (see above).

The NMDC Guidance Notes suggest that a design code could help facilitate (whatever is deemed to be) an appropriate mix of tenures and approaches to provision by:

- Providing additional guidance about where the tenures required by local policy should be located.
- Illustrating the mix of tenures in an area. This could include a combination of [sic] – Social Housing; Specialist Housing; Shared Equity; Affordable Housing; Housing for Younger People; Housing for Sale; Private Renter; Supported Housing; Co-Housing.
- Specifying tenure blind development (i.e. where there is no distinction between the visual appearance and general location of different tenures).
- Requiring the same shared entrances and facilities are available for all tenants withing a building.

Barrow, Eden and South Lakeland local plans (policies H11, HS4 and CS6.2 respectively) all feature ‘housing mix’ local plan policies. However, they are not prescriptive, encouraging developments to bring forward a range of housing sizes and types to address local needs, including the delivery of affordable housing and housing that is adaptable to younger and older generations. Decisions on housing mix, both type and tenure, are therefore to be left to individual sites, decided upon by local housing needs and market assessments and the surrounding townscape and landscape.

Barrow’s legacy local plan indicates that provision of semi-detached houses and properties with two and three bedrooms is a particular priority in their area,

informed by market analysis. Given local authorities' understanding of market needs, as well as the importance of providing mixed communities, advice should be sought by developers on a site-by-site basis.

Active Frontages

The National Model Design Code defines 'active frontages' – windows and doors of buildings facing on to the street, creating interest and activity – for homes and businesses, including shopfronts. Active frontages provide informal surveillance opportunities improving the safety of an area and creating vitality through the presence and interaction of people.

The guidance for the NMDC identifies that design codes can facilitate active frontages by specifying a proportion of building frontage that should be active for each street, specifying a proportion of active uses for a particular area, specifying ground floor ceiling heights to allow flexibility of uses in town centres and high streets, and/or requiring new buildings to have main entrances and windows facing onto the street, amongst other codes.

The historical development and ongoing management of change across Westmorland and Furness means that retail and service activity and therefore shopfronts, are highly concentrated within the principal towns, rural service centres and villages. Businesses with shopfronts therefore tend to be within built-up areas and are a prominent part of the street scene and townscape. They are also usually part of centres where the environment encourages people to walk around and undertake multi-use journeys (perhaps visiting several shops or accessing local services in addition to shopping). In this context attractive, accessible and well-designed shopfronts are important to the character and quality of environment of the principal town centres, rural services centres and villages.

By contrast, retailers or services outside of the towns and village centres tend to be standalone businesses accessed primarily by vehicle. In these instances, there are not shopfronts as such, but simply entrances to buildings or units from car parks, with some glazing and display area.

This element of the code therefore in most cases will only apply to businesses in the town and village centres where access is directly from the public realm (streets, squares, courtyards, passages) rather than businesses where most customers tend to arrive directly on site by vehicle into private car and cycle parks. Many of the elements of the design code would be relevant to the design of the entrances and shopfronts of businesses outside settlements, depending on the nature of the business and its location.

None of the three legacy local plans have policies related to shopfronts but do have guidance in different documents describing wishes for shopfronts to be of high quality and for designs to be appropriate to the building, street and context and none of these are prescriptive requirements. The three legacy local plans do not talk about the importance of active frontages for placemaking either.

Homes and Buildings

Homes and Buildings

Relevant policies, strategies, plans and guidance

National Level

Document name	Date published	Link
Technical Housing Standards – nationally described space standard	2015	This can be found at https://assets.publishing.service.gov.uk/media/6123c60e8fa8f53dd1f9b04d/160519_Nationally_Described_Space_Standard.pdf
National Design Guide	2021	This can be found at https://assets.publishing.service.gov.uk/media/602cef1d8fa8f5038595091b/National_design_guide.pdf
National Model Design Code	2021	This can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/957207/Guidance_notes_for_Design_Codes.pdf
Secured by Design	Undated	This can be found at https://www.securedbydesign.com/

Purpose/Content

- Technical Housing Standards – nationally described space standard
  - This national standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.
  - It is an optional space standard that local authorities do not have to adopt as local policy.
- National Design Guide
  - The National Design Guide advocates for well-designed homes and buildings that are functional, accessible and sustainable.
  - H1 ‘Healthy, comfortable and safe internal and external environment’ makes suggestions for how buildings can be run efficiently and cost effectively via ventilation, minimised sound pollution, overheating mitigation and other comfort and personal control features for users. It also urges consideration of the Nationally Described Space Standards to be embedded in local plans. H2 ‘Well-related to external amenity and

public spaces' encourages the integration of buildings with their surrounding public spaces and makes various suggestions on appropriate public amenity spaces and how they can be integrated with buildings. H3 'Attention to detail: storage, waste, servicing and utilities' urges attention to detail on the operation of buildings, which, in the eyes of the Guide, centres around the careful and attractive integration of elements like waste storage and management, internal services, exterior services and cycle storage such that they don't clutter or overwhelm the visual appearance of buildings.

- National Model Design Code
  - Confirms that nationally described space standards are optional for local authorities and need to be included in local plan policy to be referenced and backed by design codes.
  - It also highlights hopes for design codes to address accessibility, lighting aspect and privacy, security and to advise on gardens and balconies.
- Secured by Design
  - Secured by Design is the official police security initiative that works to improve the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit.
  - The principles of Secured by Design have been deployed in many developments nationally, with local police forces often advising on its deployment and companies supporting accreditation.

District and Neighbourhood Level

Document name	Date published	Link
South Lakeland Development Management Policies DPD 2019	2019	This can be found at https://www.southlakeland.gov.uk/media/6466/final-dm-dpd-adoption-accessible.pdf
Eden Local Plan 2014-2032	2018	This can be found at https://www.eden.gov.uk/media/5032/edenlocalplan2014-2032finalwithoutforeword.pdf
Barrow Local Plan 2016-2031	2016	This can be found at https://www.barrowbc.gov.uk/sites/default/files/attachment/7819.pdf

Purpose/Content

- South Lakeland Development Management Policies DPD 2019
  - **DM11 – Accessible and Adaptable Homes**
    - This policy aims to ensure that new homes are accessible and can be easily adapted as people's needs change throughout their lifetime.

