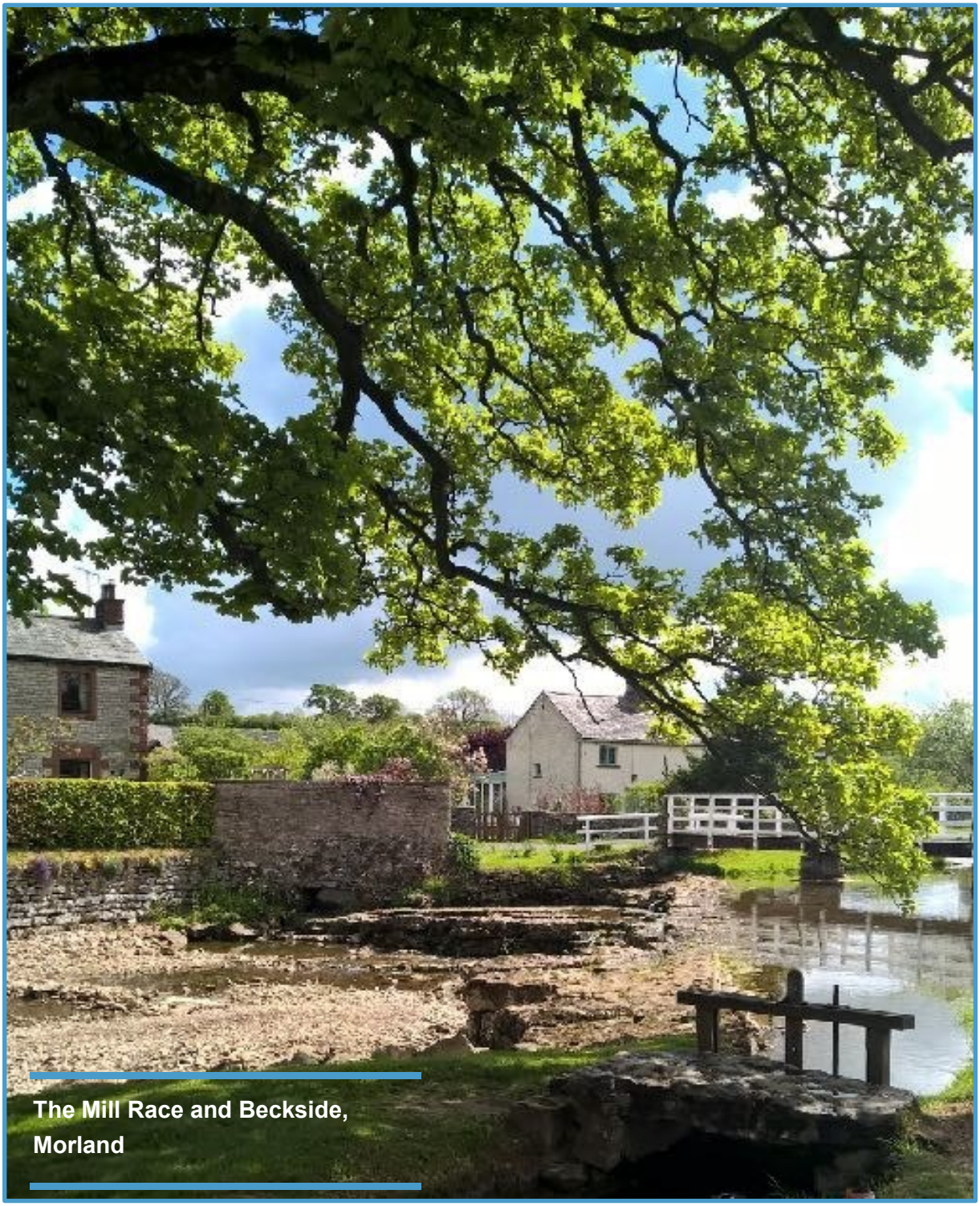
Morland Parish Neighbourhood Plan 2017 - 2032

