Westmorland and Furness Design Code: Business Greenfield

Contents

Contents 2
Design Code for Business Greenfield Development 4
1. Context 5
Introduction 5
Character Areas 5
Surroundings 5
Site Analysis 5
Historic Assessment 6
The Four Steps to Context 6
Step 1: Character Areas 7
Step 2: Surroundings 10
Step 3: Site Analysis 10
Step 4: Historic Assessment 13
2. Climate 16
Introduction 16
Working With Water, Sustainable Drainage Systems (SuDS) & Flooding 16
Surface Water Discharge Hierarchy 16
Integration of Sustainable Drainage Systems 18
Orientation of new buildings to maximise solar gain 19
Energy Efficiency, Renewable Energy Generation and Low Carbon Technologies 20
Climate: what we don't want to see 22
3. Nature 23
Green and Blue Infrastructure (GBI) Networks 23
Designing Green and Blue Infrastructure 23
Maintenance and Management of Green and Blue Infrastructure 24
Integration and Connectivity of Green Spaces 24
Incorporating Nature into the Open Spaces 25
Green and Blue Infrastructure and Access to Nature: what we don't want to see 27
Biodiversity 27
Biodiversity Net Gain 29
Biodiversity and BNG: what we don't want to see 30
Trees, Hedgerows and Planting 31

Existing Trees, Woodlands & Hedgerows 31
Street Trees 34
Planting Design 34
Street Trees, Trees, Hedgerows and Planting: what we don't want to see 35
4. Movement 37
Introduction 37
Development Design Guide 37
Street Network & Character 37
Street Network and Character: what we don't want to see 42
Lighting & Safety 42
Lighting: what we don't want to see 43
Car Parking 44
Car Parking: what we don't want to see 45
Adaptability of Streets and Public Spaces for Public Adoption 45
5. Built Form 47
Introduction 47
Building Types and Forms 47
Height 48
Built Form: what we don't want to see 49
Light, Aspect, Privacy 49
Security 49
Light, Aspect, Privacy and Security: what we don't want to see 50
6. Identity 52
Building type, form and detailing 52
The way buildings relate to the street 52
Views into and out of development 53
Materials 55
Identity: what we don't want to see 63

Design Code for Business Greenfield Development

This section of the Design Code provides detailed code for business or employment-related development on greenfield sites. Such development includes, but is not limited to business parks, industrial estates, retail parks and mixed use employment sites.

The design code supports legacy local plan policies and national planning policy.

The design code supports the implementation of design policies in the three legacy Local Plans, in particular Barrow DS5, Eden DEV5 and South Lakeland CS1.1 & DM2. It also supports all other policies that relate to design in the legacy local plans, made neighbourhood plans (NP/NDP), and other development plan documents including:

- *Allithwaite and Cartmel NDP AC1
- *Grange-over-Sands NP10
- Haversham & Hincaster NP HH1
- **Lazonby NP D2 & D3
- Penrith NP 1
- Upper Eden NDP2 & 4
- Arnside & Silverdale National Landscapes (AONB) DPD AS08

*Has a supporting Design Code or ** Design Guide.

Code is indicated by highlight boxes.

The text outside of the highlight boxes is supporting guidance.

After each code are the policy reference numbers of the relevant legacy local plan policies that the code supports. For policies in plain text, the code is a requirement. For policies in *italics* the code is guidance.

This design code also supports the policies, guidance and codes of made Neighbourhood Plans. The policy links between the code and Neighbourhood Plans are set out in the supporting document ‘Neighbourhood Plan Policy Review’.

For other development types return to the home page.

1. Context

Introduction

1.1 The 'What makes Westmorland and Furness' section of this design code and the district's 'Key Aspects of Place' show how the district is a rich mosaic of different landscapes, localities, places, and settlements.

1.2 The design of business premises on greenfield sites must respond positively to the character of the district and locality if it is to be valued now and in the future. The starting point with any proposal is to fully consider the four steps to understanding context: character areas, surroundings, the site itself and the historic environment.

1.3 It is recognised that business developments have their own operational requirements and needs. These will determine how the code, in particular built form and identity, is applied based on specific circumstances.

Character Areas

- These are areas of common landscape or historic features. These are already identified, assessed and described existing sources of information. The Cumbria Landscape Character Guidance and Toolkit provides further information.

Surroundings

- This is the local area surrounding a site - comprising the spaces, buildings, landscape, townscape, views and features that are specific to the surroundings of the application site. The extent of the surroundings depends on how large the site is and where it sits in the townscape and landscape. This will vary on a case-by-case basis, depending on how far-reaching the potential interactions between the proposed development and the landscape may be. The design quality of the surroundings will vary. Where the surroundings or aspects of the surroundings exhibit poor design quality or lack local distinctiveness, these should not be replicated or incorporated into the design of new development. The applicant must build up their own understanding of the surroundings with the help of this design code.

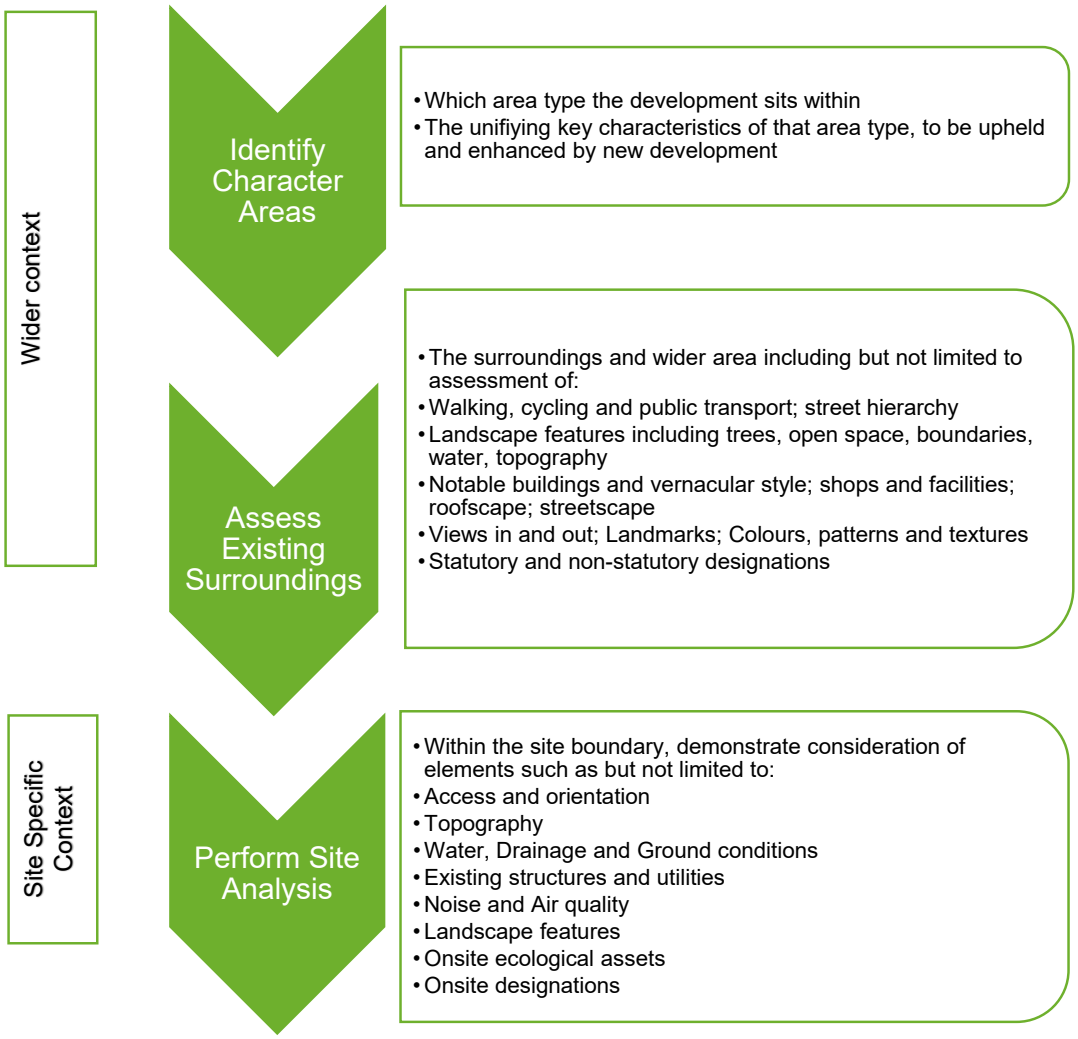
Site Analysis

- The character of the site itself also must be analysed. For example, the site analysis might identify steep slopes or limited access points as constraints, whereas views out, mature specimen trees, good existing boundary features and existing or potential pedestrian links may be identified as opportunities. The applicant must build up their own understanding of the site with the help of this design code.

Historic Assessment

- The historic environment encompasses everything from below ground remains, earthworks, field and settlement patterns, routes to buildings and structures. A heritage assessment considers all aspects of the historic environment whether they are designated or not.