        - New homes must be designed and constructed in a way that enables them to be adapted to meet the changing needs of their occupants over their lifetime (also corresponding to the notion of flexibility of uses and tenants in Uses, above).
        - The Council will require all new homes to meet the optional Building Regulations Requirement M4(2): Category 2 – Accessible and Adaptable Dwellings to achieve this.
        - The policy also specifies where and how exemptions may be applied.
- Eden Local Plan 2014-2032
    - **HS5 – Accessible and Adaptable Homes**
        - The policy states that new housing must be designed and constructed in a way that enables it to be adapted to meet the changing needs of its occupants over time.
        - The Council required 20% of new housing on sites of 10 or more new homes to meet the optional Building Regulations Requirement M4(2): Category 2 – Accessible and Adaptable Dwellings.
        - New development will only be exempt from the requirement where it can be demonstrated by the applicant that it is not practically achievable or financially viable to deliver this policy.
        - The policy explicitly identifies Penrith, Alston, Appleby and Kirkby Stephen and its Key Hubs as locations where development specifically for older people or groups who require supported housing will be supported.
- Barrow Local Plan 2016-2031
    - **HC4: Access to Buildings and Open Spaces**
        - The policy requires that development proposals should make provision for easy, safe and inclusive access to, into, within and out of buildings, spaces and facilities.
        - The layout and design of developments should meet the requirements of accessibility and inclusion for all potential users regardless of disability, age or gender.
        - The Council will have regard to the following criteria when assessing development proposals:

          a) The design of entrances and exits and ease of movement through and between buildings, street furniture, open spaces and pedestrian routes;

          b) The location of any development proposal in relation to its potential users;

          c) Accessibility to all transport modes, including walking and cycling, and provision of adequate parking with the appropriate number of parking bays designated for cycles and motor vehicles, including specified disabled bays; and

d) Provision of on-site facilities such as public toilets and appropriate signage.

- Additionally, where there is a requirement to submit a Design and Access Statement as part of a planning application it should:

  e) Demonstrate the approach to inclusive design; and

  f) Acknowledge compliance with Part M of the Building Regulations (Access to and use of buildings) and refer to BS8300:2009 (British Standards - Design of buildings and their approaches to meet the needs of disabled people – Code of practice) where appropriate.

- **H12: Homes for Life**
  - The policy requires that developers should state how their development will be able to meet the changing housing needs of occupiers. It is aimed at supporting older generations and to encourage developers to build new homes so that they can be readily adapted to meet the needs of those with disabilities and the elderly as well as assisting independent living at home.
  - Provision of retirement accommodation, residential care homes, close care, Extra Care and assisted care housing and Continuing Care Retirement Communities will be encouraged in suitable sustainable locations.
  - Design policies can support the development of well-designed homes and buildings by addressing space standards, accessibility, adaptability, lighting, privacy, security and the delineation of public and private spaces.
  - All of the criteria above come under the National Model Design Code's delineation of 'Homes and Buildings' but these also fall under other design code topics. As such, the needs expressed here may be addressed by other areas of a design code and/or may need to be balanced against other design code considerations.

Housing Quality

Space Standards

Space standards and accessibility are the two key concerns falling under Housing Quality in the National Model Design Code.

The following space standards were laid out in 2015, in the Nationally Described Space Standards by the former Department for Communities and Local Government. These are optional for local planning authorities to adopt, subject to local plan viability testing and approval by the Planning Inspectorate. The dwelling provides at least the gross internal floor area and built-in storage area set out below:

- A dwelling with two or more bedspaces has at least one double (or twin) bedroom.
- In order to provide one bedspace, a single bedroom has a floor area of at least 7.5m2 and is at least 2.15m wide.

- In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m2.
- One double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.
- Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (if the area under the stairs is to be used for storage, assume a general floor area of 1m2 within the Gross Internal Area).
- Any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area, and any area lower than 900mm is not counted at all.
- A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements but should not reduce the effective width of the room below the minimum widths set out above. The built-in area in excess of 0.72m2 in a double bedroom and 0.36m2 in a single bedroom count towards the built-in storage requirement.
- The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area.

Design codes can support the delivery of housing quality by including these Nationally Described Space Standards within a code. However, these standards do not feature in Barrow, South Lakeland or Eden's legacy plans and do not, therefore, currently carry policy weight locally.

Accessibility

On accessibility, all three former authorities have rigorous policy (see table above) in relation to making homes suitable and accessible for elderly people. They require that developers build to the nationally optional Part M of the Building Regulations on accessibility, increasing the number of homes that are suitable for older people, allowing for easy adaptation to cater for disabilities and assisted independent living.

Furthering Barrow's focus on accessibility, local plan policy H12 specifically promotes the provision of retirement accommodation, residential care homes, close care, Extra Care and assisted care housing and Continuing Care Retirement Communities.

Health and Wellbeing

Light, Aspect and Privacy

The National Model Design Code identifies lighting, aspect, privacy, security and gardens and balconies under the concern of 'Health and Wellbeing'.

This is not specifically addressed by local policy although the importance of lighting aspect, privacy, security and outdoor space are discussed in local design advice and discussion within local plans. For instance, Barrow's local plan policy DS5 on Design identifies security and lighting in the context of good design in its narrative, though not within the written policy.

Both Eden and Barrow do, however, have policies with regards to light pollution (ENV9 and C7 respectively). Design codes are, though, concerned here with lighting within the home, although well-designed internal lighting would prevent light pollution from occurring beyond the home. Eden's Policy ENV9 does require that where a new lighting scheme is proposed that could impact neighbouring premises, an impact assessment will be required.

Security

Well-designed public and shared amenity spaces feel safe for people who occupy the buildings around them, and also for visitors and passers-by. They help to overcome crime and the fear of crime. Careful planning and design create the right conditions for people to feel safe and secure, without the need for additional security measures. Similarly, homes and buildings built with security in mind can be more comfortable places to reside in.

The NMDC recommends the use of Secured by Design guidance for the design of both homes and buildings and public spaces. Secured by Design advice incorporates proven crime prevention techniques and measures into the layout and design of places and spaces

Layouts need to ensure natural surveillance from buildings to public spaces, encourage community interaction, engagement and participation and environmental control. The recommendations of Secured by Design includes guidance for housing, commercial space, schools, hospitals and sheltered accommodation. Support and advice is available from the police through a network of Designing Out Crime Officers across the UK.

Gardens and Balconies

Barrow's policy H25 'Design of Patio areas and Balconies' affirms that patio areas and balconies over house extensions will be approved only if they are of good design and do not impinge on the privacy of neighbouring properties or occupy. This alludes to the inter-dependence and, often, potential conflict between meeting these qualities of health and wellbeing. Maximising one can lead to the loss of welfare in another. For instance, secure design may reduce the availability of usable open space whilst gardens and balconies may even impact on lighting provision if overlooking is designed out by removing or reducing windows (simultaneously reducing provision for security).

Resources

Climate Change

In the most recent Intergovernmental Panel on Climate Change (IPCC) Working Group 2 report states that "Human-induced climate change, including more frequent and intense extreme events, has caused widespread adverse impacts and related losses and damages to nature and people, beyond natural climate variability." The UK has already warmed by 1˚C since the 1950's, with all the top ten warmest years for the UK in the series from 1884 occurring this century. It is therefore clear that the climate in North-West England is changing and is an essential consideration for any future development in the area.

The Climate Change Act of 2008 requires that by 2050 there must be a national reduction of greenhouse gas emissions by at least 80% from 1990 levels. One of the main ways in which we can mitigate against climate change is through a reduction in greenhouse gas emissions.