June 2026



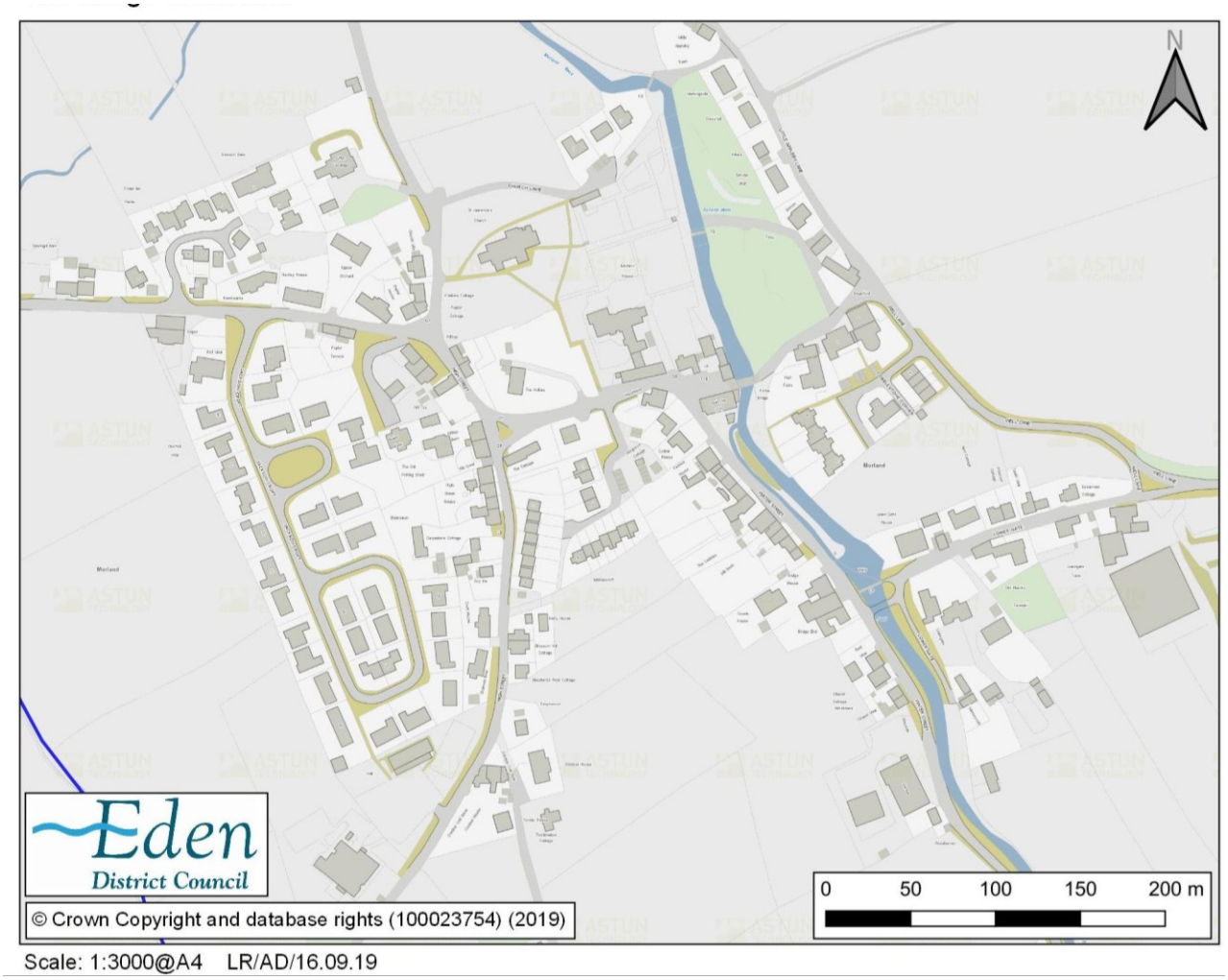
The Mill Race and Beckside, Morland

Contents

1.	Introduction	3
2.	Purpose	5
3.	Background	5
3.1	The Planning Process: How the Neighbourhood Plan was Prepared	5
3.2	Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA)	6
3.3	The Plan Area	7
4.	The Parish Past and Present	8
4.1	Location	8
4.2	Origins	8
4.3	Modern Times	8
4.4	Demographics of Morland Parish	9
4.5	Village Settlement Character	9
4.6	Morland Parish	9
4.7	Local Planning Policies	10
5.	Vision and Objectives	12
5.1	Objective 1 – Design and Local Character	12
5.2	Objective 2 – Open Countryside and Environment	12
5.3.	Objective 3 – Housing	12
5.4.	Objective 4 – Community Facilities, Employment and Business	12
6.	Policies	13
6.1	Design and Local Character	13
6.2	Open Countryside and Environment	18
6.3	Local Green Spaces	21
6.4	Housing	30
6.5	Community Facilities	31
6.6	Employment and Business	33
6.7	Halmshaw’s Garage Site	35
6.8	Local Heritage Assets	36
7.	Supporting Information	39
7.1	Glossary of Terms and Abbreviations	39
7.2	Supplementary Documents	39
7.3	List of Supporting Documents	39
7.4	Map 8 - Flood Risk Land and Listed Buildings	40
7.5	European Sites within 10km of the Village Centre	41
7.6	Map 4 - Proposals Map	42
Acknowledgements		43

Map 1 – The Village of Morland

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



1. Introduction

The Morland Neighbourhood Development Plan was first discussed in 2016, with work on it beginning in 2017. 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 became 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".[1]

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

The Plan has been supported by Morland Parish Council (MPC), the qualifying body, and funded by the Department of Communities and Local Government. The Plan has been produced by the Morland Parish Council Neighbourhood Plan Steering Group, with ongoing consultation taking place within the local community, that is, 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 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 Parish 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 Parish 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

[1] DCLG Factsheet: Neighbourhood Planning (clause 1-6) October 2016.

summer fete, two open meetings and a feature on the Parish website. Additionally, 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'[2].

The full consultation process is laid out in the Consultation Statement.

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 were initially provided by Tom Woof, the consultant, and these were finalised in 2018. Following amendments to the Plan a further screening assessment was provided by Westmorland and Furness Council. It was agreed by the Statutory Consultees that no SEA or HRA is required.

