Morland Parish Neighbourhood Plan 2017 - 2032

Pre-Submission Version 2024

The Mill Race and Beckside, Morland

The consultation period for this document is open from 29th January 2024 to 11th March 2024.

If you wish to make any comments about this document please reply to Lisa Beken, Clerk to Morland Parish Council at **clerk@morlandparishcouncil.org** or via the website:

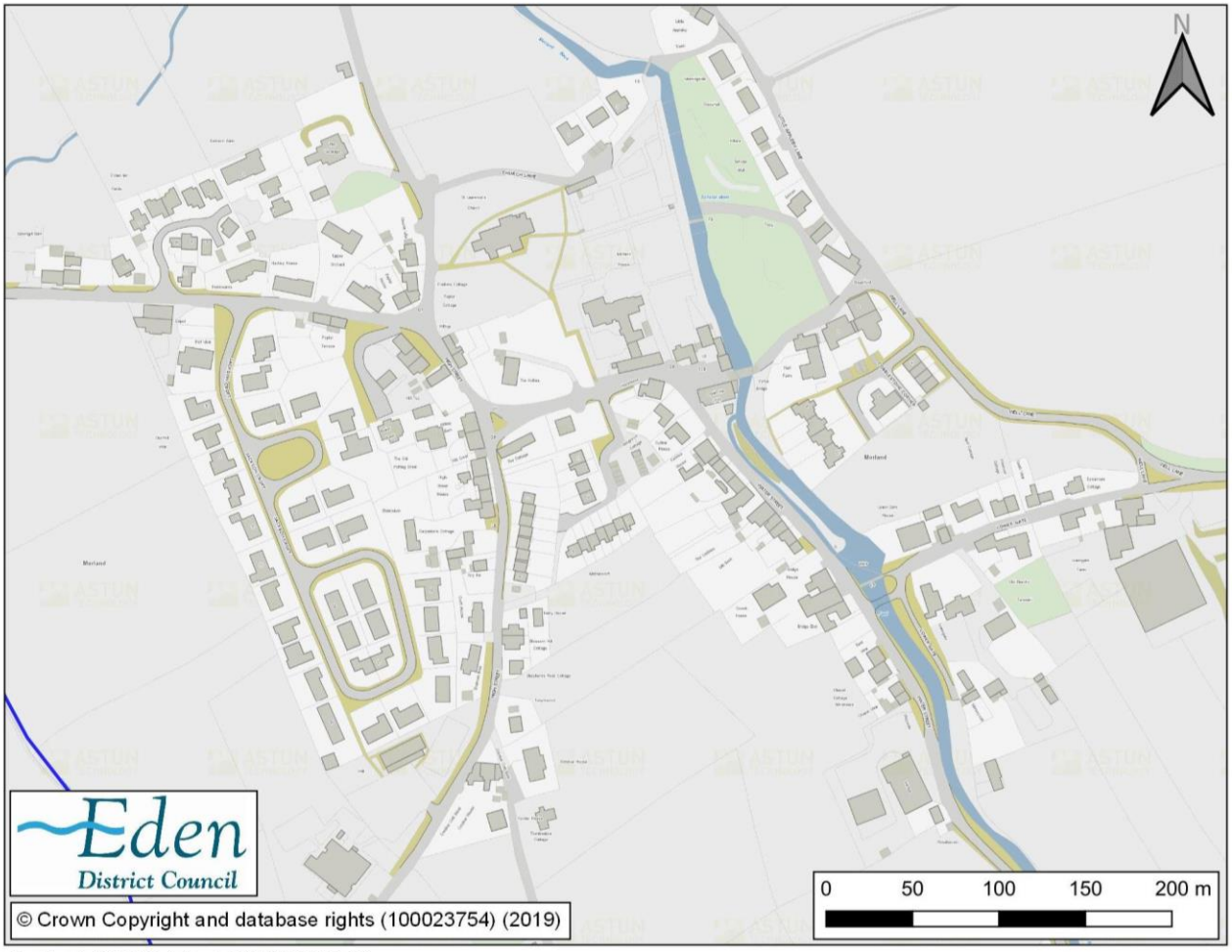
www.morlandparishcouncil.org or by post to

2 Folly Brow, Armathwaite, Carlisle, CA4 9SN

Please mark your response **Morland Neighbourhood Plan Consultation Response**

Map 1 – The Village of Morland

This plan clearly demonstrates the number and distribution of properties in the village and the surrounding agricultural land.



Scale: 1:3000@A4 LR/AD/16.09.19

Morland Parish Neighbourhood Plan 2017 - 2032

1. Introduction 1
2. Purpose 1
3. Background 2
   3.1 The Planning Process: How the Neighbourhood Plan was prepared 2
   3.2 Strategic Environmental and Habitat Regulations Assessments 2
4. Our Parish Past and Present 4
   4.1. Location 4
   4.2. Origins 4
   4.3. Modern Times 4
   4.4. Demographics of Morland Parish 5
   4.5. Village Settlement Character 5
   4.6. Morland Parish 5
   4.7. Local Planning Policies 5
5. Vision and Objectives 5.
   5.1 Objective 1 - Village Design and Local Character 8
   5.2 Objective 2 - Open Countryside and Environment 9
   5.3 Objective 3 - Housing 12
   5.4 Objective 4 - Community Facilities, Employment and Business 12
6. Policies 13
   6.1 Village Design and Local Character 13
   6.2 Open Countryside and Environment 14
   6.3 Housing 15
   6.4 Community Facilities 16
   6.5 Employment and Business 17
   6.6 Halmshaw’s Garage Site 18
   6.7 Local Green Spaces in Morland Village 19
   6.8 Local Heritge Assets 21
7. Supporting Information 22
   7.1 Glossary of Terms and Abbreviations 23
   7.2 Supplementary documents 23
   7.3 Supporting documents 23
   7.4 Flood risk land and listed buildings (Map 8) 24
   7.5 European sites within 10km of the village centre 24
   7.6 Proposals Map (A4) 25
8. Back Cover 27

1. Introduction

The Morland Neighbourhood Development Plan started six years ago, in 2016. The process is complex, involves much technical information and knowledge and relies heavily on its author, the backing of the Parish Council, the community and on the working group. The working group striving to fathom difficult points, planning language and the myriad complicated issues that arise. Morland Parish Council has benefited from two excellent Parish Clerks during this time, thanks must go to the Clerk who compiles the report as it goes along, with all its complexity and much alteration.

The working group in Morland has been actively involved at all stages in the plan's development, offering support, commentary and vital suggestions, thanks are due to the group for their perseverance over a long time period. The covid pandemic slowed down productivity as meetings were cancelled and expertise become harder to access. As time passed, new issues arose, we have tried to deal with these and incorporate them as advised by Eden District Council and our pre-examination scrutineer.

The plan seeks to protect the beauty of this village, to highlight its charm and to preserve it.

L Robson

Chair of the Morland Neighbourhood Development Plan Group.

2. Purpose

Neighbourhood planning was introduced by the UK government in 2011 through the Localism Act. The Department of Communities and Local Government (DCLG) states that: *'Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. For the first time communities can produce plans that have real statutory weight in the planning system''*. Source: DCLG Factsheet: Neighbourhood Planning (clause 1-6) October 2016.