1.4 Context is not a fixed distance from the site nor is context made up of an identical set of factors that apply everywhere. Topography and landform, water movement, views, sounds, activities, and communities are all important to context, but there may be other factors that are specific to the site and its surroundings. These factors can be both tangible and intangible, old or new, permanent or temporary. The checklist with this design code captures a range of factors that make up the context of sites in the district.



The Four Steps to Context

Step 1: Character Areas

CODE BG 1.1 Character Areas: Proposals must demonstrate how the design has been informed by the established characteristics and qualities of the site's setting, as identified in the National Character Areas and Cumbria Landscape Character Areas.

(Barrow: N1, *DS2, DS5, DS6, GI1*; Eden: DEV5, ENV2; South Lakeland: DM1, *AS02, CS8.2, DM2*)

1.5 Design and Access Statements must refer to any relevant Cumbria Landscape Character Areas, Types and Sub-Types in which the proposal site is experienced.

1.6 Each 'Character Area' has common recognisable characteristics and landscape features. Key elements include landform (e.g. hills, valleys, slopes), land cover (e.g. woodland, farmland, lakes) and settlement (e.g. towns, villages, farmhouses). Cultural perceptions (e.g. history, experiential qualities such as tranquillity) are also included in the profiles.

1.7 The Cumbria Landscape Character Guidance and Toolkit identifies Landscape Character Types and several sub-types at a finer grain of detail. Descriptions for each sub-type provide detailed information on the unique features of each landscape area. This will provide useful contextual information on landscape setting to reference in your application.

1.8 If the site is within the Arnside and Silverdale National Landscape or North Pennines National Landscape or their settings, the applicant should review the Arnside and Silverdale National Landscape Management Plan or the North Pennines National Landscape Management Plan. Proposals within the North Pennines National Landscape must also review and take into account the North Pennines AONB Building Design Guide. Similarly if the site is in the setting of one or both of the National Parks, applicant should review the Lake District Management Plan and/or the Yorkshire Dales Management Plan. If the site is close to the district's border with the Lake District National Park, applicants should check if it lies within one of the sub-areas of the Lake District Landscape Character Assessment. Applicants must demonstrate an understanding of the unifying characteristics which define the wider setting of the development, and how these vary within Westmorland and Furness, to preserve and enhance these through their proposals.

1.9 Both the National and Cumbria Landscape Character resources save applicants and planning officers time by providing an independent and comprehensive assessment of landscape character

1.10 This design code includes a checklist to help you identify and understand the National Character Areas and Cumbria Landscape Character Types. Further information is also available in the **Summary Character Appraisal** and **Baseline**.

The upland character area of the North Pennines National landscape in the foreground, and the Eden Valley in the distance.

The fairly flat and open floor of the Eden Valley with the hills of the Lake District on the horizon. Aiketgate.

The Pennine upland character around Church Brough.

The low-lying flats around Morecambe Bay.

Step 2: Surroundings

CODE BG 1.2 Surroundings: The development of business premises on greenfield sites must respond positively to the character of the surrounding area and wider setting, to reflect local distinctiveness by complementing and enhancing the existing built and natural environment. This must be clearly demonstrated, for example with a Design and Access Statement showing an understanding of the existing landscape.

(Barrow: DS5, *DS6, GI1*; Eden: DEV5, ENV2, ENV3, LS1; South Lakeland: AS01, AS02, CS1.1, DM1, *AS08, CS8.10, DM2*)

1.11 To fully understand the surroundings of a proposal site, a context study should be conducted. Analysis should provide a comprehensive understanding of the townscape and wider landscape and should inform how the proposed development can integrate into its context (this is wider than a Landscape Visual Impact Assessment).

1.12 The level of detail of contextual analysis should correspond to the scale and impact of the proposed development. Applicants must include an appraisal of the local context, addressing townscape and landscape setting, views, and vistas, activity and tranquillity. Nearby sources or potential sources of noise or air pollution should also be identified. This should guide the integration of the development within its townscape and landscape setting, focusing on careful siting, design, and impact mitigation.

1.13 Including a contextual analysis and site study in the Design and Access Statement is recommended to demonstrate how proposals consider the broader landscape. Pay particular attention to how the development will maintain or enhance its surroundings, ensuring a harmonious transition at the boundaries. This transition should reflect local character and materials, enhance the sense of place and respond positively to site opportunities. Careful consideration must be given to the potential impact that proposals may have on existing amenity levels of surrounding uses, for example impact on residential privacy and security.

1.14 The findings of the contextual analysis and site study must be included in the Design and Access Statement to demonstrate how proposals consider the broader townscape and landscape.

1.15 This design code includes a checklist to help you assess the site's surroundings. Further information is also available in the **Summary Character Appraisal** and **Baseline**.

Step 3: Site Analysis

CODE BG 1.3 Site Analysis: All proposals must include a site analysis to evaluate the constraints and opportunities of the specific site. This assessment must consider how the site's characteristics influence the proposed development, ensuring sensitivity to local context.

(Barrow: DS5, N1; Eden: DEV5, ENV1, ENV2, ENV3; South Lakeland: AS02, CS1.1, DM1, DM3, *AS08, CS8.6, CS8.10, DM2*)

1.16 This study should analyse the site's aspect and microclimate to inform optimal siting and orientation, evaluate available access points and routes, including rights of way, to enhance connectivity, and work with the site's topography, water movement, and ground conditions for effective drainage and land use.

1.17 The study must assess and respond to the existing hydrological characteristics of a site to ensure a flood resilient design is achieved and water / flooding is not deflected or constricted. The hydrological assessment of the site must consider site topography, naturally occurring flow paths, ephemeral watercourses and any low-lying areas where water naturally accumulates. Resultant layouts must take account of such circumstances.

1.18 The study should assess existing structures and services to promote cohesive integration, understand the impacts of air quality, lighting levels, odour and noise to mitigate disturbances and the uses of adjoining land and sites for future occupants, and retain, protect and enhance key landscape and ecological features such as trees, woodlands, and boundary treatments. Site analysis should establish the ambient noise environment, and this must be considered to determine the layout and design of development as well as measures that may be required to reduce impact of noise sources. National standards on noise and vibration must be adhered to and advice sought from relevant experts.

1.19 Land contamination and/or potential contaminative uses may also be a factor to consider. For further guidance on how to consider potential contamination visit this page of the Council's website.

1.20 The early consideration of drainage which is integrated with site design is essential. Drainage is a key determinant of site design and should be factored into the initial assessment and design to ensure that the most sustainable approaches are adopted and the highest priority in the surface water hierarchy is achieved. Failure to adequately consider drainage can result in substantial changes to layout being required to provide suitable drainage.

1.21 Safeguarding and enhancing ecological assets and habitats is vital to ensure biodiversity is integrated into the design. This includes retaining mature trees, hedges and waterways and features, with a focus on integrating them into any public realm in the new development.

1.22 Existing utility infrastructure can be a key determinant of site design. It is important for water and wastewater assets to be fully considered in development proposals at an early stage. United Utilities and Northumbrian Water will not permit development over or in close proximity to water and wastewater assets. Changes in ground level in the vicinity of water and wastewater assets or changes to the public sewer, including diversion, would need prior agreement with the relevant utility provider. Such proposals may not be acceptable as they can:

- affect the structural integrity of an asset;
- adversely affect the hydraulic performance of an asset; and/or
- increase / displace flood risk.

1.23 Water and wastewater assets will need to be afforded access for maintenance, repair and replacement and be fully considered in the design and master planning process for a site. This should include careful consideration of landscaping proposals in the vicinity of assets, any changes in levels, any access / roads and any services that are proposed within the easement area, including services that are proposed to cross the assets.

1.24 Groundwater Source Protection Zones exist around Barrow and Penrith to protect groundwater from pollution. Groundwater source protection zones can be a key determinant of site design. Applicants should refer to the Environment Agency's Approach to Groundwater Protection guidance. Where the groundwater source protection zone relates to an asset owned by United Utilities and Northumbrian Water, applicants / site designers will need to engage with United Utilities and Northumbrian Water at the earliest opportunity.

1.25 This structured approach will facilitate a design that is not only visually appealing but also sustainable and contextually relevant.

1.26 **This design code includes a checklist to help you assess the site**. Further information is also available in the **Summary Character Appraisal** and **Baseline**.

With a site such as this, there may be features within it to retain such as trees and boundary features, but the landform should give cues to drainage and layout. There is also the bigger factor of how to mitigate the impact of the development on views towards the site from the rest of this rolling landscape. Skelton.

CODE BG 1.4 Setting: Applicants must identify whether their proposal falls within or affects the setting of any landscape, ecological, cultural, and historic sites or designations.

(Barrow: DS5, HE2, N1, N3; Eden: ENV1, ENV3, ENV10, *DEV5, ENV2*; South Lakeland: AS01, DM1, *CS8.6*)

1.27 Designations are specific areas recognised for their importance due to environmental, cultural, or historical significance. Statutory designations are recognised and protected by law, such as the Lake District World Heritage Site, Listed Buildings, Conservation Areas and Sites of Special Scientific Interest (SSSIs). Non-statutory designations are also important for local planning, such as locally listed buildings or areas identified for their ecological value such as Local Nature Reserves.