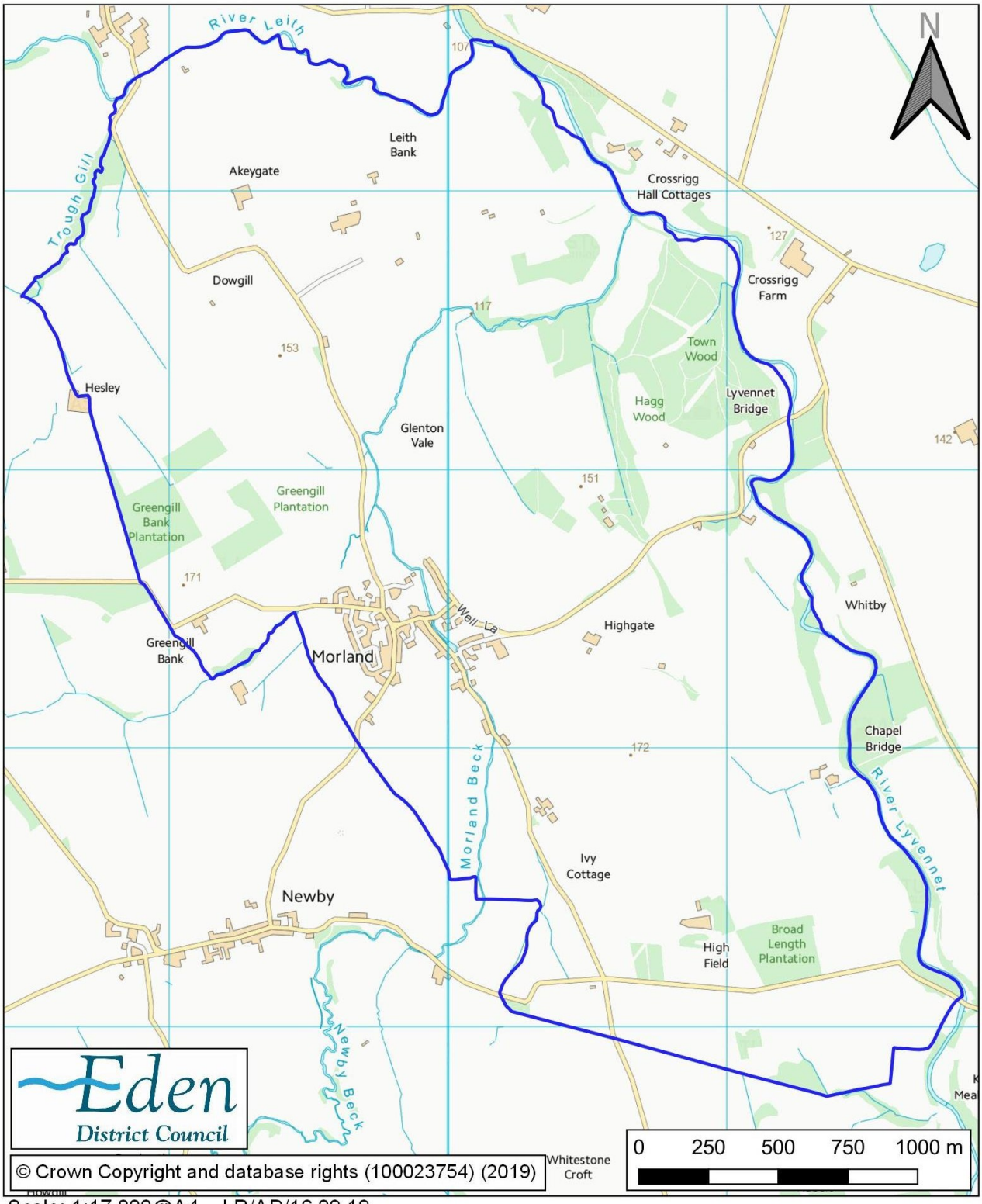


A property within Morland village character area

[2] Grid ref: NY60022240

3.3 The Plan 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 Parish 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[3] 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 appearance. 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.

[3] Cumbria Landscape Assessment 2026, Westmorland and Furness Council and Cumberland Council

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.

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%)[4].

Although house prices are lower in Morland than in England as a whole the affordability ratio[5] 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

[4] Figures taken from the 2011 Census.

[5] Ratio of average house price to average wage.

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.

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

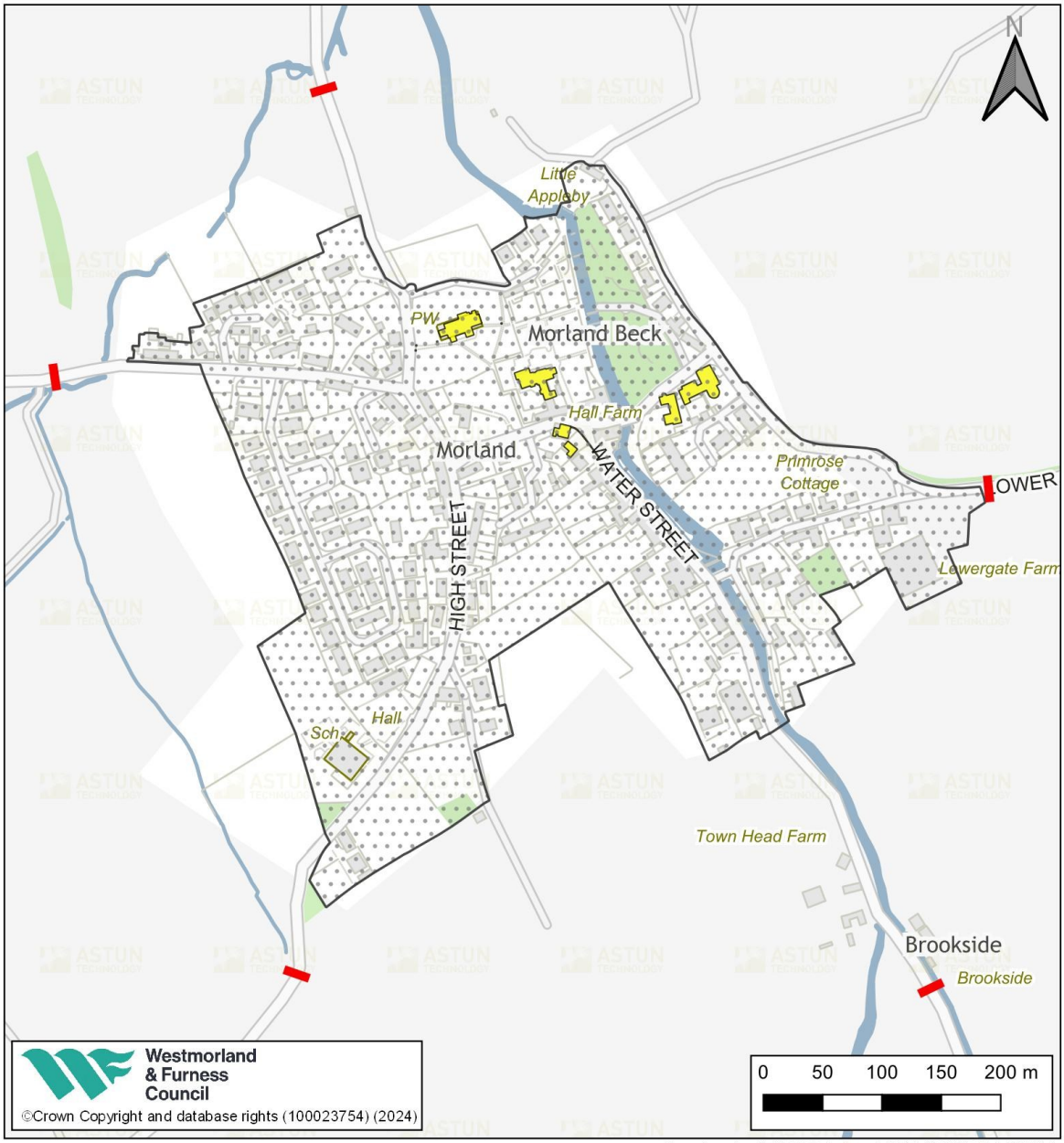


The centre of the Village Character Area, showing the Mill Yard, Notice Boards and Art Centre

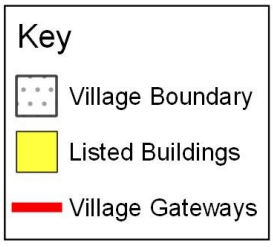
Map 3 – Morland Village

This map below shows the Village of Morland, 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: 1:4500@A4 LB/AD/03.04.2024



5. Vision and Objectives

Following a presentation from 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 Councillors 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 Spaces, made available online and by hard copy, which attracted a strong response. Full details of the consultation process can be found in the Consultation Statement.