The planning system has a key role to play in contributing to the achievement of sustainable development. The NPPF is clear in stating the role of the planning system in promoting the prudent use of natural resources, minimising waste, and mitigating and adapting to climate change including moving to a low carbon economy. This policy therefore sets a supportive framework to encourage proper consideration of environmental sustainability and climate change mitigation and adaptation measures in the design of new development.

The climate change baseline for the Westmorland and Furness Design Code is split into the following sections:

- Climate policy in the district
- Local emissions contributing to the climate crisis
- Climate projections
- Climate change impacts and risks
- Sustainable design approaches to tackle the climate crisis
    - Designing out energy consumption
    - Energy efficiency of different housing types
    - Current standards for new build housing in the UK
    - Renewable energy
    - Embodied carbon of building materials

Relevant policies, strategies, plans and guidance

There is now significant policy and legislative steer from central government to local authorities urging action on climate change. Principally, the Climate Change Act 2008 placed expectations on local authorities to address climate change. This statutory duty has, therefore, been in place for over 15 years. This is supplemented

by the Planning and Compulsory Purchase Act 2004 and Environment Act 2021 that bolster local authorities' mandate and requirement to plan for climate change.

There are a series of important national, regional and local strategies and plans that motivate action on that mandate. The table below shows the key policies, strategies and plans for local authorities to consider on climate change where they sit outside of, but may pertain, to land use planning.

National Level

Document name	Date published	Link
Environment Act	2021	This can be found at https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted
National Planning Policy Framework	2024	This can be found at https://www.gov.uk/government/publications/national-planning-policy-framework--2
National Design Guide	2021	This can be found at https://assets.publishing.service.gov.uk/media/602cef1d8fa8f5038595091b/National_design_guide.pdf
National Model Design Code	2021	This can be found at https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1009793/NMDC_Part_1_The_Coding_Process.pdf

Purpose/Content

- Environment Act
  - The Environment Act, though focusing on Britian's physical environment has implications for climate change and resource use policy in the built environment. Amongst its long-term environmental targets and underlying environmental principals are goals on waste and resource efficiency, recycling and air quality
- National Planning Policy Framework
  - The overarching framework for the Government's economic, environmental and social planning policies states that locally-prepared plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.
  - This is supplemented by planning practice guidance, with many sections relating to planning for climate change: climate change, flood risk and

coastal change, natural environment, renewable and low carbon energy, travel plans, Transport Assessments and statements.

- National Design Guide
  - Within the National Design Guide, for each of the ten characteristics of well-designed places, a 'Looking Forward' box identifies issues to consider for the future, which are largely climate and sustainability related. Both local planning policies and the design process are expected to take these into account.
  - For instance, for Public Spaces it asks whether it has been considered: 'How the design of public spaces can mitigate the 'heat island' effect? By planting trees? Introducing water into spaces?'
- National Model Design Code
  - The NMDC highlights the importance of setting standards for sustainability in new developments, chiefly in the sections concerning Nature and Resources.
  - It outlines that design codes could include energy efficiency standards, passive energy design, local low carbon/low energy networks, environmental standards (embodied carbon, whole life-cycle carbon, BREEAM Ratings and other such best practice guidance, modern methods of construction, water usage), and the onsite use/generation of renewable energy.
  - The NMDC: Part 2 Guidance Note sets out possible contents and strategic steers in the sustainability aspects outlined above.

Region / County Level

Document name	Date published	Link
Cumbria County Council Carbon Management Strategy 2022	2022	This can be found at https://cumbria.gov.uk/eLibrary/Content/Internet/536/4482617525.pdf

Purpose/Content

- Cumbria County Council Carbon Management Strategy 2022
  - This strategy announced the ambition of making Cumbria the first 'carbon neutral' county in the UK by 2037. It is primarily concerned with council services and premises rather than new development.

District / Neighbourhood Level

Document name	Date published	Link
Westmorland and Furness Climate Emergency Declaration	2022	This can be found at https://www.westmorlandandfurness.gov.uk/news/2022/new-council-declares-climate-and-biodiversity-crises
Westmorland and Furness Council Plan	2023	This can be found at https://www.westmorlandandfurness.gov.uk/your-council/council-documents/council-plan#CC
Westmorland & Furness Council Plan Delivery Framework	2023	This can be found at https://www.westmorlandandfurness.gov.uk/your-council/council-plan-delivery-framework
Westmorland & Furness Climate Action Plan	2023/2025	Part One (2023)can be found at https://legacy.westmorlandandfurness.gov.uk/elibrary/Content/Internet/535/6004/45120122242.pdf Part Two (2025) can be found at https://www.westmorlandandfurness.gov.uk/sites/default/files/2024-08/WFC%20Climate%20Action%20Plan%20Part%20Two.pdf
South Lakeland Core Strategy DPD 2010	2010	This can be found at https://www.southlakeland.gov.uk/media/3521/cs01-core-strategy-october-2010.pdf
South Lakeland: Climate Change Interim Planning Statement April 2022	April 2022	This can be found at https://www.southlakeland.gov.uk/media/7926/climate-change-interim-planning-statement-april-2022.pdf
Eden Local Plan 2014-2032	2018	This can be found at https://www.eden.gov.uk/media/5032/edenlocalplan2014-2032finalwithoutforeword.pdf
Eden Housing SPD	2020	This can be found at https://www.eden.gov.uk/media/5721/housing_spd_april_2020.pdf

Barrow Local Plan 2016-2031	2016	This can be found at https://www.barrowbc.gov.uk/residents/planning/planning-policy/barrow-borough-local-plan#:~:text=It%E2%80%A6-,Barrow%20Borough%20Local%20Plan%202016%2D2031,habitats%20and%20public%20open%20spaces.
North Pennies AONB Building Design Guide	2019	This can be found at https://www.northpennines.org.uk/wp-content/uploads/2019/11/North-Pennines-AONB-Building-Design-Guide.pdf

Purpose/Content

- Westmorland and Furness Climate Emergency Declaration
  - The Westmorland and Furness climate emergency declaration was made in 2022 in advance of the new unitary formally commencing operation. This declaration followed Barrow, South Lakeland and Eden Councils each declaring a climate emergency in Summer 2019, making commitments to reducing carbon emissions of their Council activities and of their wider area as a whole. Westmorland and Furness Council declared that climate change concern will run as a 'golden thread' through all of its work in the new authority.
- Westmorland and Furness Council Plan
  - This outlines the council's vision with regards to climate change amongst other themes. It states that it aims for the area to become carbon net zero by 2037, and for the Council as soon as possible. It also states that it will address biodiversity loss by encouraging better land management, habitat creation, tree planting and net biodiversity gain in new housing developments (see Nature section above).
- Westmorland & Furness Council Plan Delivery Framework
  - This document sets out the first steps in the delivery of the Council Plan, above.
  - One of the themes of activity is the 'Environment' and climate change is woven throughout its other topics (of relevance to resources/climate change and planning):
  - Growth: Westmorland and Furness is nationally recognised as a leader in clean energy and decarbonisation with increasing levels of investment in the clean growth sector and with a growing number of decarbonised businesses.
  - Homes: improved quality of both new and existing homes to increase environmental and energy efficiency and decrease health inequalities and fuel poverty. The environmental impact of housing growth is mitigated and opportunities for environmental gain are maximised.