1.28 Where development falls within or is adjacent to the setting of a National Park (the Lake District or Yorkshire Dales) or National Landscape (Arnside & Silverdale or the North Pennines), the relevant Management Plan gives a greater depth of information about the unique character of that area. This should be used to understand the Special Landscape Qualities that have led to the designation, and how these can be protected and retained.

1.29 Details of sites and designations can be seen on our website's interactive policies map. Applicants can also access interactive mapping through Defra's Magic website or the Planning.gov website.

1.30 Understanding the purpose of these designations is crucial for ensuring that proposed developments align with relevant national and local policies. This not only helps to protect the integrity of these sites but also supports sustainable development practices. Applicants are encouraged to familiarise themselves with the implications of these designations, and to refer to the Nature Section of this Design Code for further guidance on compliance and best practices.

Step 4: Historic Assessment

CODE BG 1.5 Historic Assessment: New development must demonstrate how the proposal responds to the existing historic landscape and cultural context, incorporating a detailed assessment of the heritage and design elements.

The applicant must demonstrate how the proposal makes a positive response to the existing historic landscape and townscape context.

New development must consider potential impacts on heritage assets (both designated and non-designated) and avoid harm to the significance of heritage assets.

(Barrow: DS5, HE3, HE4, N1, *DS2*; Eden: DEV5, ENV3, ENV10; South Lakeland: AS08, CS1.1, DM1, DM3, *AS07, CS8.2, CS8.6, DM2*)

1.31 A Heritage Statement must be produced where required to ensure comprehensive evaluation of the proposal's impact on heritage assets and the surrounding historic and natural environment. The degree of detail and complexity of this will be proportionate to the nature of the development, the heritage asset(s) it affects and how it affects them.

1.32 The Heritage Statement must clearly demonstrate an understanding of the significance and setting of any heritage assets affected by the proposal. Potential impacts (both direct and indirect) on that significance must then be reviewed and levels of potential harm evaluated. Historic England's Good Practice Advice in Planning Note 3, The Setting of Heritage Assets provides advice on understanding setting and its contribution to heritage significance. Historic England Advice Note 12: Statements of Heritage Significance sets out what to include in a Heritage Statement.

1.33 The degree of detail and complexity of this assessment will depend on the size of the development and the nature of the heritage asset. Some heritage assets have an important relationship with their setting or other nearby assets or features of the townscape or landscape. For example, the Heritage Statement will include not only consideration of visual links or relationships, but also any effects on contextual relationships, such as the link between a village and its medieval field system or a landmark and views of it.

1.34 The Heritage Statement should support the design approach used in the application and enable an informed planning decision to be made. It should not be simply a list of sites and features.

1.35 The assessment must include consideration of:

- Designated heritage assets: World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Registered Parks and Gardens, etc. (details can be found on the National Heritage List for England, the Local Plan interactive map and the World Heritage Site website).
- Any relevant conservation area appraisals and management plans.
- Non-designated heritage assets – properties on the local list, archaeological sites, boundaries, historic street furniture, milestones, etc. (details can be found on the Historic Environment Record (HER)).
- The potential for any heritage assets not yet recorded, including below ground archaeology.
- Discussion on how the development will affect the setting of a heritage asset must be included. This goes beyond a consideration of purely visual impacts to look at how change effects the way an asset is understood and experienced e.g., impact of increased traffic on the peace and quiet of a churchyard, or the design of a farm conversion on the agricultural identity of a farmstead or hamlet.

1.36 The Cumbria Historic Landscape Characterisation Database has identified 53 historic landscape character areas and provides details of historical background, historic settlement type and vernacular buildings. Developments should respond to the details corresponding to the Historic Landscape Character Assessment for their location.

1.37 If the site is in an area covered by a Neighbourhood Plan or Conservation Area Management Plan, the proposed development should respond to any relevant design considerations provided in these documents and accompanying documents. See Understanding Place: Historic Area Assessments (2017) for further guidance.

1.38 This design code includes a checklist to help you prepare a heritage statement. Further information is also available in the **Summary Character Appraisal** and **Baseline**.

A mixture of historic buildings and a historic route at Ainstable. Is the dispersed settlement patten of heritage value? How important is the landscape as the setting to the village and the place of worship on the horizon?

2. Climate

Introduction

2.1 Good design conserves natural resources including land, water, energy and materials. This requirement is growing in importance in the face of a climate and ecological emergency.

2.2 New development must respond with designs that consider both the need to reduce carbon emissions (mitigation) and be resilient to the changing climate (adaptation) whilst remaining efficient in their use of natural resources.

Working With Water, Sustainable Drainage Systems (SuDS) & Flooding

2.3 The character of Westmorland and Furness has been influenced by its relationship with water, either coastal or inland, upland or lowland. Today flood risk and the impacts of climate change are significant issues in the district, with flood prevention infrastructure added or in progress along many of the district's main rivers and their tributaries. All development will have an impact on water cycles and movement, in some form. Good design will work with water, by enhancing the value of water bodies as a blue infrastructure asset and will integrate water as a feature of the development proposals.

CODE BG 2.1 Flood Risk: All development must contribute towards a reduction in flood risk and the potential impacts of flooding by:

a) avoiding built development and land raising in areas at risk of flooding from all sources;

b) addressing all flood risks, including but not limited to river (fluvial), coastal, surface water and groundwater flooding;

c) addressing the potential impacts of flooding and integrate SuDS, permeable surfaces, and other water management solutions to mitigate these risks; and

d) incorporating flood resilience measures.

(Barrow: BP5, C1, C3a; Eden: DEV2, *ENV5*; South Lakeland: CS1.1, CS8.8, DM1, DM6, *CS8.5;* National Standard for Sustainable Drainage Systems)

Surface Water Discharge Hierarchy

2.4 SuDS shall allow surface water to be discharged according to the following hierarchy. Proposals are to employ lower priorities only where the first and preceding priorities cannot be implemented. In each case, clear justification must be provided to explain why each non-implemented priority cannot be implemented.

- Priority 1: Collection for non-potable use.
- Priority 2: Infiltration of direct runoff into the ground where feasible.
- Priority 3: Discharge to an above ground surface water body (e.g., basin or watercourse).

- Priority 4: Discharge to a surface water sewer or another piped surface water drainage system.
- Priority 5: As a last resort, discharge to a public combined sewer.

2.5 Some areas may be at a higher risk of flooding than others, for example due to their geography, and this will also need to be factored into design proposals. For larger sites, drainage proposals should fit within a broader, coordinated strategy that aligns with future development phases.

CODE BG 2.2 Sustainable Drainage: All development must integrate Sustainable Drainage Systems of an appropriate form and scale that:

a) manages runoff and actively contributes to local biodiversity. This includes the incorporation of complex, multi-tiered habitats such as wetland mosaics, bio-retention areas, and other natural features that provide habitat diversity and support ecological networks;

b) integrates with the context of the surrounding landscape and townscape; and

c) does not cause any adverse impacts on the quality of the receiving water body.

(Barrow: C1, C3a, DS5, DS6, *DS2*; Eden: DEV2, *ENV5*; South Lakeland: CS1.1, CS8.8, DM1, DM6, *AS12*; National Standard for Sustainable Drainage Systems)

2.6 The government's SuDS manual and the National standards for sustainable drainage systems (SuDS) are key references for the specification of any SuDS system.

2.7 Development proposals must clearly outline how Sustainable Drainage Systems (SuDS), and flood resilience measures are integrated. SuDS must be considered holistically and integrated with the provision and design of the development's green infrastructure and biodiversity net gain, as the three are frequently interlinked and therefore require an integrated approach. Detailed plans should show how these measures mitigate flooding risks, incorporating SuDS, permeable surfaces, and other water management solutions. Submissions must include schematics of water flow, stormwater management, and exceedance routes, and comply with local planning and environmental regulations. Additionally, effective maintenance and management strategies must be established.

2.8 Where possible, the opportunity should be taken to enhance watercourses, wetland features and SuDS components for both flood risk and nature. Examples of such enhancements include the de-culverting of watercourses and increasing the capacity of wetlands or SuDS components.

2.9 Consideration should be given to the climate change resilience of SuDS to ensure that the SuDS continues to effectively serve its purposes despite climate change impacts. Similarly, clear and enforceable maintenance and management arrangements should be put in place to ensure SuDS function as intended into the long-term.

Integration of Sustainable Drainage Systems

2.10 SuDS are designed to manage surface water runoff as close as possible to where it falls, by using a combination of nature-based and engineered solutions. They should mimic natural drainage, providing benefits for water quantity, quality, amenity, and biodiversity. Multi-function SuDS that manage rainwater and runoff and provide amenity, ecological and microclimate benefits are to be prioritised over the traditional underground piping and storage of runoff and rainwater. This approach is required by the National Standard for SuDS. The Development Design Guide provides further guidance on the design, construction and maintenance requirements of SuDS.