Vision:

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.

Objectives:

For further detailed objectives, please read the supporting text proceeding each policy.

5.1 Objective 1 – Design and Local Character

To ensure that all new development, through design and use of materials, respects and enhances the traditional character of the Parish, particularly the village character.

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 Parish.

5.3. Objective 3 – Housing

To manage future housing development in Morland Parish to levels of development that meet local needs and support the community, while enhancing the character of the Parish.

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 Parish in order to maintain existing services.

6. Policies

6.1 Design and Local Character

The character of the built form of Morland Parish, and in the surrounding countryside, is an important matter that must be taken into account by any development proposal in the Parish. This character, which stems from the organic development of the Parish over centuries, is appreciated and cherished by the residents of Morland and it is something that they wish to retain despite the possibility of development at a greater rate or scale than has previously occurred, in addition to the use 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 by identifying a Character Area from which local features and character are to be referenced and drawn.

The detailed objectives include:

- That particular thought is always given to the entrances to the village, that they are maintained, well planted and continue to benefit from open vistas, providing residents and visitors with varied views, curvaceous walls, short and extended views of, for example, historic building, open green spaces and views to distant 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 Parish, including the Village.



The steps to Morland Church

The table below highlights the key findings from the Heritage Assessment in Appendix 1 and matters of importance in terms of design and character in the Parish. Elements marked with an * are considered to be essential to the Character Area.



The ford and footbridge over Morland Beck

Table 1: Design and Character

Issue / Elements	Requirement
The Local Vernacular	The identified vernacular buildings, materials, walls and trees as highlighted in the Heritage Assessment, which all add character and are to be retained.
Materials	The appropriate use of building materials are to receive proper critical consideration with regard to the local context as highlighted in the Heritage Assessment.
Stone*	Where proposed, local stone is to be consistent with neighbouring properties and should be laid to respect local colour, style, jointing and coursing.
Render	Where proposed, render is to be of a texture and colour that compliments that of neighbouring buildings.
Slate*	Where proposed, graduated local slate roofs is to be used rather than inappropriate man-made alternatives.
Local Building Forms*	Local building forms are supported, particularly in the village, including double fronted/two-unit houses and larger double pile houses.
Detailing*	The use of vernacular detailing such as exposed and prominent quoins is supported and should be in keeping with surrounding buildings.
Features	Proposed features that are not found in the local area and therefore are likely to be obtrusive and out of keeping such as barge boards are not supported.
Windows / Doors*	The use of stone window/door surrounds should be incorporated, particularly in the village, rather than inappropriate man-made alternatives.
Windows*	Traditionally proportioned windows are supported particularly in the village.

Issue / Elements	Requirement
Boundary Treatments*	Stone Garden walls are common. The village boundary treatments are to respect the curved line of the highway and be constructed of material in keeping with neighbouring properties. Gates within the village are often constructed of decorative metal work. Outside of the village, agricultural fencing and gates are appropriate.
Plot density	The plot density is to be considered in relation to neighbouring properties.
Open Spaces	Open spaces created or affected by development (including amenity value) and the views of these spaces are to be considered as part of the proposal. Where possible the amenity value of open spaces should be enhanced.
Vistas / Views	The current open vistas within the Parish remain, as they are considered vital to the ambience of Morland Parish. Within new development in the Parish, views should be deflected to create a series of smaller, more intimate spaces, with the exception of in vicinity of the church, where wider open spaces are appropriate.
Parking	Parking spaces should not dominate the frontage of a building or the wider street scene.

Issue / Elements	Requirement
Gardens and Planting	Garden/play space should be appropriate to the size of the dwelling proposed. Native planting and that appropriate mitigation should be included where any trees are removed/damaged. Where possible wildlife corridors through gardens/spaces should be enhanced or created, for example by creating hedgehog holes in fencing.
Village Approaches / Gateways	Where proposals have an impact on the approaches to the village, they must enhance the gateways to the village, as shown of Map 3.
Renewable Energy / Sustainable Design	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.

Policy MNP1 - Design and Local Character

Proposals which respect the character and design of the Parish as set out in Table 1 above will be supported.

Within the Morland Character Area shown on Map 4 overleaf, development proposals including alterations or small householder extensions, should exhibit at least some of the features, but should as a minimum (where contextually appropriate) include those elements marked with an asterisk * in Table 1.

Proposals are to be accompanied by sufficient information to demonstrate that the development would be in keeping with the character identified in the Heritage Assessment.

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 of hedgerows with mature trees within them.

Forestry and water courses are also evident with occasional field barns and farm steadings dotted in the landscape. However, 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).

The detailed objectives include:

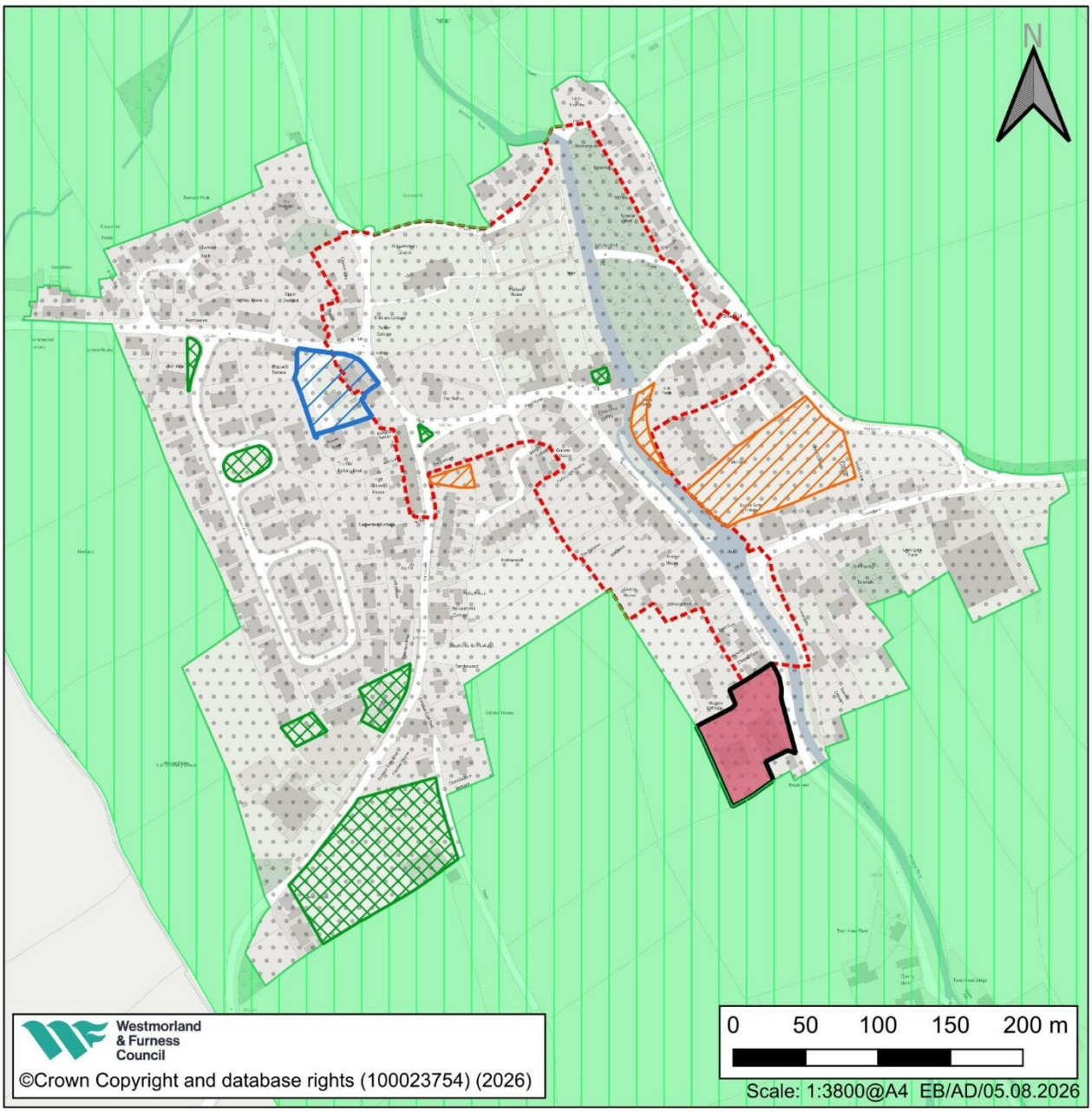
- That the area around the mill race and beck is maintained and enhanced. That monitoring is constant regarding water flow issues and that due care is taken to ensure safety of people. That stream sides are defined to support careful parking. That wildlife and appropriate flora are encouraged (wildflower seeds are 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 wildflower 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 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 – Proposals Map

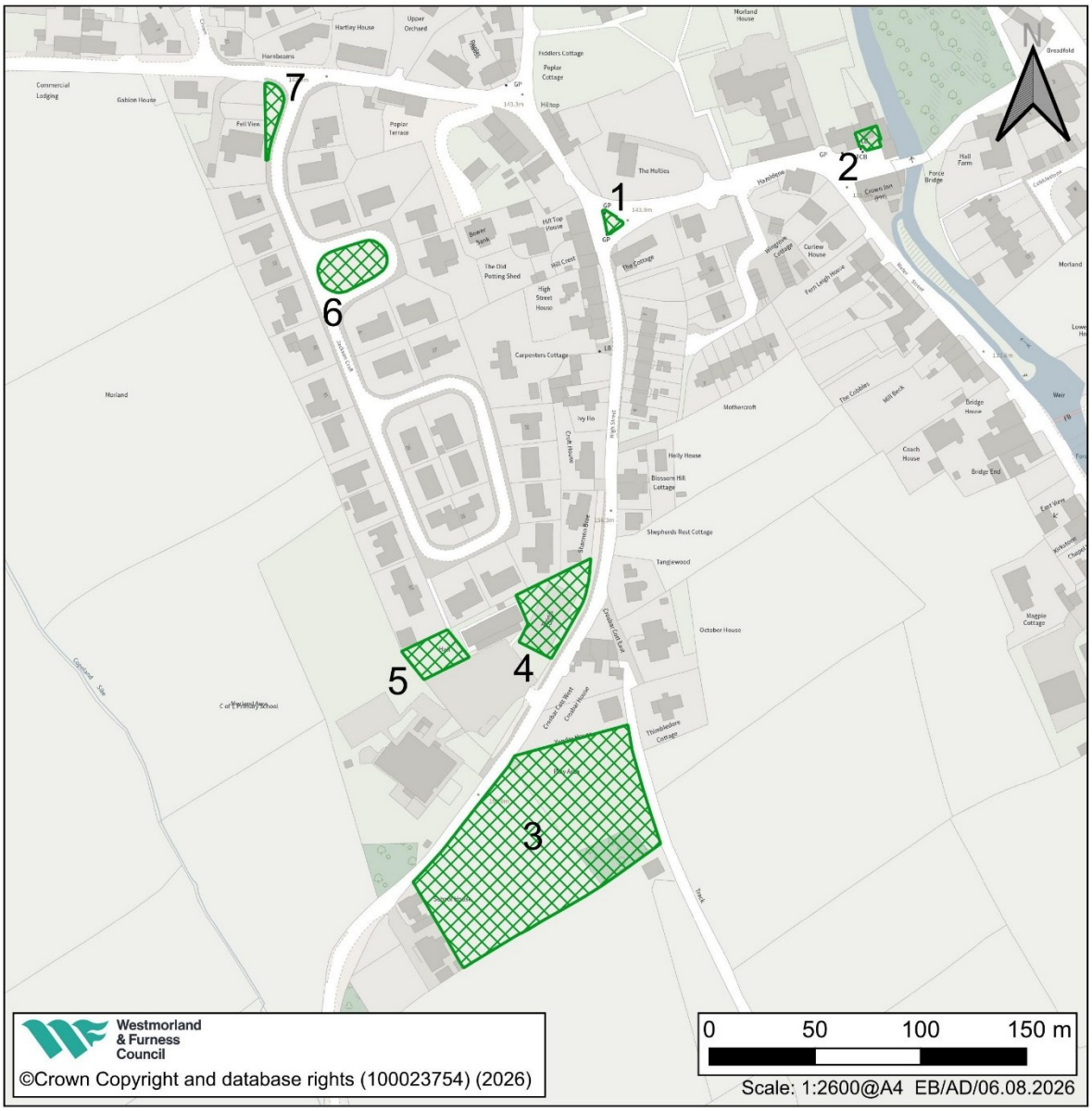


Key

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

6.3 Local Green Spaces

Map 5 - Open Space in Morland



Key

Open Space:

1. The Triangle
2. Mill Yard
3. Play Park and Sports Field
4. Tennis Court
5. Wildlife Area
6. Jackson Croft (green)
7. Jackson Croft (verge)

Table 2: Open Space in Morland

Names and Grid References	Use of Land and Value to Community
The Triangle NY59802244	This characterful area is a small garden maintained by 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	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 Playpark and Sports Field NY59762217	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	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	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	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.

Eden Local Plan Policy COM2 designates some areas in the Parish, as shown on the Inset Plan in the ELP, as Public Open Space. These areas provide open space, sport, leisure, allotments, recreational and cultural facilities. Table 2 identifies existing Open Space, to be protected as areas of particular importance to the residents of Morland. They offer amenity and recreational value, are in close proximity to the residents 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.



Photo: Centre of Morland

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, such as phone boxes, benches and noticeboards are well kept, orderly and functioning.

3. 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.

4. Tennis Court

a. To be maintained, including fencing and surrounding grassland and trees.

b. Benches to be well cared for.

5. 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.

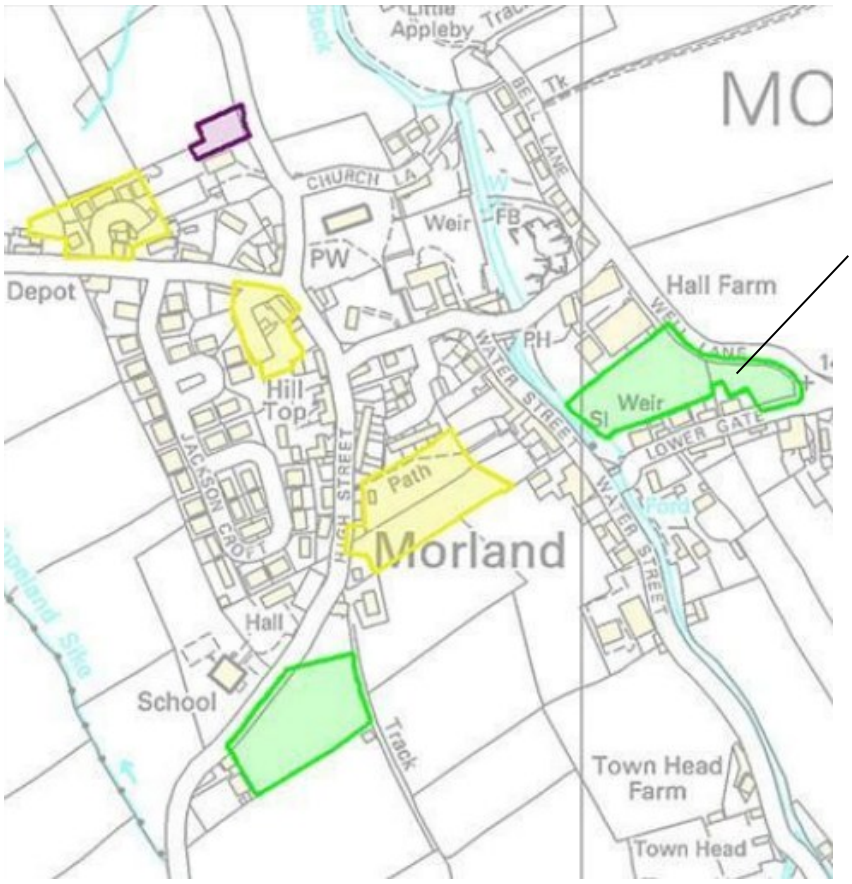
6. Jackson Croft

a. That grass is well cropped for ease of walking.

b. Bench is maintained for scenic views and gathering space.

In the formulation of the Local Plan, Eden District Council chose only to include 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



Field known locally as 'The Donkey Field"

Key

Land Allocated for Housing
Amenity Open Space
Sites of High Archaeological Interest

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 2024) Paragraphs 106-108. To this end, the Parish Council sought an informal 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.

Table 3: Local Green Spaces in Morland

Name	**Use of land and value to community**	**NPPF 2024** **para. 107 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) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for its beauty, tranquillity and richness of its wildlife; c) local in character and not an extensive tract of land.

Name	Use of land and value to community	NPPF 2024 para. 107 criteria
The Beckside NY59962241	The Beckside, comprising the land on both sides of Morland Beck, is owned and maintained by Morland Parish Council and is a highly valued community asset. It is regularly used by residents and visitors for informal recreation, including walking, picnicking and enjoying the views and provides an important venue for community events. The Beckside incorporates two waterways, including the historic mill race, which contributes to the area's heritage and is used by the local school for activities such as duck races, science projects and local history education. It is an important historic feature within Morland Village, contributing to the character and identity of the settlement. Ongoing wildflower planting and maintenance enhance the site's biodiversity. The Beckside supports a rich variety of wildlife, including otters, kingfishers and the rare white-clawed crayfish, making it an important ecological asset as well as a valued green space for the local community.	a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for its beauty, tranquillity and richness of its wildlife; c) local in character and not an extensive tract of land.

Name	Use of land and value to community	NPPF 2024 para. 107 criteria
Drying Field NY59812241	This strip of land off High Street provides a valued recreational space for the local community, particularly for families with young children. Its enclosed nature makes it a safe and secure place for children to play and it is regularly used for this purpose. The site also hosts community events, contributing to community life and providing an important space for local gatherings and informal recreation.	a) in reasonably close proximity to the community it serves; b) demonstrably special to a local community and holds a particular local significance, for its recreation and tranquillity; and c) local in character and not an extensive tract of land.