    - Health: active Cumbria will help get people more active by encouraging more people to walk and cycle.
    - Connections: road network is maintained to a good standard and investment is secured for key strategic transport routes to improve safety, protect journey times and ensure resilience from climate change that will hamper our future prosperity.
- Westmorland & Furness Climate Action Plan
    - This Climate Action Plan is in its Part One stage, setting the scene for the Council and communities to work together to address climate change. It will ensure that the co-benefits of acting on climate change are maximised, such as the health and wellbeing opportunities of low carbon towns, the jobs and skills created through the green sector and helping communities be more resilient to environmental shocks such as flooding or rising fuel costs. Following engagement, the Council will compile a Climate Action Plan Part Two which will set out the road map to net zero, including adaptation to lower the risks. This will likely include significant reference to development.
- South Lakeland Core Strategy DPD 2010
    - **CS1.1 Sustainable Development Principles**
        - Opportunities must be taken to mitigate against and adapt to climate change including addressing flood risk, improving waste management, improving air quality, strengthening ecosystem services to enhance resilience of the natural environment, minimising the use of non-renewable resources and increasing the proportion of energy derived from renewables or other more sustainable options.
        - It must be ensured that a high quality, localised and appropriate design is incorporated into all developments to retain distinctive character/sense of place and enhance the existing built environment. It is vital to protect the countryside for its intrinsic beauty, diversity and natural resources and also for its ecological, geological, cultural and historical, economic, agricultural, recreational and social value.
        - There is a need to take account of and enhance landscape character and features particularly the National Landscape and coastal areas.
        - There is a need to safeguard the essential character and appearance of those buildings and sites that make a positive contribution to the special architectural or historic interest of the area, including the numerous conservation areas and listed buildings, whilst encouraging the appropriate re-use of buildings or sites which are causing harm;
        - Wherever possible, minimise the need to travel and provide a choice of sustainable transport modes for all sections of the community, including the provision of cycling and pedestrian infrastructure to encourage a shift in travel behaviour;

        - All developments should help to meet the diverse social and economic needs of our local communities.
    - **CS7.7 - Opportunities provided by energy and the low carbon economy.** Supporting, in principle…
        - Micro generation – ground and air source heat pumps, solar power, small wind and hydro projects and biomass (wood burning stoves/heating systems).
        - Decentralised and district heating systems.
        - Low carbon technologies.
    - **CS8.7 Sustainable construction, energy efficiency and renewable energy.** New residential development and conversions will be required to meet the Code for Sustainable Homes as required by building regulations. These standards require initiatives such as:
        - Use of low water volume fittings and grey water systems and rainwater harvesting;
        - Orientation to maximise solar gain;
        - High levels of insulation;
        - Adequate provision for separation and storage of waste for recycling;
        - Use of materials from a sustainable local source in new development.
    - New commercial buildings of more than 1000 sq. m. will normally be required to meet the BREEAM 'very good' standard and by 2013 new buildings will need to achieve the BREEAM 'excellent' standard.
    - The Council will seek to achieve appropriate on-site renewable and low carbon energy sources wherever possible. The most appropriate technology for the site and surrounding area should be used, having due regard to the physical nature of the development such as aspect, building height and the amount of open site open space, and the environmental quality of the surrounding area.
    - **CS8.5 Coast.** The Core Strategy seeks to:
        - Conserve and enhance the coastal and estuarine landscape and cultural heritage…
        - Have regard to the possible effect of climate change, such as sea level rise and increased flood and storm events in determining the location of development and approaches to coastal defence.
- South Lakeland: Climate Change Interim Planning Statement April 2022
    - This statement ensures that the Council is still applying existing adopted planning policies to the best effect in tackling the climate emergency. It is not in itself planning policy and is not part of the statutory development plan (the Local Plan), but it is an explanatory document, underlining that the climate emergency is a material consideration in planning decisions, and identifying how the requirements of existing

development plan policy should be applied in assessing development proposals, vis-à-vis climate change.

- Eden Local Plan 2014-2032
  - **ENV6 Renewable Energy.** Renewable and low carbon energy schemes will be supported where they meet each of the following criteria:
    - Proposals can be incorporated into the local landscape without significant adverse impact. Particular attention will be paid to the landscape impact of proposed developments which are located close to or within the North Pennines AONB and the National Parks.
    - Proposals respect the form of the built environment, including settlement character and heritage assets, with particular attention paid not only to the potential impact on the heritage asset itself, but also to its wider setting.
    - The development proposed will not have an unacceptable impact on the amenity of local residents and can demonstrate that there are sufficient mitigation measures to minimise the impact of noise, smell or other nuisance or pollutants likely to affect nearby occupiers and neighbouring land uses.
    - It can be demonstrated that the natural environment, including designated sites will not be adversely affected (and where possible enhanced).
  - **ENV5 – Environmentally Sustainable Design.** Proposals for commercial development and for major residential development, … should demonstrate, where it is practical for them to do so, that they have considered each of the following criteria:
    - Maximising daylight and passive solar gain through the orientation of buildings.
    - Integrating sustainable drainage systems.
    - Designing and positioning buildings to minimise wind funnelling, frost pockets and uncomfortable microclimates.
    - Integrating renewable energy technology into the scheme, and in schemes comprising over fifty dwellings or on sites over 1.5 hectares, exploring the scope for district heating.
    - Minimising construction waste, through for example designing out waste during the design stage, selecting sustainable and efficient building materials and reusing materials where possible.
    - Providing well-designed and visually unobtrusive outdoor waste storage areas to promote recycling.
    - Promoting sustainable transport modes, through for example careful layout and road design to ensure it is conducive to walking and cycling and prioritises the pedestrian and cyclist over the car.