2.11 SuDS are a system that is built up of smaller or larger components that are designed into development to contribute to the overall goal of managing runoff and reducing flood risk. There is therefore not a one size fits all approach. Instead, there is a large range of options that can be used in different combinations depending on the development, the site and its context. Examples of SuDS components include:

- non-potable re-use;
- rainwater harvesting, including water butts;
- green roofs;
- permeable surfacing;
- infiltration;
- swales;
- channels and rills;
- filter drains;
- filter strips;
- bio retention areas;
- rain gardens;
- inlets and outlets;
- detention basins;
- infiltration basins;
- ponds; and wetlands.

2.12 The design of SuDS will vary according to site specific topography, ground conditions and development proposals. However, the following principles apply to all SuDS design. Three key principles for SuDS and flood prevention in all sites are:

- grading land leading to doorways so that stormwater and runoff flow away from the doorway.
- allowing safe overland routes for stormwater and runoff to flow, and
- ensuring new sewage and wastewater systems drain downward rather than upward to mains sewers to prevent potential sewer surcharge.

2.13 SuDS should manage overall water runoff speed and volume through the following:

- Prevention: reducing the amount of surface water runoff by minimising impermeable surfaces and increasing interception and infiltration.
- Source Control: managing water as close as possible to where it falls, rather than diverting it.
- Site Control: Managing water at a site or local level, such as through detention basins or swales and rain gardens.

Orientation of new buildings to maximise solar gain

CODE BG 2.3 Passive Solar Gain: All proposals must be designed such that building form and layout are optimised to maximise daylight and passive solar gains for internal spaces.

This should be part of a 'whole building' approach to energy efficiency that considers levels of insulation, the orientation of rooms and openings, airtightness, natural ventilation and achieving comfortable conditions in periods of warmer and drier weather.

As part of such designs, building forms should ensure that public open spaces are not overshadowed while providing shading where appropriate to reduce the urban heat island effect and sheltering streets and public spaces from wind and wind tunnel effects. Similarly, the design is to avoid glint and glare from light reflecting off glazing.

Barrow: C5, DS5; Eden: DEV5, *ENV5*; South Lakeland: CS1.1, CS8.7, *DM2*)

At this business park in Barrow, the glazing maximises daylight but reduces glare and overheating by using recessed glazing and shades over glass.

Energy Efficiency, Renewable Energy Generation and Low Carbon Technologies

CODE BG 2.4 Energy Efficiency: Proposals must clearly show how the design of building(s) have maximised the efficient use of materials, their layout and orientation to be as energy efficient as possible.

The most appropriate renewable energy technology for the site and surrounding area must be used, having due regard to the physical nature of the development such as aspect, building height and visual amenity.

(Barrow: C5, DS5, *BP2, BP5, EC3*; Eden: DEV5, *ENV5*; South Lakeland: CS1.1, *CS8.7, DM2*)

2.14 Where possible, all development must incorporate renewable energy measures that are sensitive to the local area and character. Renewable energy generation installed must be able to be altered or upgraded rather than simply replaced at the end of its lifespan. Renewable energy generation options include:

- Solar panels – for both electricity generation (photovoltaic or PV) and water heating (solar thermal).
- Air source heat pumps.
- Ground source heat pumps.
- Micro-hydro power (where possible).
- Biomass.

Solar

- Solar photovoltaics (PV) produce electricity from the light of the sun. Solar PV should be used across Westmorland and Furness, but care must be taken to select solar PV with the least visual impact.
- Solar thermal panels collect heat from the sun to heat hot water. They work best alongside existing water heating systems which can help top up the heating system in winter months when solar energy is less abundant. Solar thermal should be used across Westmorland and Furness, but care must be taken to select solar thermal with the least visual impact.
- To minimise the impact of a solar system on the character of settlements and buildings the factors below should be considered:
    - Colour – matching or aligning the colour and finish of roof tiles and solar panels should be aimed for so that panels are blended with the roof they are mounted on and any surrounding buildings.
    - Framing – similarly, the design and colour of panel frames has an impact on their appearance. Where possible, panels without frames, black framed panels, or frames matching the colour of the panels or roof should be specified, to reduce the visual impact of the frames.
    - Size – The more panels installed, the better the investment in solar installation is for occupiers. However, at least a strip of roof should be visible on all sides of the panel array. If the roof is not symmetrical,

don't visually overload the roof – if you can't achieve a clean rectangle/square edge for the array, install fewer panels.

- In-roof or on roof – where possible in-roof panels should be installed, particularly in new build in conservation areas and other sensitive locations. Where on-roof panels are used, the distance between the panel mounting system and the roof should be minimised. Where solar thermal panels, which are thicker and harder to visually merge with the roof, are used, close-coupled systems must be avoided, particularly in sensitive areas.
- Visibility – the location of a solar system can impact on the roofscape of settlements. Less prominent roof slopes should be identified for solar panels, such as garden-facing roof slopes or secondary roofs and garage/outbuilding roofs. Freestanding arrays should be considered where there is space available and a sensitive roofscape. In conservation areas, panels should not be installed on the main elevation of a building. The main elevation is the face or faces of a building seen from the direction from which it is most commonly viewed. Where it is installed on the main elevation, layouts should consider their visual appearance.
- Embedded panels - new development should deliver in-roof panels wherever possible.

Heat Pumps

2.15 All new business developments should include ground or air source heat pumps. Heat pumps are well suited to new build developments and can also be suitable in traditional buildings.

2.16 Ground source heat pumps use pipes that are buried underground to extract heat from the ground. Residential amenity should be carefully considered in determining siting of air and ground source heat pumps. Noise assessments may be required.

2.17 Air source heat pumps transfer heat from the outside into a building to provide electric heating to generate hot water and heating. An air source heat pump (ASHP) unit will need to be fitted to a wall or flat roof or placed on the ground, with plenty of airflow around it. ASHPs should be positioned to not be visible from the front of the building, and should otherwise avoid prominent positions, away from neighbouring properties.

2.18 Solar panels with storage batteries can power the ASHP instead of power from the National Grid. These two forms of renewable energy are often installed together, as the panels can power the building and heat pump.

Biomass

2.19 Biomass is mainly the use of logs, wood chips, wood waste or pellets to create electricity and heat. Biomass should be considered as a source of renewable energy generation when designing new developments.

2.20 Residential amenity should be carefully considered in determining siting of biomass boilers. Noise assessments may be required.

2.21 Biomass fuel must be obtained from a sustainable and, ideally, local source. Energy generation via biomass procured from an unsustainable source can have very high carbon emissions and must be avoided.

Climate: what we don't want to see

- New development with a large carbon footprint due to the materials, components and building techniques it uses, and missed opportunities to reuse buildings, structures, infrastructure or materials where feasible.
- Proposals that add to the carbon footprint of development by extensively levelling out and regrading slopes.
- Building components such as windows, doors, soffits, renders and rainwater goods that have short lifespans and create a short cycle or renewal and replacement.
- Business developments that have a high carbon footprint to occupy due to a lack of built-in efficiencies such as passive solar gain and natural ventilation or require additional heating or cooling.
- New development that takes no measures to manage runoff and reduce flood risk.
- Development which fails to provide a holistic and adequately coordinated system for runoff management. For example, gullies and tank systems do not provide the multifunctional benefits of SuDS, such as enhancing habitats and biodiversity. In addition, below-ground systems will require consideration at the design stage of how they will be protected from construction impacts.
- A tokenistic approach to SuDS (e.g. a large pond) rather than development incorporating a range of SuDS measures as part of a holistic system.
- SuDS measures that offer neither habitat value nor amenity value or perform poorly as either.
- Renewable energy generation serving energy inefficient buildings.
- Renewable energy generation that is not responsive to place or its character.

3. Nature

Green and Blue Infrastructure (GBI) Networks

3.1 Green Infrastructure (GI) is a network of green spaces that foster connections between people, wildlife, and nature. This includes trees, parks, gardens, allotments, road verges, and other green elements. Blue Infrastructure (BI) refers to water-related elements such as rivers, streams, canals, ponds, lakes, and wetlands. Together, Green and Blue Infrastructure form a strategic network that provides multiple benefits, including climate resilience, biodiversity enhancement, and recreational opportunities. Green and Blue Infrastructure also provide opportunities for play, recreation, exercise and providing places for people to meet and spend time in outdoor spaces.

CODE BG 3.1 Green and Blue Infrastructure: New development must adopt a landscape-first approach to green and blue infrastructure by:

a) retaining and incorporating existing Green and Blue Infrastructure assets into the layout and design;

b) where possible, integrating new and existing Green and Blue Infrastructure on the site with the Green and Blue Infrastructure network in the wider surroundings of the site; and

c) where possible, using several different types of interlinked Green and Blue Infrastructure so that the network is multifunctional.