The Morland Neighbourhood Plan (the 'Plan') provides a vision of the future of Morland village with a focus on the central village character area. This includes a set of policies to support this vision. It covers the period from 2017 to 2032.

The Plan has been supported by Morland Parish Council (MPC), the qualifying body, funded by DCLG and produced by the Morland Parish Council Neighbourhood Plan Steering Group. Consultation has taken place with the local community. This covers the parish of Morland.

3. Background

3.1 The Planning Process: How the Neighbourhood Plan was prepared

Morland Parish Council instigated the Neighbourhood planning process in 2016. It appointed Cllr Lesley Robson as chair of the Neighbourhood Plan Steering Group and formed a group of six interested local people together with the Parish Clerk to assist with the preparation of a draft plan.

The Parish also appointed Tom Woof of Prospus Group Ltd to act as advisor and author to the group. A series of meetings was held with the group to discuss the themes and content of the plan. During this process the changing status of Morland village as firstly a 'Key Hub' and then a 'Small Village and Hamlet' in the emerging Eden Local Plan (ELP) caused some delays, as it was not clear how the strategic locational policy for development would finally unfold for Eden District. The status of Morland was vital for this plan as the number of additional houses required in the future is directly related to its designation.

The Steering Group undertook a series of four local consultation events during May and June 2017 including publicity in the local parish newsletter, a stall at the Morland annual summer fete, two open meetings and a feature on the Parish website. Additionally, a further consultation in the form of a survey, made available online and in paper format, was conducted in October 2020, regarding the status of land known as 'the Donkey Field'.

The full consultation process is laid out in the Consultation Statement, attached as an appendix to the full plan.

3.2 Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA)

A request was made to Eden District to ask if a SEA or HRA was required for this Neighbourhood Plan. This request was made once the draft plan had been produced. EDC stated they would provide Strategic Environmental Assessment, Sustainability Appraisal or Habitat Regulation Assessment except where consultants have been employed to prepare the Neighbourhood Plan. In those cases the consultant will be expected to undertake these. The SEA and HRA screening assessments have been provided by Tom Woof the consultant. These were finalised in 2018, and it was agreed by the Statutory Consultees that no SEA or HRA is required.

A property from within the Village Character Area

Map 2 – The Plan Area

Scale: 1:17,800@A4 LR/AD/16.09.19

4. The Parish Past and Present

4.1 Location

Morland is situated in the Eden/Lyvennet Valley in Cumbria on a small tributary known as Morland Beck. It is located approximately 11km to the south east of Penrith and 10km to the north west of Appleby. It is one of a series of small villages that are situated in the Cumbria Landscape Assessment[1] classification of 'Intermediate Farmland'. This landscape has key characteristics of:

- Transitional farmland between the lowland and upland landscapes;
- Extensive areas of improved pasture with some arable farming;
- Planned villages with greens displaying topographical and archaeological evidence of their medieval origins;
- Dissection of the landscape in part by the deeply incised or open river valleys;
- Wooded valleys and ghylls;
- Sandstone and limestone vernacular

4.2 Origins

Morland is an ancient village in the Eden valley dating back to the 1st Century and remained a relatively small settlement for much of its history. Morland is a nucleated rural settlement situated on Morland Beck where the fall of the river allowed the development of a water mill. Development is recorded as taking place in the relatively more recent 17th, 18th and 19th centuries centred around the mill, church, chapels, and school.

4.3 Modern Times

Over the last fifteen years, Morland has seen much development (between 20 -25 properties), both in terms of renovation and greenfield development. The central village Hall Farm development rescued aged buildings and many of the oldest and most characterful features were maintained. Today the site although clearly developed, is well embedded with mature gardens and trees.

In addition, Crown Inn Fields and a recent extension site has brought a mix of housing in both size and looks. There are many recent examples of sensitive renovations and new build homes in Morland.

Morland has also seen a welcome rise in employment opportunities, particularly for young people, via the now locally renowned Mill Yard Café, a cycle barn venture, an events venue at Morland House, and most recently an arts based social enterprise in the heart of the village.

Morland Primary School goes from strength to strength with ever increasing numbers and an active parent group which recently managed the redevelopment of the play park. In addition the school has become a key employer in the Parish.

[1] Cumbria Landscape Assessment 2010, Cumbria County Council

Morland attracts many walkers, cyclists and caravan park residents and the pub and café benefit accordingly, in turn gaining many repeat customers.

The heart of the village, the Square and Beckside, remain unspoilt and look just as they did many years ago, achieved through careful maintenance, wildflower planting and tree and grassland management.

4.4 Demographics of Morland Parish

Morland Parish has a population of 375 people with a slightly larger cohort of older people (24%) than Cumbria (20%) or England as a whole (16%). It has a higher than average number of people who are self-employed and working in the private sector and low unemployment. Most homes are owner-occupied and there is a low level of social rented properties (just 1.2%). However, the private rented sector is slightly larger than average at 16% (England 15%)[2].

Although house prices are lower in Morland than in England as a whole the affordability ratio[3] is higher in Morland (17.5) than average (15.4) because the local wage rates are generally lower.

4.5 Village Settlement Character

The village of Morland is essentially a five way cross roads with a river crossing at Force Bridge over Morland Beck. Hill Top and The Square show the two levels of early development with a steep hill joining them. The Church is considerably set back from the highway and lies within its own churchyard making it less dominant than other buildings in the village such as the Mill Buildings and the Crown Inn Public House.

The highway and public spaces in the village centre contribute significantly to the character of the village by their irregular shapes and abrupt changes in direction giving a series of closed views and changes in angle. Further details can be found in the 2017 Morland Heritage Report.

4.6 Morland Parish

Morland Parish comprises both Morland village and approximately 680 ha of farmland with sporadic farmsteads to the north, east and north-west. The existing policies and permitted development rights within the ELP are considered sufficient to allow the necessary level of development to occur without any modification from this neighbourhood plan.

4.7 Local Planning Policies

The current Eden Local Plan was adopted in 2018. Under Policy LS1 – Location Strategy, Morland was redesignated as a ‘small village or hamlet’, having previously been a key hub. This restricts development to infill sites, rounding off and reuse of traditional rural buildings, and does not place any housing designation requirements on the Parish.