- Eden Housing SPD
  - **Guidance on delivering ENV5 (Environmentally sustainable design).** Guidance on the necessary climate change statement to be provided for developments of more than 10 dwellings on the following topics:
    - Maximising daylight and passive solar gain through the orientation of buildings.
    - Integrating sustainable drainage systems.
    - Designing and positioning buildings to minimise wind funnelling, frost pockets and uncomfortable microclimates.
    - Integrating renewable energy technology into the scheme, and in schemes comprising over fifty dwellings or on sites over 1.5 hectares, exploring the scope for district heating.
    - Minimising construction waste, through for example designing out waste during the design stage, selecting sustainable and efficient building materials and reusing materials where possible.
    - Providing well-designed and visually unobtrusive outdoor waste storage areas to promote recycling.
    - Promoting sustainable transport modes, through for example careful layout and road design to ensure it is conducive to walking and cycling and prioritises the pedestrian and cyclist over the car.
- Barrow Local Plan 2016-2031
  - **C5: Promoting Renewable Energy.**
    - New development must take into account the effects of climate change, promote the use of energy efficient methods and materials, and minimise its impact on the environment.
    - Proposals will be encouraged to maximise the design of buildings, use of materials, their layout and orientation on site to be as energy efficient as possible.
    - All new developments will be encouraged to incorporate renewable energy production equipment, sources of renewable energy production equipment, sources of renewable energy such as photovoltaics and the potential for renewable, low carbon or decentralised energy schemes appropriate to the scale and location of the development provided they accord with the requirements of Policy C6'.
  - **DS2: Sustainable Development Criteria.** Within its many sustainable development criteria are included requirements to:
    - Integrate Sustainable Drainage Systems of an appropriate form and scale;
    - Mitigate against the impacts of climate change by the incorporation of energy and water efficiency measures (in accordance with the

Building Regulations), the orientation of new buildings, and use of recyclable materials in construction.

- **GI1: Green Infrastructure.** Within numerous green infrastructure specifications are included requirements to:
  - Include adaptive measures to help offset climate change including sustainable drainage (SuDS) management and tree planting to reduce the impact of flooding and assist in the cooling of `urban heat islands'.
- **DS5: Design.** As part of the main design-based policy are a list of themes for which development proposals must demonstrate clearly how they respond to, including:
  - Mitigate against the impacts of climate change by the incorporation of energy and water efficiency measures (in accordance with the Building Regulations), the orientation of new buildings, and use of recyclable materials in construction;

- North Pennies AONB Building Design Guide
  - **Sustainable Construction.** This Design Guide's sustainable construction section includes resource/climate change-related guidance, specifically to:
    - Minimise energy consumption in construction (selection of materials)
    - And use (orientation, layout)
    - Renewable energy (solar and wind policy, with discussion of biomass, geothermal and micro-hydro but no specific guidance)

Local emissions

A new design code on climate change and resources will need to consider both the need to mitigate emissions from Westmorland and Furness and to support future and existing development adapt to the impacts of climate change.

The emissions profile of the average Westmorland and Furness resident, as well as the district as a whole, is higher than the UK average. This is to be expected from a largely rural area (with greater transport demand). However, across most emissions sources, the local profile is relatively similar to UK averages. The table below shows the estimated per-capita footprint in 2019 for the average Cumbrian resident compared to the UK average.

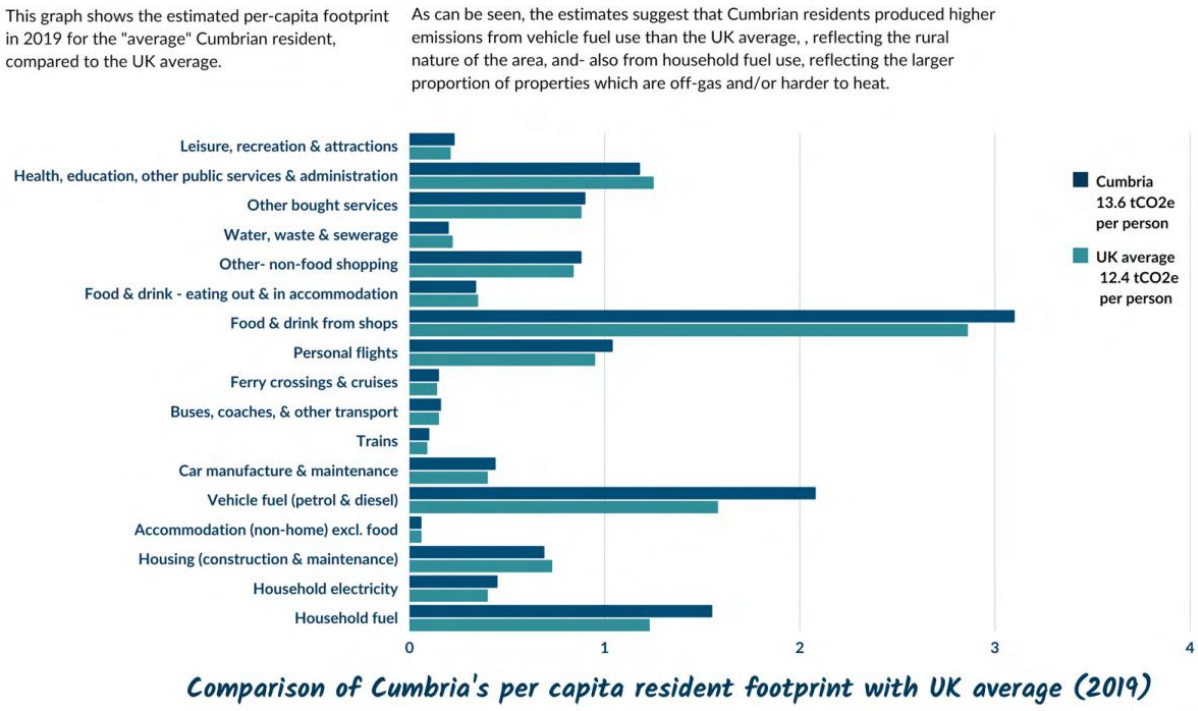

Figure 1 Source: Summary of Greenhouse Gas Emissions in Cumbria and trajectories towards net zero. July 2023 Pg. 15 [11]

On average, Cumbrian residents produce higher emissions from vehicle fuel use than the UK average, as well as from household fuel use, reflecting large proportion of properties which are off-gas and/or harder to heat. For other sources, Cumbrian residents largely those in the rest of the UK.

A grouped breakdown of Westmorland and Furness' emissions shows that a large proportion of emissions comes from visitors to the area and through the area. The section of the M6 motorway that passes through the council area is significant and longer than in neighbouring administrations[12].