(Barrow: BP13, DS5, GI3, GI4, GI5, *DS2, GI1, GI2, GI6, GI7*; Eden: ENV4; South Lakeland: CS1.1, LA1.10, *CS8.1, CS8.4, DM4, DM5*)

Designing Green and Blue Infrastructure

3.2 When incorporating Green and Blue Infrastructure (GBI) into proposals, there are numerous opportunities to enhance the ecology and character of a site. These elements include, but are not limited to:

- Sustainable Drainage Systems (SuDS): Incorporate SuDS to manage stormwater and enhance water quality.
- Rain Gardens and Swales: As specific types of SuDS, rain gardens and swales to manage surface water and support local flora and fauna.
- Blue Spaces and Waterbodies: Such as wetland and other large waterbodies like ponds, lakes and reservoirs, plus springs, streams, rivers and estuaries and tidal flats.
- Green and Blue Roofs/ Walls: Utilise green and blue roofs and walls to improve building insulation, reduce runoff, and enhance biodiversity.
- Species Features: Include features such as bird boxes, bat roosts, swift bricks, and hedgehog highways to support local wildlife.
- Verges: Where possible, verges should be created and managed as semi-natural grassland, sown with a native species mix suitable for the underlying

soil type. Verges should receive limited cuts a year to allow wildflowers to set seed with arisings and invasive species removed.
- Tree Integration: Ensure new trees are well-integrated into hard and soft landscapes and provide shading and aesthetic benefits.
- GBI in the public realm: Enhance the public realm with woodlands, grasslands, scrub, and hedgerows. Ensure these spaces are well-maintained and accessible, contributing to ecological connectivity and providing recreational and aesthetic benefits for the community.
- Consideration of the existing pedestrian network and rights of way. If the site contains, adjoins or is near to an existing route that connects people with green spaces, nature or the countryside, the development should respond to this by connecting to or integrating the route into its layout or making its access easy via a combination layout and signage.

3.3 The above are examples of components which may be integrated into proposals, in order to enhance and strengthen the overall network of Green and Blue Infrastructure. It is important that the links and flows between these features are considered, and that they are not standalone items. Natural England's Green Infrastructure Planning and Design Guide gives more detail on these 'building blocks' of Green and Blue Infrastructure , and on how to plan and design good Green and Blue Infrastructure more generally.

Maintenance and Management of Green and Blue Infrastructure

3.4 The Council will use planning conditions or obligations to secure the maintenance and management of new Green and Blue Infrastructure features throughout the development's lifetime. Green and Blue Infrastructure elements should therefore be designed to be easily maintainable and continue to provide their intended benefits. Nationally, there is an increasing emphasis on the importance of local food production through community growing facilities such as allotments and orchards. New development should seek to increase opportunities for community growing where possible, at a variety of scales.

Integration and Connectivity of Green Spaces

3.5 The Cumbria Local Nature Recovery Strategy identifies that extending and enhancing the Green and Blue Infrastructure network will support nature recovery by improving habitats and the linkages between them, in addition to improving the connectivity between places for people. The Barrow Borough Draft Green Infrastructure Strategy SPD outlines five key Green Infrastructure Typologies in settlements that can be applied across Westmorland and Furness as a whole. These typologies may help applicants to understand how they can contribute to the green infrastructure network across their site:

- Green Wedges – which act as buffers between settlements, neighbourhoods, land uses (such as between homes and industry or major infrastructure) or developments.
- Green Spaces – open amenity space, particularly in larger settlements.

- Green Corridors – multifunctional linear features within developments, may include water movement.
- Green Routes – including access routes for people to move through or between developments.
- Green Links – strategic or local connections, such as wildlife corridors or hedgerow lines.

3.6 These typologies offer valuable insights into how Green and Blue Infrastructure can be incorporated into site design. Crucially, ensuring connectivity between these elements within the site, across adjacent areas, and extending to neighbouring sites is essential. This connectivity enables the movement of plants and animals, reinforcing the network's overall effectiveness and ecological function.

3.7 A clear understanding of the site and its setting (gained through site analysis as described in the Context section) will help ensure that new green infrastructure is appropriately designed and integrated and serves a clear function. Existing green and blue infrastructure elements should be identified and retained. This will then inform the type and location of Green and Blue Infrastructure enhancements which should be integrated into design proposals to strengthen the overall Green and Blue Infrastructure network. New Green and Blue Infrastructure must serve clear functions in the context of both the new development and the wider network.

Incorporating Nature into the Open Spaces

3.8 Green Open space is beneficial to physical and mental wellbeing, and a crucial component of a thriving community. Such spaces should offer benefits for biodiversity, nature conservation, recreation, climate resilience, and community health. The size and quantity of open space provision should be in accordance with local planning policy and national guidance.

CODE BG 3.2 Open Space: The public realm within a business development must incorporate nature through the strategic retention and planting of trees, native species, and nature-rich landscapes, proportionate to the scale and context of the development, and deliver good quality open space.

(Barrow: BP13, DS5, GI3, GI4, N4, *GI1*; Eden: DEV5, ENV1, ENV4, *ENV2*; South Lakeland: DM1, *AS04, AS08, CS8.1, CS8.4, DM2, DM4*)

Key Considerations for Integrating Nature:

- Nature-Rich Landscapes: Design public spaces with diverse planting schemes, including trees, wildflower meadows, and wetland areas. This supports local wildlife and enhances biodiversity. Native tree and scrub species of UK provenance are preferable. Grassland species of local provenance are preferable. Invasive non-native species must be avoided, as their introduction, even within manicured landscaping, can pose ecological risk.

- Natural watercourses: Where applicable, natural watercourses should be addressed by proposals to reduce flood risk through de-culverting and re-naturalisation of watercourses.
- SuDS: Incorporate green roofs, living walls, and rain gardens to manage stormwater and improve air quality.
- Accessibility: Ensure that green spaces, countryside, wildlife corridors and Green and Blue Infrastructure are accessible and inclusive, with well-designed pathways and entrances.
- Integration of nature and Green and Blue Infrastructure: the provision or enhancement of green and blue infrastructure should support local nature recovery by improving habitats and the links between them.
- Wildlife Connectivity: Maintain wildlife corridors and green links to allow safe species movement across the landscape.
- On settlement edges, new planting species should provide a suitable ecological 'stepping stone' to the adjacent countryside by using only locally native species of local provenance.
- Communal spaces and routes Engagement: create attractive communal spaces and routes that encourage interaction with nature.
- Long-term Benefits: ensure there is appropriate space around new trees, hedges and structure planting to grow to maturity without unduly harming daylighting of buildings and highway safety. This ensures the ecological, microclimate and streetscene impacts of structure planting are maximised.
- Maintenance: Plan for the long-term upkeep of natural features to ensure continued ecological and aesthetic benefits.
- Boundaries: Ensure boundaries are suitable for their intended use and setting, while maintaining connectivity for wildlife.
- Lighting: Use considerate lighting to enhance safety and usability without disturbing local fauna. Detailed guidance and specifications for minimising the impacts of lighting on nature can be found in the Good Lighting Technical Advice Note: Designing Out Light Pollution in Cumbria, the Yorkshire Dales National Park and the Arnside and Silverdale AONB. See also the Institute of Lighting Professionals guidance regarding impact on bats and nocturnal wildlife GN08 Bats and Artificial Lighting.

CODE BG 3.3 Inclusive Access: All new development must enhance or maintain safe, direct, and inclusive access to nature through public realm, open space, or other connections to natural environments. There will be a presumption of public access into and through developed sites unless there is an overriding justification for the prevention of access.

(Barrow: DS5, I4, *GI1, HC4*; Eden: DEV5, ENV4; South Lakeland: AS05, CS1.1, *DM2, DM4, DM5*)

Proposals should integrate nature into the public realm by:

- creating diverse, native plantings and green infrastructure features.
- ensuring public spaces are accessible, with clear pathways and safe entrances, and support wildlife connectivity.
- including plans for ongoing maintenance and demonstrate how they will enhance both ecological value and community use.
- adhering to accessibility standards for green spaces as set within current and future Local Plan Policy.
- avoiding the loss of existing open spaces by providing suitable compensatory measures if needed.

Green and Blue Infrastructure and Access to Nature: what we don't want to see

- Green and Blue Infrastructure and nature opportunities identified in the site and context assessment not being taken forward into the design of development.
- Green and Blue Infrastructure, nature networks or natural areas destroyed, harmed, degraded or exposed to additional risk of deterioration by new development. For example, the location of new development should not result in a significant increase in recreational disturbance to statutorily and non-statutorily designated sites for nature conservation, including ancient woodland.
- Green and Blue Infrastructure and nature networks truncated or diminished by new development.
- Opportunities to extend, enhance or strengthen Green and Blue Infrastructure and nature networks being missed by this topic not being addressed early in the design process.
- New development not incorporating a suitably diverse range of measures to improve Green and Blue Infrastructure and access to nature.