[2] Figures taken from the 2011 Census

[3] Ratio of average house price to average wage

Of further direct relevance to the Parish, and reflected in this plan, are the following policies;

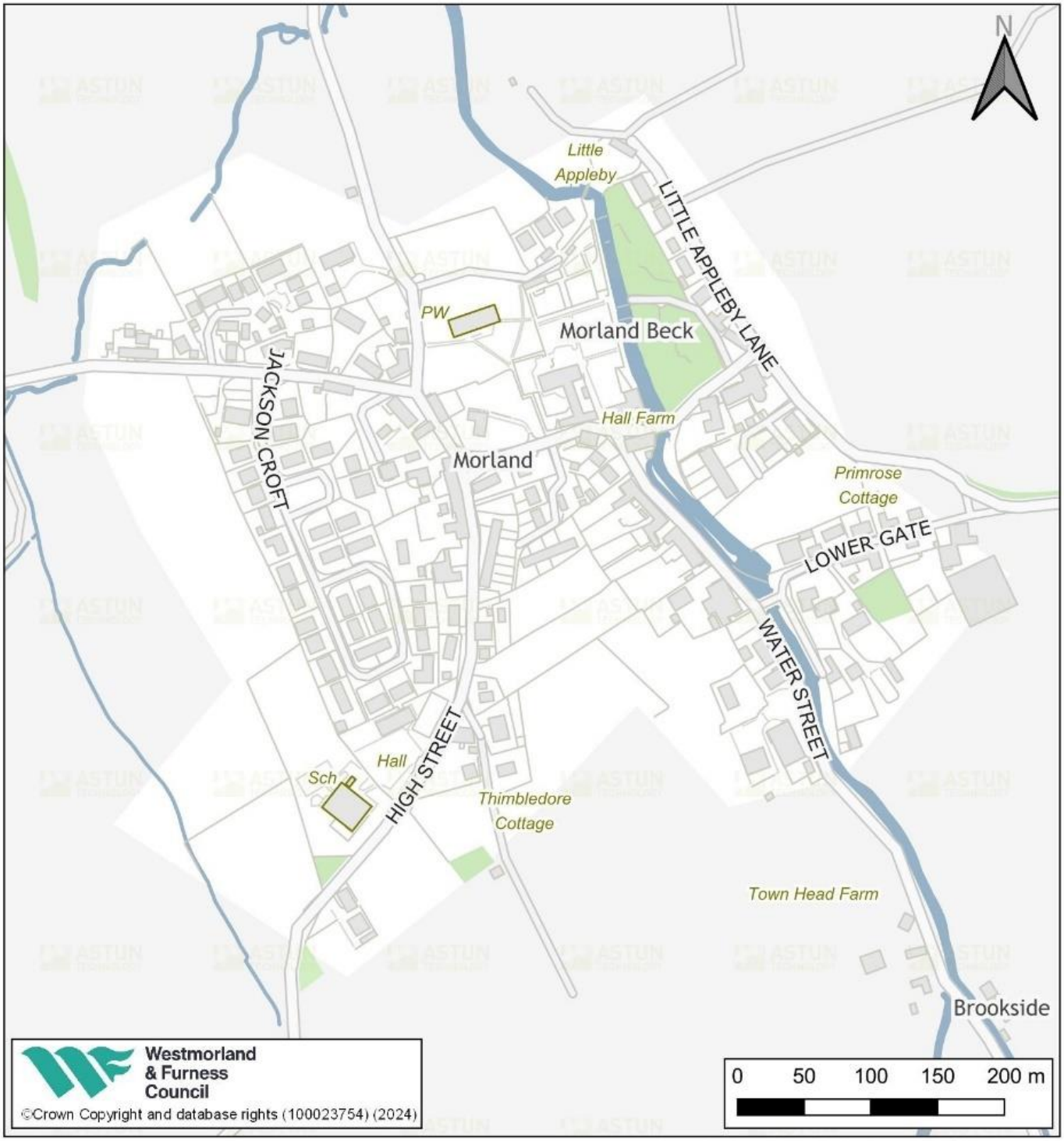
- RUR2 – New Agricultural Buildings,
- RUR3 – Re-use of Redundant Buildings in Rural Areas,
- RUR4 – Employment Development and Farm Diversification in Rural Areas,
- DEV3 – Transport, Accessibility and Rights of Way,
- DEV5 – Design of New Development,
- HS1 – Affordable Housing,
- HS2 – Housing in the Smaller Villages and Hamlets,
- HS3 – Essential Dwellings for Workers in the Countryside,
- EC4 - Tourism Accommodation and Facilities,
- ENV2 – Protection and Enhancement of Landscapes and Trees,
- ENV4 – Green Infrastructure Networks,
- ENV5 – Environmentally Sustainable Design,
- COM1 - Principles for Services and Facilities,
- COM2 - Protection of Open Space, Sport, Leisure and Recreation Facilities
- COM3 – Provision of New Open Space.

The centre of the Village Character Area, showing the Mill Yard, notice boards and Art Centre

Map 3 – Morland Village

This map shows the Village Character Area, detailing key street names, the mill race, beck and weir, as well as illustrating the five gateways to the village.

The Village of Morland



Scale: 1:4000@A4 LB/AD/24.01.2024

5. Vision and Objectives

Following a presentation form Eden District Council, Morland Parish Council agreed to develop a Neighbourhood Development Plan in Spring 2017, and established a steering group made up of Parish Councilors and local residents. The May 2017 meeting of the Parish Council included a presentation on Neighbourhood Planning, with input from our consultant Tom Woof, which was well attended. Consultation events were held in June 2017, both at the Village Hall and at the Village Fete. The formal consultation for the pre-submission version of the plan was well advertised, in local print media, and on posters throughout the village. Following feedback from Eden District Council, a survey was carried out with regard to local green space, available online and in paper version, which attracted a strong response. Full details of the consultation process can be found in the Consultation Statement, attached as a appendix to this document.

To ensure that Morland maintains and enhances its historic character with particular reference to its Village Character Area and provides sustainable development to meet the needs of its community.

5.1 Objective 1 – Village Design and Local Character

To ensure that all new development, through design and use of materials, respects and enhances the traditional character of the village, particularly the Village Character Area. In particular:

- That building materials receive proper critical consideration
- That local stone, with reference to neighbouring properties, is used
- That plot density is considered in relation to neighbouring properties
- That render is of a texture and colour that complements that of its neighbours
- That appropriate roofing slate is used and that vernacular details are incorporated in keeping (e.g., quoins) and non-vernacular alien features avoided (e.g., barge boards)
- That stone window/door surrounds are incorporated, particularly in the village character area
- That garden walls/boundary treatments respect the curved line of the highway and are of material in-keeping with neighbouring properties.
- That spaces created or affected by development and the views of these spaces are considered as part of the proposal and their amenity value is enhanced
- That development includes parking spaces which are in relation to the size of the property, garden/play space and planting and that appropriate mitigation is used if any trees are removed/damaged
- That current open vistas remain, as vital to the ambience of this village in the same way that the vernacular buildings, materials, walls and trees add character

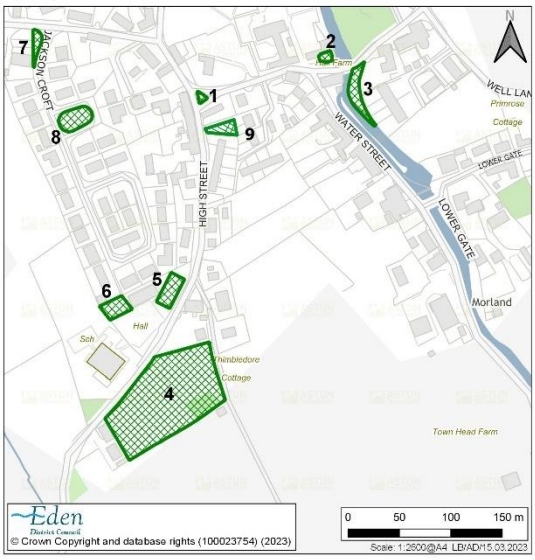
- That particular thought is always given to the entrances to the village, that they are maintained, well planted and continue to benefit from open vista's, providing residents and visitors with varied views, curvaceous walls, short and extended views of for example, historic building, open green spaces and views to distance woods and hills
- That wildlife corridors through gardens/spaces are enhanced or created where appropriate
- That reference is made to the Heritage Assessment, a supplementary document to this plan, with regard to the unique character of Morland village.