[11] https://zerocarboncumbria.co.uk/wp-content/uploads/2023/07/Summary-of-greenhouse-gas-emissions-in-Cumbria-and-trajectories-to-net-zero-12-compressed.pdf
[12] Climate Action Plan Part One (westmorlandandfurness.gov.uk)

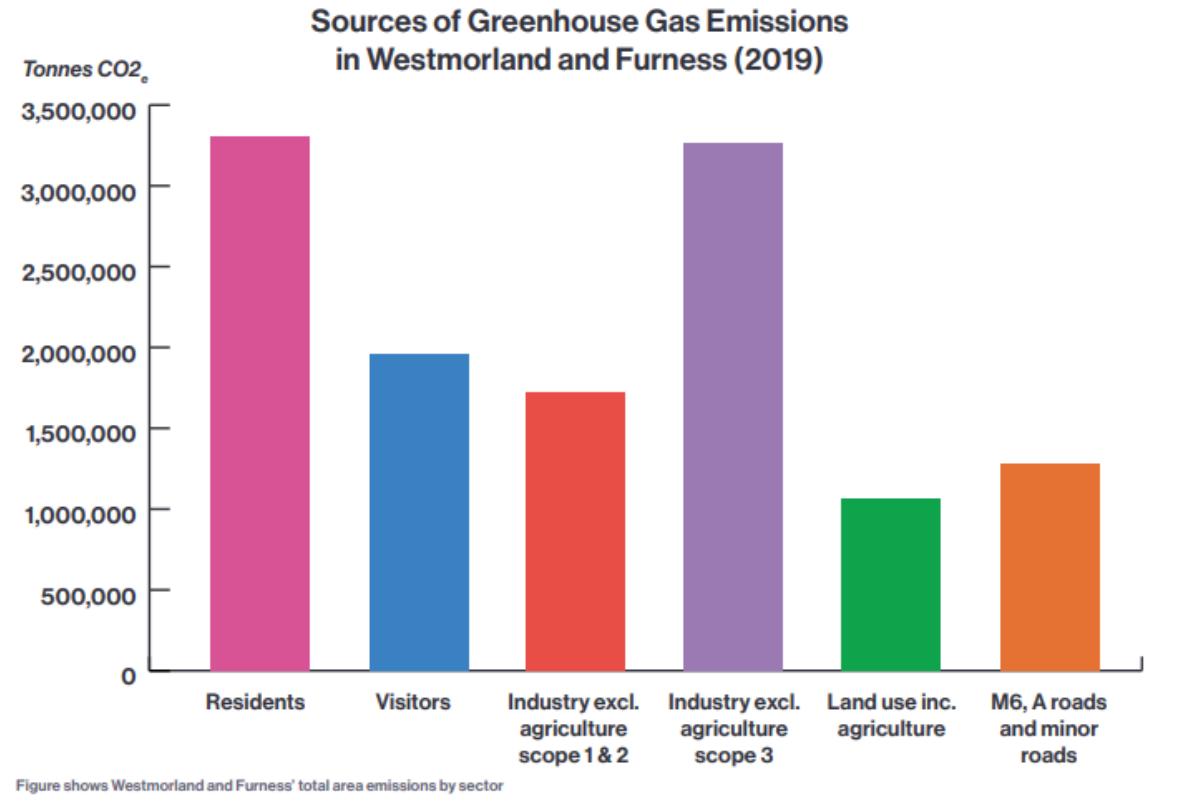

Figure 2 Source: Westmorland and Furness Council - Climate Action Plan, Part Two. Pg. 13[13]

A detailed breakdown of a typical Cumbrian resident's footprint is displayed below. As shown, when calculated on a consumption basis, the emissions associated with housing represent around 20% of the average resident's footprint, while travel represents 30%, food and drink 25% and remaining sources, 25%.

[13] https://www.westmorlandandfurness.gov.uk/sites/default/files/2024-08/WFC%20Climate%20Action%20Plan%20Part%20Two.pdf

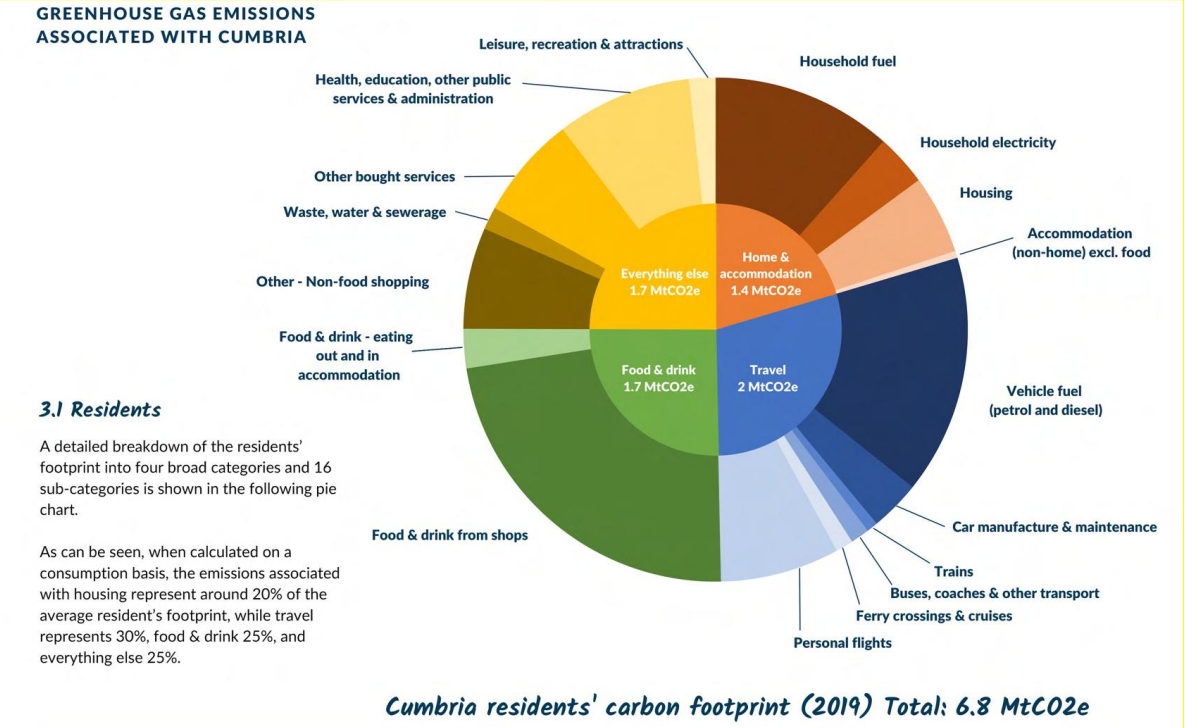

Figure 3 Source: Summary of Greenhouse Gas Emissions in Cumbria and trajectories towards net zero. July 2023 Pg. 14 [14]

The Zero Carbon Cumbria Partnership believes that in order to deliver Cumbria's share of the global efforts required to limit warming to 1.5C, an overall trajectory to net zero emissions by 2037 will be needed in the following key areas – energy use in buildings, resident, visitor and industry travel, food and drink, industrial processes and land use (excluding agriculture). Many of these, in particular energy use in buildings, resident travel, and land use are concerns for the new design code.

With this in mind, Westmorland and Furness's 2037 vision in their Climate Action Plan for addressing net zero (shown left) is a holistic approach targeting several categories of activity.

A design code can feasibly address, or at least speak to, all of these categories. The way residents live and travel can be significantly addressed by a design code's organisation of new developments (although the council's Climate Action Plan sees retrofitting existing developments as the biggest activity in the 'way we live' category). A design code can also have significant but, likely, less of an all-encompassing impact on the way residents work, use things, protect nature and produce energy (the Council does not refer here to development/home-level renewable energy generation, but a design code could have significant impact in requiring on-site energy generation).