Biodiversity

Conservation and enhancement of priority habitats and species

CODE BG 3.4 Biodiversity Protection: All proposals must identify and consider priority habitats and species, designated sites, protected species and irreplaceable habitats within the site and its immediate surroundings. Where such habitats and species are identified:

a) the proposal must include measures to conserve these habitats and species, such as minimising habitat disruption, incorporating buffer zones, and preserving key ecological features; and

b) the proposal must enhance these habitats, for example, by restoring degraded areas, expanding existing habitats, or creating new habitat features that contribute to the ecological network. Where measures to conserve and enhance cannot be achieved then mitigation and lastly compensation may be considered appropriate.

(Barrow: BP13, DS5, N3, N4, *BP4, DS2;* Eden: DEV5, ENV1; South Lakeland: AS04, CS1.1, DM1, *CS8.1, CS8.4, DM2, DM4*)

3.9 The Cumbria Local Nature Recovery Strategy (LNRS) will map out and list priority habitats and species that need protection and enhancement within the county. This includes habitats and species that are of national importance, as well as those that are locally significant. The Arnside & Silverdale National Landscape has a Nature Recovery Plan and the North Pennines National Landscape's Management Plan includes a section on nature recovery. These resources will be useful references for sites in or affecting the National Landscapes.

3.10 The Cumbria Local Habitat Map is a tool to identify and prioritise these habitats.

3.11 The Cumbria LNRS includes a Statement of Biodiversity Priorities that is supported by a Priorities and Measure Matrix. It also includes a Shortlist of the LNRS species that will be updated regularly. All three of these resources can be found on this page of the LNRS.

3.12 All new development should align with the objectives outlined in the Cumbria Local Nature Recovery Strategy (LNRS). This includes incorporating design elements that support the restoration, enhancement, and connectivity of habitats and features which help to support populations of priority species, as identified in the LNRS.

3.13 Proposals should include features that contribute to the local ecological network as described in the LNRS. This may involve the creation or enhancement of habitats, green corridors, or other natural features that help achieve the goals of the LNRS.

3.14 Developers should use the Cumbria Statement of Biodiversity Priorities to access up-to-date information.

3.15 Opportunities should be taken to incorporate biodiversity into the fabric of new buildings and structures for example through:

- Living roofs and/or walls. These promote biodiversity, minimise water run-off, improve building insulation, reduce cooling costs in summer and can improve the appearance of an area. Such schemes are unlikely to be appropriate for traditional or Listed Buildings.
- For each newly built or altered building within the application site erect one integrated swift brick or universal nest brick and one integrated bat brick or bat tile. Where this is not possible due to structural limitations one external bat box and one external swift box should be erected in the application site. The distribution and location of bat/bird tiles/bricks/boxes must be determined by the target species. For example, swift bricks should be incorporated into the buildings' structure, in accordance with British Standard BS 42021:2022. Such bricks and swift boxes are best clustered (as swifts like to nest colonially), at a

height of at least 5m, and with at least 5m clearance in front, with at least one metre between bricks/boxes. All bird bricks/boxes should be sited with the hole facing between north and east. Bat boxes, bricks and tiles should be sited on the south, south-east and south-west elevations but sheltered from strong winds at an elevation of at least 4m above the ground. All bat and bird features should be located away from artificial lighting and where possible siting above windows or doors avoided. All bat and bird features should be placed where there is unimpeded access for the target species. Features should only be installed in suitable locations which may mean that some buildings have more than one feature whilst others have none.

- If works could impact priority habitat, potential bat roosting features or potential bird nesting features (e.g. creation of new landscaping, roofing, replacement or windows or works to external walls), an ecological consultant should undertake a suitable ecological assessment to be submitted with the planning application. The aim should be to retain any priority habitat, potential bat roosting features or potential bird nesting features identified by the assessment.

3.16 These built-in measures will have longer useful lifespans than measures such as boxes fixed to walls or trees. Care should also be taken with the placement of biodiversity measures in terms of orientation, height from the ground and proximity to human activity.

Nature and habitat buffer distances

3.17 A minimum 15-metre buffer zone, aspiring to 30 metres, should be established between any development and ancient woodlands or watercourses. The exact width of the buffer should be determined based on ecological assessments and the potential impact of the development. This is in line with Barrow Policy C1 and Natural England's Standing Advice for Ancient Woodland, Ancient Trees, and Veteran Trees.

3.18 Further guidance on buffers with regard to ancient woodland, ancient trees and veteran trees are in this government advice note.

3.19 Given the importance of water quality and ecological buffers, consider aligning buffer sizes with the specific requirements of the habitats in the Cumbria Habitat Basemap and Habitat Networks Map. Consider increasing buffer sizes for particularly sensitive sites, such as SSSIs, County Wildlife Sites and local Nature Reserves, based on impact risk zones and local habitat characteristics.

Biodiversity Net Gain

CODE BG 3.5 Biodiversity Net Gain: All new developments must achieve Biodiversity Net Gain (BNG) in line with current national policies and any local standards, unless exempt. This must be calculated using the statutory metric and demonstrated through detailed ecological assessments submitted with the planning application, as per BNG regulations.

BNG must not only focus on the quantity of habitat created or enhanced but also on the quality and ecological value.

To achieve BNG, development must:

a) Include a range of habitats that are appropriate to the local context, ensuring that they reflect the natural character and biodiversity priorities of the area.

b) Design new or enhanced habitats to be part of a coherent ecological network. This involves connecting new habitats to existing green infrastructure, wildlife corridors, or natural habitats to ensure they contribute meaningfully to local biodiversity and resilience.

(Barrow: *DS2, N3;* Eden: DEV5, ENV1; South Lakeland: CS1.1, DM1, *CS8.4, DM4;* National Biodiversity Net Gain Policy 2023 onwards)

3.20 The government's national BNG requirements and guidance are in this online collection of documents.

3.21 Westmorland and Furness Council has also published this guidance for delivering the national BNG requirements.

3.22 BNG proposals should maximise the potential of a site in terms of providing benefits to as wide a range of habitats and species as possible. Support will also be given to proposals that incorporate innovative habitat creation and enhancement schemes that prioritise locally distinctive habitats and are implemented using native species of local provenance. In considering BNG requirements, interventions should be ecologically coherent and appropriate within the location and context of the site.

3.23 Proposed habitat creation should be based on suitable conditions being present or that can be created, e.g. soil chemistry and drainage. Remediation works required prior to creation of target habitat must be considered where necessary in all proposals.

Biodiversity and BNG: what we don't want to see

- Development that destroys, harms, undermines or places additional risks on priority habitats, priority species' features which help to support populations of priority species, or the local ecological network identified in the LNRS.
- Development that misses opportunities to extend or improve habitats or improve connectivity between habitats and support conservation intentions for priority species and habitats when considering BNG interventions and designing in nature.
- Development that does not achieve biodiversity net gain in line with national requirements and local policy.
- BNG having a narrow focus on the habitats and species that will benefit.
- Development within habitat buffer distances or otherwise being too close to sensitive sites and/or habitats and species.

- Habitat enhancement and/or creation that is inappropriate to the landscape, flora or soils of its proposed location or that will not achieve its target due to other limiting factors such as the size of the proposed habitat parcel.

Trees, Hedgerows and Planting

Existing Trees, Woodlands & Hedgerows

CODE BG 3.6 Existing Trees, Woodlands, and Hedgerows: Development proposals must:

a) retain and protect existing trees and hedgerows and, where removal is unavoidable, compensatory planting and replacement of trees must be provided at an appropriate ratio; and

b) include a variety of native tree and scrub species of UK provenance and grassland species of local provenance in new planting to enhance biodiversity and contribute to the overall green infrastructure network. In considering the location of buildings or planting of trees, full account should be taken of the recommendations in British Standard BS5837 or any subsequent updates to the standard.

(Barrow: DS5, N4, *DS6, GI6*; Eden: DEV5, ENV4, *ENV2*; South Lakeland: AS02, CS1.1, *AS04, AS08, CS8.1, CS8.2, DM2, DM4*)

3.24 Developers should integrate street trees and planting design to enhance urban environments and support ecological functions where appropriate.

- Prioritise the use of native species of UK provenance for street trees and plantings to benefit local ecosystems and ensure compatibility with local conditions.
- Consider a ‘quality over quantity’ approach: one mature tree or fewer trees with space to grow and mature will be of more ecological and townscape value than a dense cluster of saplings.
- Design tree pits to support healthy tree growth and prevent infrastructure conflicts.
- Incorporate pollinator-friendly plants and wildflower areas to boost biodiversity and create attractive green spaces.
- Ensure that all planting schemes are well-maintained and harmoniously integrated into the urban fabric.
- Retain and protect existing trees and hedgerows where possible and provide compensatory planting as needed.