5.2 Objective 2 – Open Countryside and Environment

To protect and maintain Open Spaces within and on the edges of the village which are an essential part of the character of the village. In particular:

- That the area around the mill race and beck is maintained and enhanced. That monitoring is constant regarding water flow issues and that due care is taken to ensure safety of people. That stream sides are defined to support careful parking. That wildlife and appropriate flora are encouraged (wildflower seed is added each year) and supported with well- timed cutting back, grass cutting and regular monitoring to enhance biodiversity
- That common land continues to be well maintained, grass cutting to include consideration for wild flower and wildlife, that any walls, fencing or natural boundaries are maintained. Vernacular stone wall/bridges in particular need regular monitoring and expert maintenance
- That previously (and currently) designated amenity land is, and remains, protected from any threat of development. That in particular the field facing Water Street across from the mill race (grid reference NY60022240), known locally as "The Donkey Field", remains for the purpose of light agricultural use and pastoral in nature (for example light grazing) providing open views, a sense of space, a wildlife area free from human traffic and that its boundaries on five sides are appropriately maintained
- That verge and hedge maintenance continues to include resilient turf care, care of shrubs and trees, including trimming/felling only when essential and that replacement trees/shrubs are inherent in any work
- That existing and new green infrastructure is maintained and designed with the community in mind alongside wildlife, flora and fauna and adds amenity value, recreational value and enhancement in general

Map 4 - Open Space in Morland



K ey:

1. Triangle
2. Mill Yard
3. Beckside
4. Play park and sports field
5. Tennis Court
6. Wildlife area
7. Jackson Croft
8. Jackson Croft
9. Drying Field

Table 1 Open space in Morland

Name and Grid Reference	Map 4	Use of Land and value to community
The Triangle NY59802244	1	This characterful area is a small garden maintained by local residents. It showcases roses and other shrubs and adds colour, birdsong and sanctuary all year. It is bounded by dry stone walls and as it is sited at the top of a steep hill, adds colour to the view and softens the stone built traditional properties behind.
The Mill Yard NY59922247	2	The Mill Yard area is in the heart of our village. It is a picturesque area that is quaint, wholly vernacular, proportionate and functional. The Mill Yard houses a popular café that brings tourists and locals flocking and provides employment, particularly to young residents. The area around the Mill Yard is a magnet for cyclists and walkers.
The Beckside NY59962241	3	Morland Beck draws many visitors. Much work has been done on water flow and streamside planting, including the siting of an information board. Locals and visitors walk the Beckside, picnic there and enjoy the views. The Beckside incorporates two water ways, and it also includes the historic mill race. The race is used for school events (duck racing), play and science and history projects by our local school. Both areas are home to the rare crayfish.
The Playpark and Sports Field NY59762217	4	The playpark and football pitch are excellent open spaces enjoyed by young and old. A huge community effort redeveloped the play area. Today it is well used, offering play equipment for the very young to teens. The football pitch sees use for sport and community events.
The Tennis Court NY59772225	5	The tennis court area is a huge village asset. It is bordered by shrubs and is well maintained. The school uses the court and young tennis coaches add classes and expertise at times.
The Wildflower Area NY59722223	6	The wildflower area adjacent to the school is maintained by the Parish Council, adding colour and mini walks through the site. The area offers vegetation for small creatures. It is left alone during spring and summer for grasses and wildflowers to fully develop and drop seed.
Jackson Croft NY59682242	7/8	Jackson Croft ‘green’ and verge are soft green areas for walking, playing, picnicking and enjoying the views. A bench offers respite and is well used.
Drying Field NY59812241	9	An open space, used by local residents for recreational activities.

Eden Local Plan Policy COM2 designates some areas in the village, as shown on the Village Inset Plan in the ELP, as Public Open Space. These areas provide open space, sport, leisure, allotments, recreational and cultural facilities, Table one identifies existing Open Space, to be protected as areas of particular importance to the villagers of Morland. They offer amenity and recreational value, these are in close proximity to the villagers they serve and align with the NPPF recognising the value of open space to community health, well-being and sustainability. Within these areas, no development will be allowed except for that which enhances the value of the area to its community and visitors.

Specific objectives for Open Spaces in Morland:

1. Triangle
   a. Encourage and support its care and maintenance as a historic feature, at the intersection of three roads.
   b. To be maintained for visual amenity and wildlife, birds in particular.

2. Mill Yard
   a. Encourage only vernacular maintenance, to increase visitor numbers, already enjoyed by cyclists, walkers and locals. A functional working area providing a lively community hub.
   b. That village assets, phone box, bench and noticeboards are well kept, orderly and functioning.

3. Beckside
   a. Maintain as a beauty spot and key play area for families/walkers
   b. Continue to develop wildflower banksides
   c. Tree and turf care, with amenity and wildlife use always in plans

4. Playpark and Sports Field
   a. To be maintained, including planting, shaping, trimming of trees/shrubs as needed. (and/or replacement).
   b. An all-age space, for mixed uses, sports events, community events
   c. All safety procedures followed/documented

5. Tennis Court
   a. To be maintained, including fencing and surrounding grassland and trees.
   b. Benches to be well cared for.

6. Wildflower Area
   a. To be maintained as a green oasis off village car park.
   b. The meandering pathway to be revisited (remown) each summer.
   c. That wildflower planting continues, to build stock of native plants.

7. Jackson Croft
   a. That grass is well cropped for ease of walking.
   b. Bench is maintained for scenic views and gathering space.

8. Drying Field
   a. Maintain as an open space, to be used for recreational purposes.

5.3. Objective 3 - Housing

To manage future housing development in Morland to levels of development to meet local need in support of the community while enhancing the character of the village. In particular:

- That development on windfall sites must meet all design-based criteria of the Neighbourhood Plan
- That key features of adjacent properties are reflected, especially in the central village character area
- That eco, sustainable and affordable builds should receive careful consideration but that the greatest weight should be given to appropriate design and use of materials, in line with objective 1 (paragraph 5.1).
- That new technologies and creative builds are supported where appropriate outside of the village character area and to acknowledge that trends and needs are likely to alter during the period of the plan

5.4. Objective 4 – Community Facilities, Employment and Business

To maintain existing employment operations/businesses and encourage new ones appropriate to the character of the village in order that services can be maintained. In particular:

- To explore the possibility of a shop in Morland, in order to create another hub and greater social space
- To support more community transport
- To consider an alternative to tarmac in The Square, as mentioned in the Heritage report
- To consider parking in the village as a matter of urgency, particularly for High Street
- To consider a village parking area

The village pub and Mounting Steps

Steps to Morland Church

6. Policies

6.1 Village Design and Local Character

Character of the built form of Morland Village and in the surrounding countryside is an important matter to be taken into account by any development proposal in the parish. This character, which stems from the organic development of the village over centuries, is appreciated and cherished by the residents of Morland and it is something they wish to retain despite the possibility of development at a greater rate or scale than has previously occurred, or the possibility of imported materials which are not of the local vernacular.