Map 7 - Morland's Local Green Spaces



Key

Local Green Space:

1. The Donkey Field
2. The Beckside
3. Drying Field

Policy MNP2 – Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces as defined in Table 3, Map 7 and Appendix 2.

New development will not be supported on these sites, except in very special circumstances.

6.4 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.

Specific objectives for Housing in Morland:

- That development on windfall sites must meet all the design-based criteria of the Neighbourhood Plan.
- That key features of adjacent properties are reflected, especially in the central village 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 character area and to acknowledge that trends and needs are likely to alter during the period of the plan.



Traditional housing showing many heritage features

6.5 Community Facilities

The key objectives for the Parish are:

- 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



Church of St Lawrence

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.

Policy MNP3 – Parking Provision

New development should make adequate provision for parking within the overall site in accordance with the provisions of the Cumbria County Council Parking Standards / the Development Plan (as amended).

Parking provision should:

- Wherever practicable, be provided off-road;
- Be sufficient for the full life of the development and should avoid the increase in on street parking or use of existing public car parks in the future;
- Minimise the impact of the private car on the street scene and reflect the character and appearance of the immediate locality as set out in the Heritage Assessment (Appendix 1).

The community facilities within Morland are listed in the table below:

Table 4: Important Community Facilities

Facility	Ownership
Morland Village Hall	Community
Morland Primary School	Westmorland and Furness Council
St Lawrence Church	Carlisle diocese
The Crown Inn public house, now under new ownership	Private
Morland Studio	Private
The Mill Yard Café, Morland	Private
Tennis Court	Community
Play Area	Parish Council
Allotments	Parish Council



The village Pub and mounting steps

6.6 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 Parish 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 vehicles must be considered.

All proposals considered under this policy will also need to conform to national planning guidance and adopted local 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.



Tuer's Garage, Morland

Policy MNP4 - Employment and Business

Where additional employment opportunities are proposed at Tuer's garage site, these must not result in an unacceptable adverse impact on the amenity of existing nearby properties.

Where the conversion of the Tuer's Garage site or existing buildings to a use that serves the local community (including retail) is proposed, the design of any scheme should ensure that character of the Parish is maintained.

It should be demonstrated that renovation and restoration proposals are sympathetic to the location and existing building and be consistent with other relevant Development Plan policies.

6.7 Halmshaw's Garage Site

This prominent site in Morland presents a good opportunity for redevelopment which would enhance the character of the Parish 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.



Halmshaw's Garage

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.

Policy MNP5 - Halmshaw's Garage Site

The Halmshaw's Garage Site is at a highly visible point in the Parish as viewed from four routes. Where redevelopment is proposed, proposals should be accompanied by sufficient information to demonstrate that the design meets the criteria in MNP1 in addition to ensuring that building heights, the layout and density are appropriate in this sensitive location and reflect the traditional qualities of existing properties and characteristics set out in the Heritage Assessment.

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. The Heritage Assessment is included as an appendix to this document.

Table 5: Designated Heritage Assets

Listed Status	Heritage Asset
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
Grade II	Gate Piers, front and return walls to Church of St Lawrence
Grade II	Morland House
Grade II	Hazeldene
Grade II	Forecourt wall, railings, and gate to front of Hazeldene and Wingrove Cottage

Listed Status	Heritage Asset
Grade II	Wingrove Cottage
Grade II	Hall Farm, house and adjoining cottages
Grade II	Entrance arch, Threshing Barn, Byres
Grade II	Gin Gang to north east of house at Hall Farm

Table 6: Locally Valued Non-Designated Heritage Assets

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
Sluice Gate



Mounting Steps

Policy MNP6 – Non-Designated Heritage Assets

The Plan identifies a series of non-designated heritage assets in Appendix 3.

Development proposals affecting an identified non-designated heritage asset should demonstrate how the proposal will preserve or enhance the significance of the asset. Where a proposal would demonstrably harm a non- designated heritage asset, the damage caused to the identity and character of the asset will be weighed against the overall benefits that would arise from the proposed development.

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

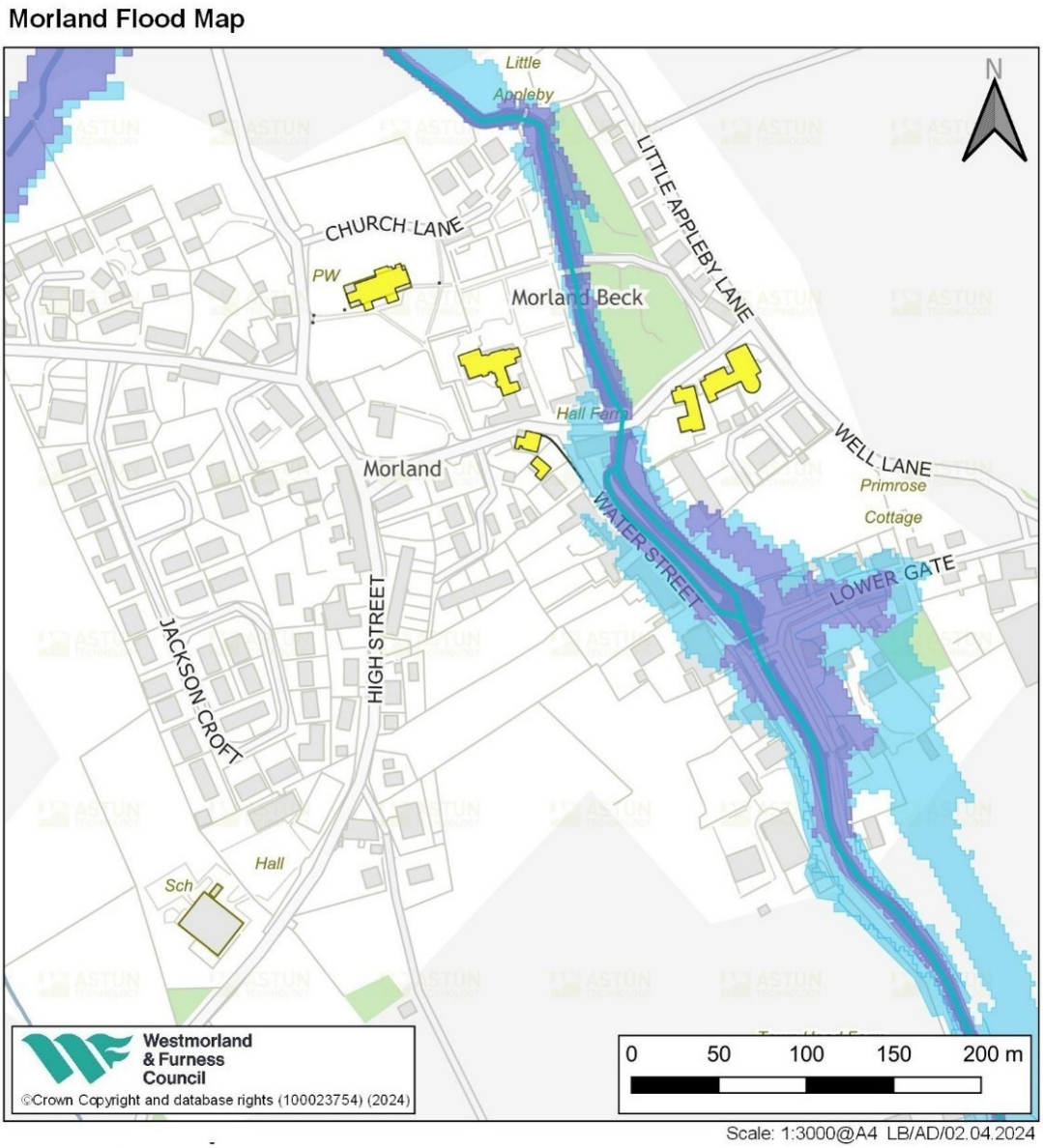
- Appendix 1: Morland Heritage Assessment (2017) Kate Bellwood
- Appendix 2: Local Green Spaces Assessment (2025)
- Appendix 3: NDHA Record Sheets 92