3.25 Red squirrels are found in scattered locations across Westmorland and Furness. Outside of the National Parks they are found in areas including the countryside around Cartmel, Ulverston, Burneside, Burton-in-Kendal, Tebay, Shap Wells, Hardendale and Alston. The red squirrel stronghold areas in Westmorland and Furness, outside of the National Parks, are the Eden Valley and areas around Penrith, particularly to the north-east of Penrith around Greystoke. The ecological information supplied as part of the application documents should also be used to

assess whether planting of tree species beneficial to red squirrel is appropriate. Tree species which are suitable for planting in areas which support red squirrel are blackthorn, hazel, bird cherry, crab apple, Scots pine, holly, wild cherry, yew, hawthorn, small-leaved lime and alder. Note that oak, beech, chestnut, sycamore and walnut should be avoided in red squirrel areas as these benefit grey squirrels. Whilst hazel will also benefit grey squirrels it is a very important food source for red squirrel and shouldn't be avoided. If you have red squirrels in your garden, you can find further information here on how to garden for red squirrels (note the document is being currently revised).

3.26 Existing countryside hedgerows should be retained through the careful design of new developments, so the hedgerows continue to benefit from protection under the Hedgerow Regulations 1997. Section 106 agreements may be attached to planning permissions to ensure hedgerows are retained.

3.27 The Council is currently working on a Guidance Document for Native Planting. For further guidance on what preferred species to use please liaise with the Council's highways, waste and environment services. See also the Council's site for Climate change and natural environment.

Existing trees on the site can offer great amenity and screening. They would be the dominant features of the skyline, being taller than any other feature of the developed site. Every effort should be made to retain and enhance the nature and amenity benefits offered by mature trees. Armathwaite

The hedge and trees along the field edge in Millhouse could be retained and strengthened by new planting to form a suitable edge and screen between the development and the wider landscape.

This rural business park has been sensitively located below the landform and patches of woodland. The buildings and structures and low-lying and there are some trees on the nearside boundary. However, the overall edge to the countryside could provide better screening, particularly to storage areas. Flusco.

Street Trees

CODE BG 3.7 Street Trees: All street tree planting schemes must prioritise native species of high ecological value appropriate to local context, and ensure:

a) integration with the surrounding below-ground infrastructure, and above-ground structure such as overhead wires and streetlighting;

b) there is adequate space for future canopy growth in relation to buildings, structures and highways; and

c) street tree species are likely to be resilient to climate change as per the local climate change projections.

Barrow: DS6, *DS2, GI1*; Eden: DEV5, ENV4, *ENV2*; South Lakeland: CS1.1, *AS02, AS04, DM2, DM4;* National Planning Policy Framework, Chapter 15)

- Strategic Tree Planting: Enhance urban environments with trees along streets to provide shade, reduce air pollution, and improve appearance and character. Native species are preferred for their ecological benefits and compatibility with local conditions, particularly near watercourses or natural habitats. Ornamental species may be used as accent trees in peri-urban areas to add visual interest.
- Designing Tree Pits: Ensure that tree pits accommodate the growth of street trees and minimise infrastructure conflicts. Consider factors such as soil quality, root space, and access for maintenance. Consider also the role that tree pits can play in the overall site's SuDS.
- Species Choice: Select tree species that are suited to the local climate and soil conditions and projected climate change. Use native species to enhance biodiversity and support local ecosystems.
- Street scene contribution: Consider how the siting of trees as structure planting can enhance the street scene, vistas and skyline of the development as trees grow to maturity.

Planting Design

3.28 Landscape planting schemes to the public realm and gardens that promote biodiversity are separate to the creation or enhancement of habitats. While landscape planting can support biodiversity, it is different to creating or enhancing habitats. Also, landscape or garden planting is likely to be cyclically changed, which means it does not tend to provide long-term habitats.

3.29 When designing planting schemes, include pollinator-friendly species and wildflowers to enhance local biodiversity and create attractive, nature-rich spaces. Planting should consider climate change projections to ensure that schemes are resilient and deliver their intended benefits long-term.

- Pollinator-Friendly Species: Incorporate plants that support pollinators and provide diverse habitats. For example, single-flowered species are more

accessible to pollinators than species with double flowers. A palette of plants which support wildlife is available for reference within the GB non-native species secretariat guide to Gardening without harmful invasive plants.
- Wildflower Areas: Designate areas for wildflowers to enhance local biodiversity and create attractive, nature-rich spaces.
- Consider space for composting or providing compost bins as a source of organic material for planted areas.

Street Trees, Trees, Hedgerows and Planting: what we don't want to see

- The loss of existing trees, hedgerows and planting that are important as habitats or as important landscape or townscape features.
- Design that destroys or degrades rather than maintains or enhances important trees, hedgerows or vegetation.
- A tokenistic approach to trees and hedgerows and planting (e.g. retaining one landmark tree or mature hedgerow) rather than making existing assets a holistic aspect of the site's design.
- Landscaping that has large expanses of hard landscaping, creating a harsher microclimate, and missing opportunities to integrate street trees and planting.
- New trees, hedgerows and planting that do not adequately compensate for existing trees, hedgerows and vegetation that will be lost due to the development.
- The use of invasive non-native plant species as identified in government guidance on invasive non-native alien plant species or in Schedule 9 of the Wildlife and Countryside Act 1981, as amended .
- The use of non-native plant species which might pose future ecological threat as identified in the GB non-native species secretariat report on Horizon scanning for invasive non-native plants.
- New planting that is of low or lesser habitat value.
- New planting that is not resilient to the current and anticipated impacts of climate change.
- New planting that is not an integral part of SuDS.
- New planting where there is insufficient space for trees and hedges to grow to maturity.
- Quantity over quality: for example, fewer trees that are able to mature and offer meaningful habitats and townscape markers will be preferable to many trees of limited habitat or townscape value.
- Street trees planted where this would be out of step with the context.
- Expanses of lawn over landscaping and planting that can offer greater SuDS capacity, climate change resilience and habitats.
- Artificial grass, as this offers no ecological benefits and inhibits natural moisture movement.
- New planting that is impractical to maintain.

Expanses of lawn can look nice and ‘green’ on plan, but in practice the offer little amenity, do not encourage biodiversity and are fairly maintenance heavy. Barrow.

The quality of this development is lifted by a few simple measures: space given for a range of planting, including trees; the use of natural colours in the permeable modular paving rather than bitmac; and the deep shading of the expanses of glass. The building itself is simple yet elegant, the glazing reflecting the sky and trees, and resting on a shallow slatestone plinth. Ulverston.

4. Movement

Introduction

4.1 Streets and routes play three key roles:

- connecting people and places,
- influencing how a place functions, and
- influencing the character of places.

4.2 Streets and routes are shared by us all. Their design is therefore of high importance.

Development Design Guide

4.3 This design code supports the policies of the district's Local Plans and the Development Design Guide. Applicants should refer to the Guide alongside this design code. Note the Design Guide is currently being updated and consulted on; for further details see the Design Guide website.

Street Network & Character

4.4 Understanding of key routes and connections and associated character and hierarchy will be accomplished through the assessment of the site and its context. The established context can often provide a framework for the location and design of new streets and routes. For example, the assessment of the context may reveal that broad, sweeping and highly-engineered roads are very rare. However, if existing connectivity, especially for pedestrians, wheelers and cyclists is poor, or the design of the existing streetscape is generally poor and does not foster a sense of place, the design of new routes should align with the design code rather than replicate the existing character.

CODE BG 4.1 Street Network: New development is to have a clear hierarchy of routes and streets that are integrated with the surroundings.

Street and movement strategies must demonstrate a positive response to the surrounding context, including the existing street hierarchy, local character, public transport networks, and any key desire lines identified in the area.

(Barrow: DS5, I4, *DS2, HC1, HC4*; Eden: DEV3, DEV5, *ENV5*; South Lakeland: CS1.1, CS10.2, DM1, *AS08, CS8.10, DM2, DM5*)

4.5 Applicants must clearly identify and justify the street hierarchy within their proposals, explaining how each street type fits within their overall plan. Accompanying illustrations provide insight into balancing place and movement. The street hierarchy would need to be appropriate to scale of the development and integrate with the surrounding street hierarchy and rights of way. Proposals that highlight where features of existing local streetscape identity have informed the design of new networks or show strategically improved access routes for cyclists and

pedestrians will be supported. Submissions should include detailed cross sections for each street type within the development, annotated to demonstrate compliance with design principles.

4.6 Considering both existing and potential new desire lines and strategically planning routes for all modes of travel is critical for enhancing connectivity and movement. This approach ensures that transport networks are efficient and intuitive as they align with natural pedestrian and cyclist behaviours and preferences. By anticipating and incorporating these paths, designers can facilitate smoother transitions between different areas, improve accessibility, and reduce congestion.

4.7 Applications must integrate with existing local transport and street hierarchies and support enhancements to rail and bus services to improve the district's connectivity and safety.

4.8 For further guidance on movement and street hierarchy, please see the Introduction and Chapter A: Road Hierarchy of the Development Design Guide.

CODE BG 4.2a Street Design: Street and movement designs must prioritise sustainable and healthy modes of travel such as walking, wheeling, cycling and public transport over private vehicles.