The aim of this policy is to supplement Eden Local Plan policy DEV5, as well as Eden District Council supplementary planning documents “The Eden Design Summary” and “Shopfront and Advertisement Design”, which seeks to ensure that the design of developments is prepared with a full understanding and appreciation of the local context. It aims to provide clear criteria against which the design and materials of a development will be assessed. It identifies a Village Character Area from which local features and character are to be referenced and drawn.

Policy MNP1 - Village Design and Local Character

Proposals which respect the character of the village through their use of materials and design will be supported, particularly where they meet the following criteria:

- **The Heritage Assessment should be a reference for features and items of local character in any design assessment, particularly for development within the Village Character Area shown on Map 5 overleaf.**
- **Building materials complement or enhance the local surroundings and aesthetics.**
- **Only local stone (referencing neighbouring properties) is used.**
- **The plot density is considered in relation to neighbouring properties.**
- **Render is of a texture and colour that complements that of its neighbours.**
- **Appropriate roofing slate, with reference to neighbouring properties. is used and vernacular details are incorporated as appropriate (e.g. quoins) and alien (non-vernacular) features avoided (e.g. barge boards).**
- **Stone window/door surrounds are incorporated where appropriate and always in the Village Character Area.**
- **Garden walls/boundary treatments respect the curved line of the highway and that materials used are in-keeping with neighbouring properties.**
- **Spaces created or affected by development, and the views of these spaces, are considered as part of the proposal, and their amenity value is enhanced.**
- **Developments required by local or national planning policy to provide on-site parking spaces, gardens or green spaces will mitigate the effects of the removal or damage to any trees on the site.**
- **Where possible wildlife corridors through gardens/spaces should be enhanced or created, for example creating hedgehog holes in fencing.**
- **Where proposals have an impact on the approaches to the village, that they enhance the gateways to the village, as shown of Map 3.**
- **The design of renewable energy apparatus and other sustainability features, including those required to meet Nutrient Neutrality requirements, should be sited and designed in manner appropriate to the site and surroundings.**

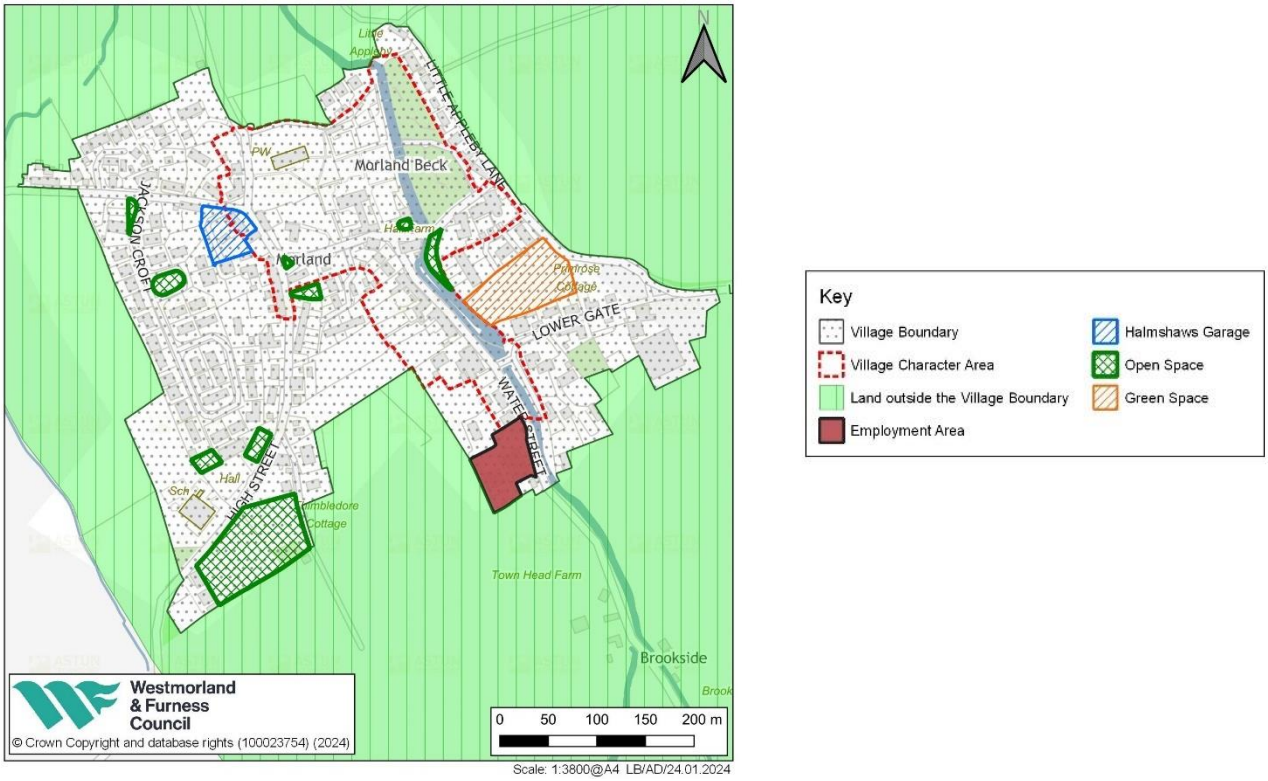
6.2 Open Countryside and Environment

The open countryside surrounding Morland is valued as open agricultural land that is tranquil and scenic. It is characterised by irregular field boundaries usually comprising hedgerows with mature trees within them.

Forestry and water courses are also evident with occasional field barns and farm steadings dotted in the landscape. All the land is enclosed now and no open moor land remains in Morland Parish.

Under Policy LS1 – Locational Strategy in the Eden Local Plan, Morland is classified as a 'Smaller Village and Hamlet'. This designation limits development to infill and rounding off, in the central village component of the Parish. Development should therefore be limited to this area, except in circumstances as laid out in the Local Plan, which are re-use of traditional rural buildings and structures (Policy RUR 3), essential dwellings for workers in the countryside (Policy HS3) and provisions for new agricultural buildings (Policy RUR2).

Map 5 – Proposals Map[4]



[4] A large version of Map 5 is available on page 24

6.3 Housing

The status of Morland village as a location for housing has varied throughout the emergence of the strategic policy of new Eden Local Plan. It was, at one point, to be one of 42 villages where allocations for housing were to be made, but it has emerged from that process as one of 102 villages where only small scale, sensitive windfall housing is to be permitted and where it is limited to infilling or rounding off, as defined in Policy LS1 of the approved Local Plan.

Where sites have been previously developed (brownfield) sites, and the development is for five units or less, then the proposal may contain only open market housing. Where the proposal is for six units or more, then some contribution to affordable housing will be expected. Where the site is greenfield land then all houses must be restricted to local people through a local occupancy condition, alongside the conditions for affordable housing.