7.3 List of Supporting Documents

- SEA and HRA (2025) Westmorland and Furness Council
- 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 SAC

River Eden SSSI

River Lyvennet SSSI

River Lyvennet SAC

Temple Sowerby Moss SSSI

Cliburn Moss SSSI

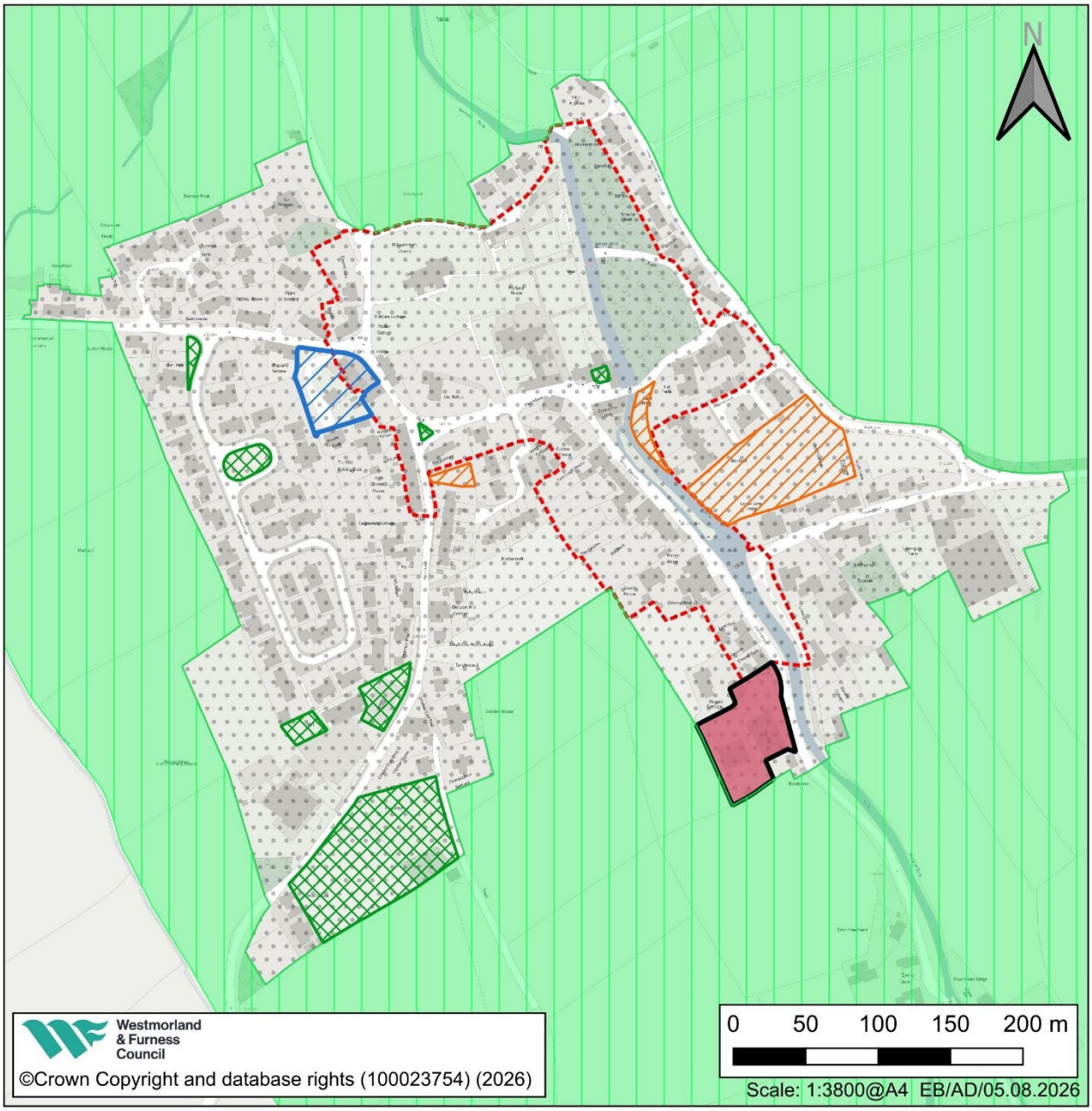
Burrells Quarry SSSI

Asby Complex SAC

Crosby Ravensworth Fell SSSI

7.6 Map 4 - Proposals Map

Morland Proposals Map



Key

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

© Morland Parish Council 2026