[14] https://zerocarboncumbria.co.uk/wp-content/uploads/2023/07/Summary-of-greenhouse-gas-emissions-in-Cumbria-and-trajectories-to-net-zero-12-compressed.pdf

Figure 4 Westmorland and Furness Council's key themes to reach net zero. Source: Westmorland and Furness Council - Climate Action Plan, Part Two. Pg. 23[15]

Climate projections

Crucial to understanding the need to support climate adaptation in any new design code is a consideration of the future climate of the UK and the northwest of England. There will be an increase in the frequency of extreme weather events and a change in the typical conditions new developments will need to withstand. The Met Office has projected that a changing climate in the UK will follow the trends outlined below.

- Warmer and wetter winters
- Hotter and drier summers
- More frequent and intense weather extremes
- The most likely scenario in Cumbria and the Northwest will also be increased rainfall and mean temperatures.

The table below displays projections from the Met Office. The time horizon shown is for 2040-2059 (representing the UK's Net Zero target) and compares expected weather in this period to 1981-2000 averages. Representative Concentration Pathway 8.51 (RCP8.5) is displayed, representing the worst-case, realistic scenario. The 5th percentile marks the lower limit, with change very unlikely to be less than the figure in question. The 95th percentile marks the upper limit, with change very unlikely to exceed the figure in question. The 50th percentile indicates

[15] https://www.westmorlandandfurness.gov.uk/sites/default/files/2024-08/WFC%20Climate%20Action%20Plan%20Part%20Two.pdf

the value that is as likely to occur as not. These probabilities can be useful where decisions have different risk profiles.

Met Office projections for Northwest England under RCP8.5

Variable	5th percentile change	50th percentile change	95th percentile change
Mean winter temperature (°C)	0.5	1.3	2.8
Mean summer temperature (°C)	0.4	1.9	3.5
Mean winter precipitation (%)	-7	11	33
Mean summer precipitation (%)	-37	-13	11

UK Predicted Climate Trends

Trend

The table below from Met Office data outlines current changes in the UK's climate, whether they are linked to climate change and the changes likely to be felt in the future. As shown, we are already beginning to experience these changes in terms of the frequency and intensity of warm spells, cold spells and heavy rain. The prediction is that warm spells, heavy rain events, dry spells and windstorms will become more frequent and more intense, while cold spells will continue to become less frequent and intense.

UK predicted climate trends

UK weather pattern	Changes in intensity or frequency so far?	Is this linked to climate change?	What is expected in the future?
UK warm spells	Increase	Yes	Increase
UK cold spells	Decrease	Yes	Decrease
UK heavy rain	Increase	Inconclusive	Increase
UK dry spells	No trend detected	Inconclusive	Increase (summer)
UK windstorms	No trend detected	Inconclusive	Increase

Climate change impacts and risks

With the predicted climate projections, outlined in the previous section, are a series of knock-on impacts and risks that emerge from a changed climate. These climate impacts and risks will affect the UK and Westmorland and Furness economy, environment and society. It is therefore crucial that new development addresses

these risks and contributes towards climate change mitigation and adaptation at all stages.

Key Climate Impacts and Risks

Summer Heatwaves

Economic damages/historical extreme weather events

- Heatwaves cause transport networks to shut down, interrupt supply chain, delay construct projects and lead to production volatility. There was a £770 million productivity loss during the 2010 heatwaves across the UK.
- The UK experienced a brief but unprecedented extreme heatwave from 16-19th July 2022. Network Rail issued a 'do not travel' warning, heat related health issues spiked, and multiple fires broke out.

Other environmental impacts

- Increase in non-native species such as Japanese Knotweed.
- Species loss due to increases in temperature. For example, arctic charr in Lake Windemere.

Flooding

Economic damages/historical extreme weather events

- The Environment Agency (EA) estimated that the economic damages of flooding associated with Storm Desmond between 2015-2016 ranged between £1.3-1.6 billion across the North West – with wider Cumbria the worst affected county. Storm Arwen in 2021 brought similar levels of damage to the county.
- Motivated by Storm Desmond, new flood defences have now been built in Keswick, whilst damage from Storm Arwen has seen £1.5m committed to a new flood protection system, near to completion, in Appleby. The Environment Agency is also leading the development of new flood defences in Kendal.

Other environmental impacts

- Erosion caused by heavy rain will increase siltation.
- Footpath erosion exasperated by heavy rainfalls.
- Increased risk of landslides.

Drought

Economic damages/historical extreme weather events

- A study published in Nature Climate Change found that droughts are currently responsible for €9 billion of economic losses throughout Europe and the UK. This will be particularly relevant to the agricultural industry in Westmorland and Furness.

Other environmental impacts

- Falling lake levels in Summer and increase of toxic algae blooms.
- Drying out of peat, releasing carbon into the atmosphere and further degrading peatland.
- Shallow rooted trees, such as beech and some shrubs may wilt, becoming a carbon source rather than sink.
- Increase in the range of invasive species.

Extreme Weather Events

Economic damages/historical extreme weather events

- Recent estimates place the cost of damages from Storm Arwen over £300 million across the UK – with Cumbria particularly affected.

Other environmental impacts

- Woodlands may experience more storm damage – similar to those seen by Storm Arwen in December 2021.

Approaches to sustainable design

Sustainable design attempts to reduce the impact of buildings on the environment whilst contributing to the wellbeing of the inhabitants of building occupants. The basic concepts include reducing waste and consumption of non-renewable sources, the use of renewable energy sources, improving energy efficiency, using low-carbon materials and embedding circular concepts around materials use and consumption.

Designing out energy consumption

LETI Climate Emergency Design Guidance (a link can be found here https://www.levittbernstein.co.uk/site/assets/files/3494/leti-climate-emergency-design-guide.pdf) states that 'A net zero building is first and foremost an energy efficient building'. This guiding principle means that the energy required to heat and power a building should be firstly reduced to the lowest level possible before the question of how a home generates its energy is answered. Once this has been achieved, renewable energy should meet the rest of the energy requirements for this building.

To achieve this, a fabric first approach must be employed that prioritises reducing energy consumption through a range of insulating and efficiency measures. The term 'fabric' includes the materials that make up walls, floors, roofs, windows and doors whilst also including the building's overall airtightness and thermal bridges.

Concept design also plays a crucial role in reducing the energy demand of buildings. This comes in three parts:

1. Orientation: orientating a building to optimise solar gain in the winter and avoiding overheating in the summer will reduce the annual heating demand significantly.
2. Form factor: a buildings form factor is the ratio of external area to the internal floor area. Reducing the form factor will increase the energy efficiency of the building. For examples terraces and flats have greater efficiency than detached buildings, as each individual dwelling has a lower ratio of external surface area to volume.
3. Glazing ratio: choosing the optimum glazing ratios based on orientation will effectively reduce heating demand in new developments. North facing glazing should be avoided and the rest split optimally between other orientations.