There is no evidence to suggest that the affordable or local occupancy requirement of Morland is significantly different from those of the district as a whole and therefore no modification of Local Plan policies LS1, HS1 and HS2 is proposed

Traditional housing showing many heritage features

6.4 Community Facilities

The community facilities within Morland are listed below

- Morland Village Hall
- Morland Primary School
- St Lawrence Church
- The Crown Inn public house
- Morland Studio
- The Mill Yard Café, Morland
- Shop
- Tennis Court
- Play Area
- Allotments

Centre of Morland

As a rural community, with limited public transport facilities, a principal issue of concern raised by residents was the creation of more and better parking facilities near or in the centre of the village;

<u>Policy MNP2 – Parking provision</u>

Where there is evidence of a lack of on-street parking opportunities and traffic congestion, development must conform to the Cumbria County Council parking guidelines in the Development Design Guide published in 2017 and adhere to guidance and standards issued by the Highways Authority on the number of parking spaces to be provided.

The Triangle and Ford

6.5 Employment and Business

Morland contains some limited employment opportunities such as the pub, the cafe, the school, local farms and Tuer's garage. This latter site currently accommodates a number of small-scale businesses such as haulage, HGV repairs, engineering and storage.

Further employment-generating uses are to be encouraged in order to help improve the sustainability of the village by providing opportunities for both living and working. Nevertheless, it is recognised that a higher than average number of people in Morland have developed self-employment opportunities, and this is to be encouraged.

The aim of this policy is to protect and support existing businesses in Morland in order to help provide further employment opportunities for local residents. These opportunities exist in the conversion of existing buildings to such uses as are compatible with residential use, such as convenience retail, office uses, education, and tourism.

New commercial development such as a change of use or farm diversification could take place at existing employment sites such as Tuer's garage or existing farm steadings, where it does not harm the amenity of nearby residential properties.

Following consultation with Westmorland and Furness, any proposed development at the Tuer's garage site would need to take into consideration the following constraints:

- This site may be adjacent to an SSSI impact risk zone in relation to the tributaries close by.
- Levels of radon, indicative to a 1km radius.
- Proximity to flood zone would require risk assessment and mitigation plan.
- Housing exists at both sides to the site, and directly opposite, therefore noise, disturbance and movements of vehicle must be considered.

All proposals considered under this policy will also need to conform to national planning guidance and local adopted policies in The Eden Local Plan, in particular Policy EC3: Employment Development in Existing Settlements, other adopted guidance and any identified site-specific constraints. In particular, any retail proposals shall be of an appropriate scale for the village and conform to policy EC7 Towns Centres and Retailing and not harm the vitality and viability of existing centres.

Policy MNP3 - Employment and Business

New developments to facilitate additional employment opportunities will be permitted at Tuer's garage site where this will not result in an unacceptable adverse impact on the amenity of existing nearby properties. The conversion of the Tuer's Garage site or existing buildings to a use that serves the local community (including retail) will be encouraged provided the character of the village is maintained, by renovation and restoration that is sympathetic to the location and existing building. All developments shall also conform to national guidance and adopted local planning policies and guidance.

6.6 Halmshaw's Garage Site

This prominent site in Morland presents a good opportunity for redevelopment which would enhance the character of the village and provide much needed facilities. It is a site which operated as a petrol filling station and vehicle repair centre for many years and closed in the 1990s. The site is currently in two separate ownerships. Consultation with Eden District Council was undertaken, to identify any possible constraints on developing the site. These are discussed below.

The site was designated as an adopted housing allocation in the previous Eden Local Plan, adopted in 2006, and received outline planning permission (ref 97/0346) for a residential development. This permission was not progressed and therefore lapsed. The site lends itself to residential use. Policy LS1 Locational Strategy supports a development demonstrating appropriate scale and form.

Throughout this plan, we have stated our aim for all development to be mindful of design, materials, building heights (a key issue as this site is on two levels), density and positioning to reflect existing properties. This particular site is at a key point in the village from four routes and so merits tremendous care and discernment in its design.

As a former petrol filling station some investigation as to potential contamination of the ground will be required as part of any planning application. If contamination is found then it is likely that housing development will be one of the few uses that could fund any cleanup. Any such development plans will need to consider not only Policy LS1, but HS2 Housing in the Smaller Village and Hamlets and Policy HS1 Affordable Housing.

However, depending on the specifics of the proposal, the site may also be suitable for the provision of resident parking (a much-needed facility) and enhancing the character of the village. At present one owner has not responded to approaches regarding the future development potential of the site and, while the other is willing to see the site redeveloped. A legal right of access exists on the site which may also limit the development potential of the site.

The aim of this policy is to signal the likely uses that could be acceptable in any proposal put forward on the site. These uses and built form guidelines do not amount to an allocation policy because of the difficulty of securing the owners' willingness to bring the site forward for development. However, the ideas set out in the policy are expected to carry significant weight in any subsequent decision making.

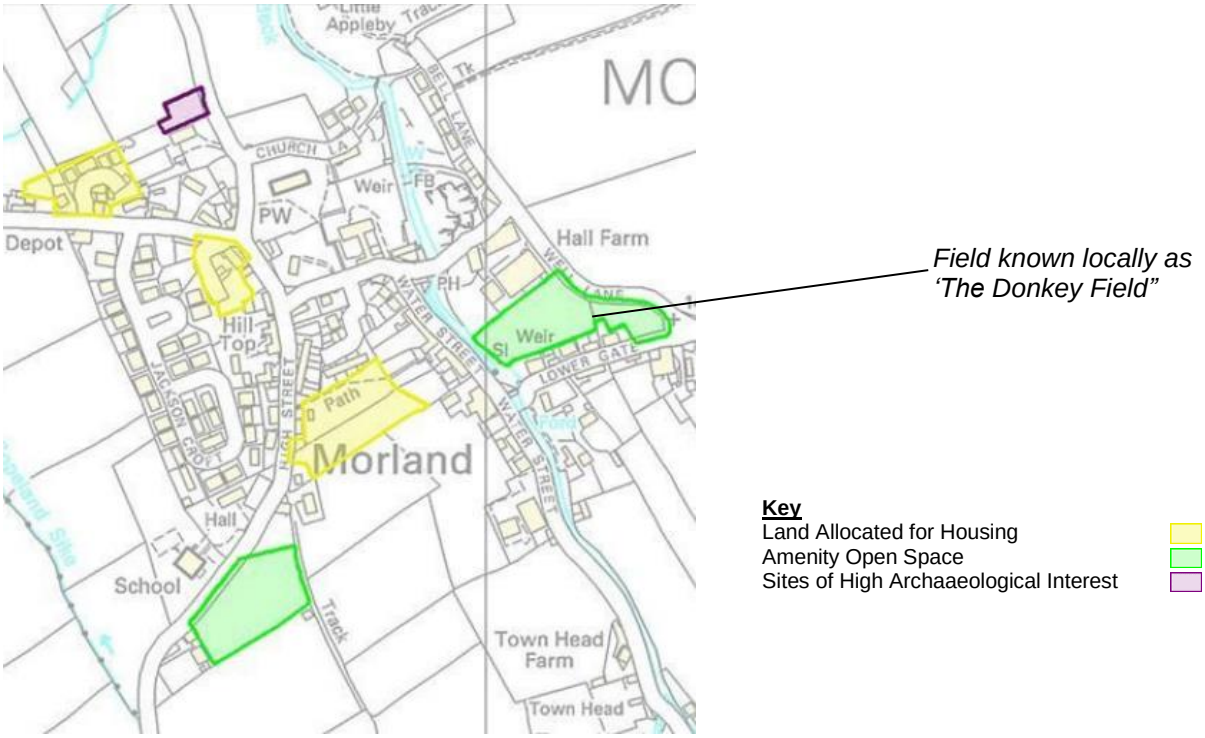
<u>Policy MNP4 - Halmshaw's Garage Site</u>

New development for residential use would be supported on this site provided the criteria in MNP1 are met. All developments shall also conform to national guidance and adopted local planning policies and guidance.

6.7 Local Green Spaces in Morland Village

In the formulation of the Local Plan, Eden District Council chose to include only land with open access designation, which was a departure from the previous plan finalised in 1996. The 1996 map is shown below.

Map 6 – 1996 Eden Local Plan



Map 6 clearly shows the area known as 'The Donkey Field" as designated amenity space in the 1996 Plan. This plan wishes to re-establish protection for this field, and designate it as a Local Green Space for protection, as described in the National Planning Policy Framework (NPPF) (December 2023) paragraphs 105-107. To this end, the Parish Council commissioned an assessment of the area in April 2020, by Piers Palmer of PDP Associates, included as an appendix to this document. This report concluded that the area is "one of the defining features of the village and contributes significantly to the visual amenity and character of Morland".

This small field faces onto Water Street and Lowergate backs onto it (grid ref NY60022240). The field has been everthus, since the ancient farmhouse was built, dated 1705 on the datestone. This field provides a colourful open space, reflecting its agricultural heritage and seasonal interest. The scenic Water Street houses benefit from the distant views it allows, it enhances the pastoral setting providing colour, birdsong, light grazing and a sense of clear openness in the heart of the village. The field is surrounded on three sides by a mix of housing, mostly older buildings built in a vernacular style using local materials. The whole picture is one of an Eden valley village, scenic but working, productive and vibrant, enjoyed by locals and visitors. A survey regarding the field's future care was recently undertaken, to measure local feeling about seeking permanent protection from development for the field. The overwhelming response was for its preservation, to remain free from the threat of development. (The full survey results are

provided in a supporting document). The field sits among properties and is enjoyed as a tranquil open space free from human traffic, we want to keep it as such.
The NPPF (December 2023) recognises the importance of open and green spaces in contributing to sustainable communities.[5] In line with paragraph 107 of the Framework, "Policies for managing development with a Local Green Space should be consistent with those for Green Belts"?

<u>Policy MNP5 – Green Infrastructure</u>

The local green space identified in Table 2 and shown on Map 7 shall be protected from any development which is detrimental to its open character and recreational or amenity value, unless very special circumstances can be demonstrated.

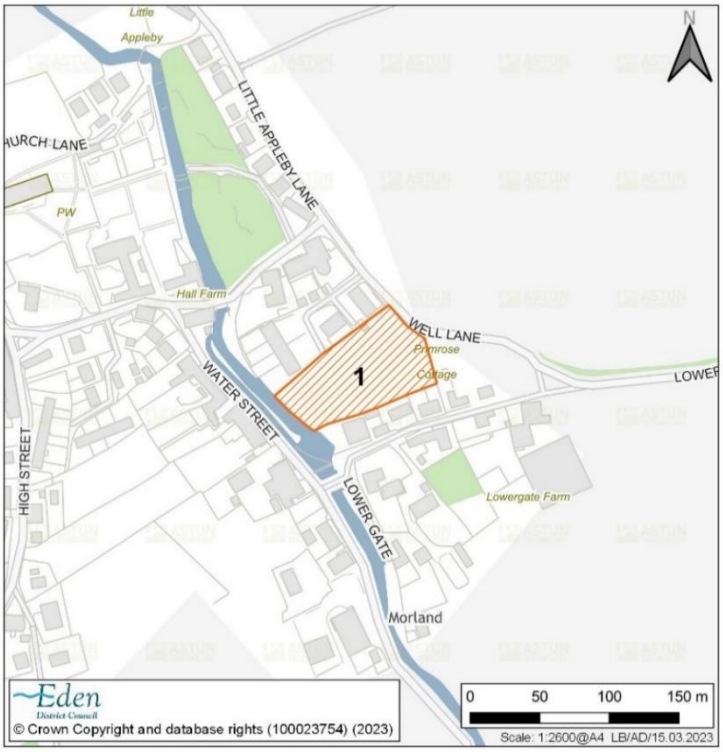
Table 2 Local Green Space in Morland

Name and Grid Reference	Use of land and value to community	NPFF 2019 para. 100 criteria
The Donkey Field NY60022240	The Donkey Field, as it is known locally, is within the immediate community, hugged by homes, a small field, local in character and consistently in pastoral use since the 1700's. This field provides a colourful open space, reflecting its agricultural heritage and seasonal interest. The field provides light open views to hills and woods, it is gently pastoral offering wildlife a refuge and visitors tranquillity, birdsong and rich seasonal flora.	a) Within community b) Tranquillity; wildlife c) Local in character

Map 7 - Morland's Local Green Spaces

Key:

1. The Donkey Field



[5] Ministry of Housing, Communities and Local Government, 2023, NPPF paras 105-107

6.8 Local Heritage Assets

In March 2017, a Heritage Assessment was prepared for the Planning Group by Kate Bellwood Associates. This identified a number of designated and non-designated heritage assets which add to the character and amenity of the village.

Designated Heritage Assets
Grade I

- Church of St Lawrence

Grade II*

- Altar Tomb to south east of Chancel of Church of St Lawrence

Grade II

- Sundial to south west of Tower of Church of St Lawrence
- Gate Piers, front and return walls to Church of St Lawrence
- Morland House
- Hazeldene
- Forecourt wall, railings, and gate to front of Hazeldene and Wingrove Cottage
- Wingrove Cottage
- Hall Farm; house and adjoining cottage
- Entrance arch, Threshing Barn, Byres
- Gin Gang to north east of House at Hall Farm

Church of St Lawrence

Locally valued non-designated Heritage Assets

- Mill race
- Donkey Field
- Mounting Steps at the Crown Inn
- Force Bridge
- External Steps at Mill Yard Café
- Metal gates to Mill Yard Café
- Boundary walls to Morland House
- Church of St Lawrence Churchyard
- Two stone bridges across Morland Beck
- Drying Field

Mounting Steps

<u>Policy MNP6 – Local Heritage Assets</u>

The effect of any planning application on a designated or non-designated heritage asset should be taken into account in determining the application. Consideration to the historic environment of Morland village should be given to all applications within the Village Character Area, with particular reference to the key objectives in this plan and to Policy MNP1.