Energy efficiency of different types of housing

Energy Performance Certificates (EPCs) indicate the energy efficiency of buildings and are the main method currently employed to assess the environmental impact of buildings. The better the rating, the more energy efficient the building is. This does not strictly translate to less greenhouse gas emission. However, an energy efficient home is more likely to emit less greenhouse gas than an inefficient one. The scores associated with each energy efficiency band are as follows:

- Band A – 92 plus (most efficient)
- Band B – 81 to 91
- Band C – 69 to 80
- Band D – 55 to 68
- Band E – 39 to 54
- Band F – 21 to 38
- Band G – 1 to 20 (least efficient)

The table below shows the median energy efficiency score of different types of housing in England and Wales. Flats and maisonettes are the most energy efficient property type in England and Wales, with a median energy efficiency score of 72. Detached and semi-detached properties have a lower median score of 63. This may be due to external wall exposure being higher in detached properties, with flats and maisonettes more likely to comprise of a block of properties, so each dwelling has a smaller area of external wall.

Energy efficiency scores of housing types in England and Wales

Property Type	Median Energy Efficiency Score
Flats and maisonettes	72
Terraced	65
Detached	63
Semi-detached	63

The table below shows the energy efficiency of different property types based on their ownership. Socially rented properties have the highest median score, with owner-occupied second and private rents having the lowest median score. This may reflect different standards and incentives for energy efficiency measures between the different ownership groups.

Energy efficiency scores based on ownership in England Wales

Property Type	Owner Occupied	Private Rent	Social Rent
Detached	61	58	64
Semi-detached	61	60	67
Terraced	62	62	68
Flats and Maisonettes	70	68	72

Building standards for new development

Building regulations apply to most new buildings in England and compliance is a legal requirement. They are minimum standards for design, construction and alterations to buildings.

Part L (this link can be found here https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1099626/ADL1.pdf) of the 2010 Building Regulations currently covers the conservation of fuel and power. In June 2022, the government introduced changes to the building regulations meaning that new homes in England will have to produce around 30% less carbon emissions compared to the previous standard. This will complement the Future Homes Standard, due to come into effect in 2025. This will look to ensure that new homes built from 2025 produce 75-80% less carbon emission than those built under previous standards. It will also ensure that no new builds will have to retrofitted or be reliant on fossil fuels.

Many local authorities are looking to go beyond Building Regulations, including the Future Homes Standard, and implement policies requiring Net Zero new development. Renewable energy

Renewable energy has long been identified as a key component of reducing emissions (or to better describe it - anthropogenic emissions). Renewable energy production produces significantly less greenhouse gas (emissions) than fossil fuel alternatives. Renewable energy should be integrated into new building design to meet the energy needs of the inhabitants where required.

By 2030 all new buildings will need to operate at net zero for the UK to be on track in its delivery pathway for reaching net zero by 2050. To achieve this, new developments must seek to use renewable energy as much as possible within their energy consumption. Operational energy, the energy required through use of a development, contributes between 40-65% of a building's whole life carbon. Where the emissions from operating a development cannot be mitigated by deploying sustainable design methods, discussed above, renewable energy sources should be used to meet the energy demand left over.

Although the UK is decarbonising its energy grids, new developments connected to the grid will still be consuming high-carbon energy for many years unless renewable technologies are deployed on-site in these new developments to reduce reliance on the grid.

Renewable Energy Sources for Small Developments

Heating

Ground and air source heat pump

Heat pumps use electricity to capture heat from outside and transfer this to inside environments and offer an alternative low carbon heating system. The two main types of heat pumps are Ground Source Heat Pumps and Air Source Heat Pumps.

Solar thermal

Solar thermal systems use energy from the sun to warm water that is stored for use. Most solar thermal systems are designed to provide hot water for bathing, showering and hot taps.

Biomass

Biomass is a renewable energy source, generated from burning wood, plants and other organic matter, such as manure or household waste. It releases carbon dioxide when burned, but considerably less than fossil fuels.

Electricity

Wind

Wind turbines convert kinetic energy from the wind into power. A generator then converts the mechanical power into electricity. Micro turbines are available for smaller scale developments.

Solar photovoltaic

Solar PV turns the energy in sunlight into electrical energy through the ‘solar cells’ they contain. This powers home appliances, with the surplus exported to the grid or stored in battery technologies.

Hydroelectricity

A typical small scale river hydro scheme generates electricity when water is diverted through a weir. This water drives a turbine that generates electricity.

Combined heat pump

Micro combined heat and power generates heat and electricity simultaneously. These are usually powered by mains gas or liquified petroleum gas. The benefit of these systems is that they generate electricity while heating water

Embodied carbon of different building materials

Embodied carbon is the amount of greenhouse gas emitted during the construction of a building. This includes extraction, manufacturing, transportation, installation and disposal of materials. Embodied greenhouse gases are responsible for around a third of all emissions from the built environment. Therefore, choosing materials that have a lower embodied carbon figure, often locally sourced, contributes towards climate change mitigation by reducing the amount of greenhouse gas released during the construction of new developments.

Westmorland and Furness has its own range of vernacular building styles (and inherent materials) that define the character of areas from East to West across the district. This includes unique building types such as bank barns, packhorse bridges,

hogg houses, circular chimneys, “crow step” galleries and gables and the materials that support them. Local building materials such as slate, brick, sandstone and limestone are common. The table below summarises the embodied carbon of traditional building materials in the district and some common materials used in today’s new build housing. This highlights that slate, an important local material has an attractively low embodied carbon figure. Granite, on the other hand, has a proportionately high embodied carbon figure.

Traditional building materials (sorted from most to least sustainable)

Material	Embodied Carbon (kilograms of carbon dioxide emissions per kilogram of mass – kgCO2e/kg)
Shale	0.002
Lime Mortar	0.006
Sandstone	0.06
Slate (general)	0.007 to 0.063
Limestone	0.09
Granite	0.70

Modern building materials (sorted from most to least sustainable

Material	Embodied Carbon (kilograms of carbon dioxide emissions per kilogram of mass – kgCO2e/kg)
Timber - Average of all data - Including Carbon Storage	-1.03
General Concrete	0.103
Precast concrete paving (blocks, slabs, channels and kerbs)	0.132
General (Common Brick)	0.21
Timber - Average of all data - No Carbon Storage	0.493
Glass, General, per kg	1.44
Steel (average)	2.47
General Polyethylene	2.54
PVC General	3.10
Aluminium (average)	8.719

Embodied carbon of slate from different sources

The table below shows the difference in embodied carbon from common slate sources globally. Sourcing slate from international areas increases embodied carbon significantly (although, not significantly when imported from Spain). Therefore, local materials should be chosen where possible.

Slate origin	Kilograms of carbon dioxide emissions per kilogram of mass (kgCO2e/kg). Including shipping but not land transportation
Cumbrian slate	0.063
Spanish slate	0.066
Brazilian slate	0.089
Chinese slate	0.10