7. Supporting Information

7.1 Glossary of Terms and Abbreviations

EDC - Eden District Council
ELP – Eden Local Plan
MPC - Morland Parish Council
SSSI - Site of Special Scientific Interest
SAC - Special Area of Conservation
NDP - Neighbourhood Development Plan
NPPF - National Planning Policy Framework
SEA - Strategic Environmental Assessment
HRA - Habitat Regulations Assessment
SFRA 2 and 3 - Strategic Flood Risk Areas Zones 2 and Zones 3
MNP – Morland Neighbourhood Plan

7.2 Supplementary Documents

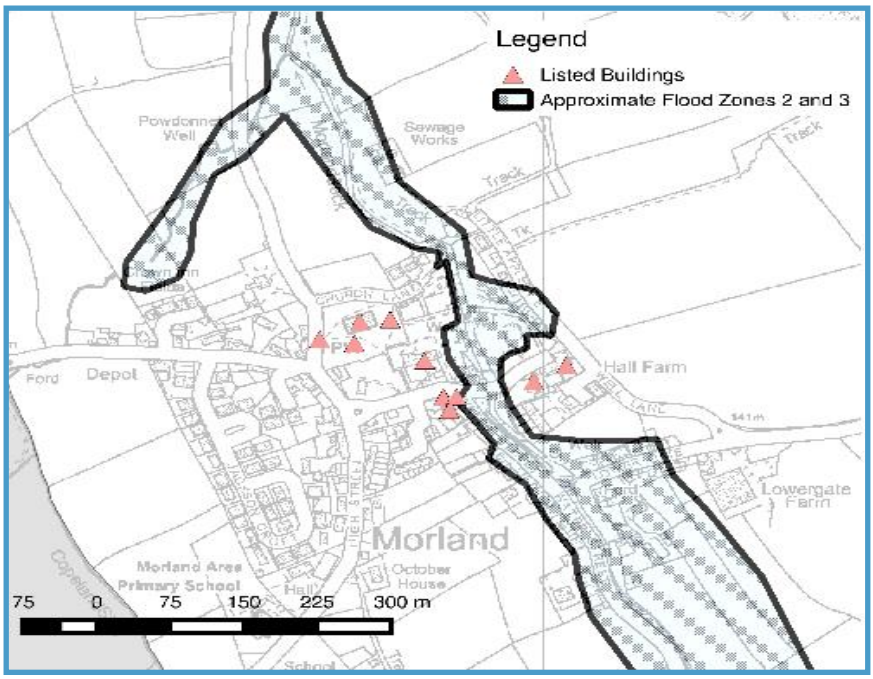
- Morland Heritage Assessment (2017) *Kate Bellwood*

7.3 List of Supporting Documents

- SEA and HRA (2017) *Tom Woof*
- Appraisal (2020) *PDP Associates*
- Donkey Field Survey Results (2020) *Morland Parish Council*
- Eden Local Plan 2014 – *2032 Eden District Council*

7.4 Map 8 - Flood risk land and listed buildings

The map demonstrates the flood risk following the line of the beck which runs through the heart of the village and shows the concentration of listed buildings within the central village character area.



7.5 European Sites within 10km of the village centre

Udford Low Moss SSSI

River Eden SSSI

River Lyvennet SAC

Cliburn Moss SSSI

Asby Complex SAC

River Eden SAC

River Lyvennet SSSI

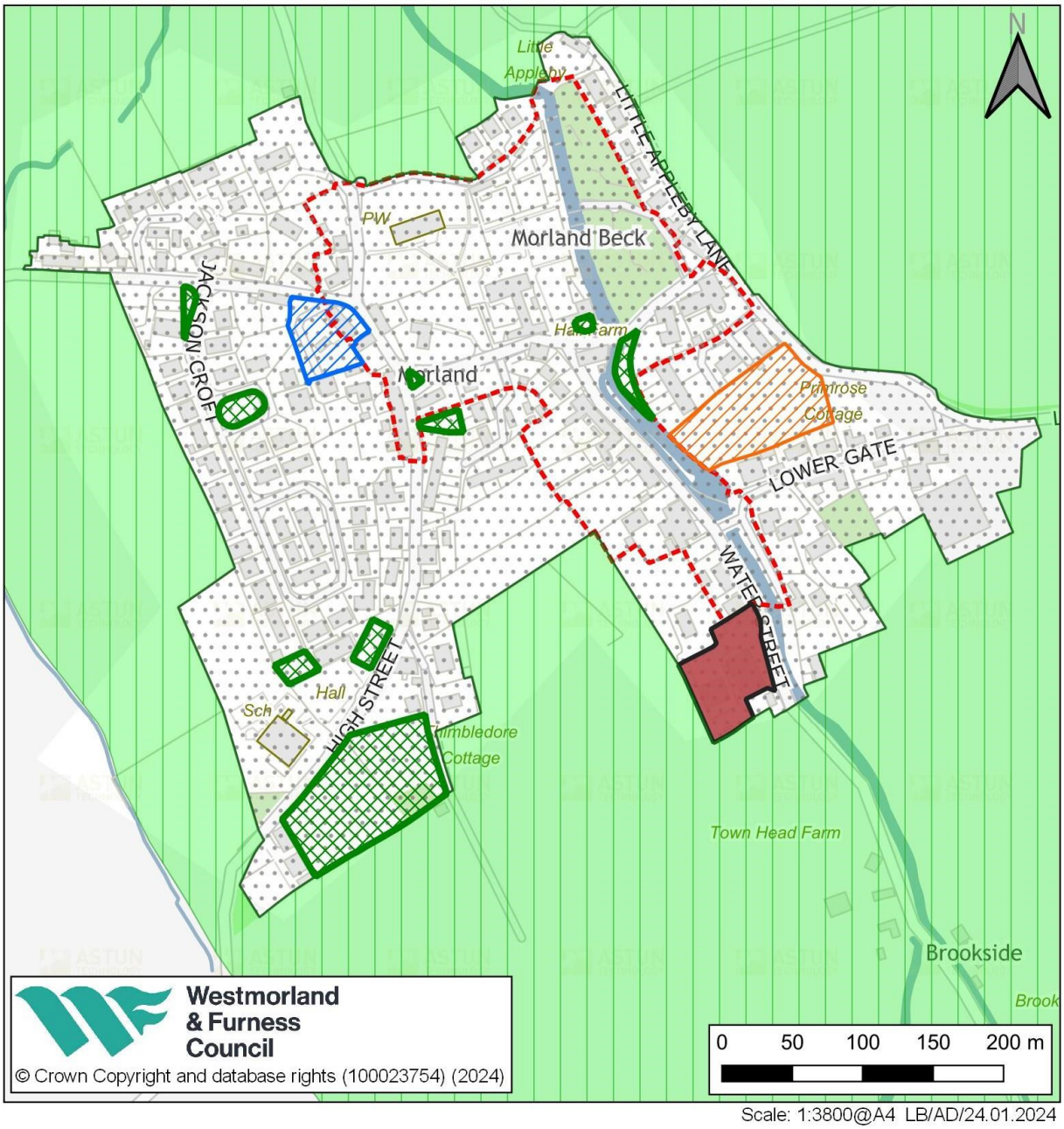
Temple Sowerby Moss SSSI

Burrells Quarry SSSI

Crosby Ravensworth Fell SSSI

7.6 Map 5 – Proposals Map

Morland village with designations



Scale: 1:3800@A4 LB/AD/24.01.2024

Key

- Village Boundary
- Village Character Area
- Land outside the Village Boundary
- Employment Area
- Halmshaws Garage
- Open Space
- Green Space

Acknowledgements

The Parish Council wish to thank:

Members of the steering group
Andrea Runkee former Clerk to Morland Parish Council, Kate Bellwood of Bellwood Associates, Tom Woof of Prospus Group Ltd and the staff at the planning department of the former Eden District Council for their work in preparing this neighbourhood plan.