(Barrow: DS5, I4, *DS2, HC1, HC4*; Eden: DEV3, DEV5, *ENV5*; South Lakeland: CS1.1, CS10.2, DM1, *AS08, AS10, CS8.10, DM2, DM5*)

4.9 This can be achieved by:

- Designing networks that are safe, convenient and attractive for the pedestrian, wheeler and cyclist.
- Incorporating traffic calming measures like raised crossings, changes in materials or layout, textured pavements, and narrow roads to enhance safety and attentiveness.
- Ensuring places and destinations have an adequate level of safe and convenient cycle parking, including parking and charging points for e-bikes.
- Ensuring new business developments have suitable shower and changing facilities for people who cycle or use other modes of active travel to get to work.
- Encourage car sharing and car clubs by providing parking and charging points for car shares and car clubs.

Incorporating Green and Blue Infrastructure, Sustainable Drainage, Biodiversity, street trees and active travel into a greenfield business site layout

1. Footpath and cycleway linking the site to the nearby town, providing a more direct alternative to the highway.
2. Wetland SuDS at the lowest part of the site. Manages runoff and enhances biodiversity
3. Swales and drainage channels that are part of the SuDS system and soft landscaping of the site.
4. Tree cover and structure planting providing screening at the edges of the site and a satisfactory boundary with the countryside.
5. Street trees within the site for further biodiversity and softening of the landscape.
6. To protect the amenity of nearby residents, care has been taken to manage the visual impacts, noise pollution, vibrations and light pollution through the layout and landscaping of the scheme. Where businesses uses are to adjoin homes, additional care is required in terms of sunlight, daylight and overbearing effects as well as vibration.

CODE BG 4.2b Street Design: Street and movement designs must cater to all users, regardless of age, mobility, or gender, ensuring that all potential users can easily access public transport, buildings, and open spaces.

(Barrow: DS5, I4, *DS2, HC1, HC4*; Eden: DEV3, DEV5, *ENV5*; South Lakeland: CS1.1, CS10.2, DM1, *AS08, CS8.10, DM2, DM5*)

4.10 This can be achieved by:

- Providing suitably wide pavements and shared spaces.
- Minimising level changes and steps, and incorporating stopping points along longer routes e.g. with seating.
- Highway design that avoids or discourages pavement parking.
- Designing in measures that reduce vehicle speeds, especially at crossings and junctions.
- Ensuring routes are convenient, attractive and safe, including being suitably lit and ensuring routes are well overlooked by other road users and buildings.

In rural areas, one suitably wide pavement is better than two narrow pavements, or none at all. Lamonby.

CODE BG 4.2c Street Design: Street and movement designs must ensure a permeable and well-connected street network for all users with clear and logical through-routes that are easy to navigate. There will be a presumption of public access into and through developed sites unless there is an overriding justification for the prevention of access.

(Barrow: DS5, I4, *DS2, HC1, HC4*; Eden: DEV3, DEV5, *ENV5*; South Lakeland: CS1.1, CS10.2, DM1, *AS08, CS8.10, DM2, DM5*)

4.11 This can be achieved by:

- Avoiding dead ends and space given over to vehicle turning heads by making streets interconnect. This is particularly important for refuse collection and emergency service vehicles, which are best served by through streets rather than long cul-de-sacs or developments with only one way in and out by road. Dead ends will generally only be appropriate at the most local level to open up small sites where through-streets are not possible
- Ensuring off-road pedestrian and cycle routes are not concealed from view by high fences or otherwise in blind spots from the surrounding buildings and highway network. Routes that do not feel safe will be less used. The only instances where isolated off-road routes would be appropriate are active travel routes within green corridors or in the countryside.
- Providing on-street active travel routes as alternatives to off-road active travel routes and considering re-routing existing active travel routes if the new development can make routes more convenient and safer.
- Wayfinding and directional signage, including prominent buildings or public art as townscape markers and historic features of the site, with interpretation.
- Ensuring there are views out of the development into the wider townscape or landscape to aid navigation.
- Provide suitable directional signage to and around the development and businesses, whilst ensuring this is of a suitable scale and location, and discourages the placing of multiple signs by businesses that clutter the street scene and undermine wayfinding.

4.12 For further guidance, including technical information on highway visibility, the design of junctions, carriageway design, cycleway design, speed management and lighting, please refer to Chapters A to F and L and Appendix 4 of the Development Design Guide.

CODE BG 4.3 Active Travel: When developing active travel routes, use linear routes to create green corridors within developments, connecting to wider green infrastructure networks to support active travel and biodiversity.

(Barrow: DS5, I4, GI5, *DS2, HC1, HC4*; Eden: DEV3, DEV5, ENV4; South Lakeland: CS1.1, CS10.2, DM1, DM5, *DM2, DM4*)

4.13 Proposals should detail the location, type, and specifications for cycle parking and the surfacing of cycling and pedestrian routes. Developments incorporating active travel options within green corridors or ‘play on the way’ options will be viewed positively. For larger sites, the application should include a transport vision that links to the application’s travel plan and transport assessment. This vision should set out how walking, cycling and public transport are integrated into the design and link with the wider walking, cycling and public transport networks. The vision should also consider the quality of these routes and whether the enhancement of any existing routes is proposed.

4.14 Depending on location and type of proposal, some developments may be able to support provision of new active travel routes that can link into proposed active travel routes as set out in Local Cycle and Walking Infrastructure Plans and other plans. For further information visit the Council's Active Travel website.

Street Network and Character: what we don't want to see

- Layouts that prioritise the movement of motor vehicles and discourage all other forms of transport and travel.
- Layouts that discourage active travel by making non-car routes indirect, inconvenient or unattractive to walkers, wheelers and cyclists.
- Development that is not well-integrated with existing routes, rights of way, green infrastructure and desire lines.
- Highway layouts that do not consider future development or extension by not providing clear opportunities for route and highways linking with adjacent development sites or potential development sites.
- Road layouts and junctions that promote driving at high speed due to their design (e.g. wide roads, gentle bends, wide junctions with generous corner radii, lack of traffic calming).
- Street networks where every street and space is of the same design and lacks any sense of hierarchy, such as between through routes, main spaces, and quieter streets and spaces.
- Development that is hard to navigate because of a lack of landmarks, views out, or a clear hierarchy of streets and spaces.
- Layouts that incorporate carriageways and pavements where shared spaces would be safe.
- Crossings, dropped kerbs and spaces that are inconvenient to wheelers.
- Streets that promote pavement parking or parked cars obstructing the pavement.

4.15 Additional guidance and technical information relating to the above can be found in the Development Design Guide.

Lighting & Safety

4.16 Well-designed and appropriately-lit public and amenity spaces not only enhance the sense of safety but can also reduce both crime and the fear of crime over time. Integrating active ground floors and accessible building entrances helps create a cohesive and connected environment, facilitating movement between spaces. The public realm should be designed to be overlooked by buildings, with excellent permeability between streets and diverse modes of movement throughout.

4.17 Effective lighting is crucial as it contributes significantly to people's sense of safety and shapes the overall perception of security in a neighbourhood. It is essential to choose lighting that is both functional and appropriate for maintaining the public realm, considering long-term management and potential adoption by the local authority.

CODE BG 4.4 Lighting: Lighting in the public realm must be designed to ensure safety, visibility, and inclusiveness for all users whilst avoiding adverse impacts on biodiversity and residential amenity.

Effective lighting strategies should enhance natural surveillance and illuminate all areas sufficiently to discourage secluded zones where crime could occur. The integration of lighting should focus on crime prevention and mitigating the fear of crime, making the public spaces feel secure and always welcoming.

(Barrow: C7, DS4, I4, *DS2, HC5*; Eden: DEV5, ENV9; South Lakeland: DM1, *AS08, DM2;* Development Design Guide; *Good Lighting Technical Advice Note: Designing Out Light Pollution in Cumbria, the Yorkshire Dales National Park and the Arnside and Silverdale AONB*)

4.18 Proposals must include a detailed lighting scheme that specifies the location and characteristics of all fixtures. The lighting design should integrate seamlessly with the overall design strategy, enhancing the usability and aesthetics of public spaces. It must be carefully designed to minimise the impact on biodiversity.

4.19 For further guidance on safety and security refer to National Model Design Code and Secured by Design initiative.

CODE BG 4.5 Light Pollution: Lighting in streets, the public realm and buildings must preserve dark skies and minimise or avoid light pollution.

(Barrow: C7, DS5, *DS2, HC5*; Eden: DEV5, ENV3, ENV9; South Lakeland: AS01, AS02, DM7, *DM2; Good Lighting Technical Advice Note*)

4.20 According to the CPRE Night Blight 2026, Westmorland & Furness has very high coverage of the darkest skies in the UK. Lighting designs should respect Dark Sky guidelines to minimise light pollution. A range of lighting options, including ground-focused downlighting and dotted lighting along cycle paths, can improve safety and add visual appeal while being environmentally friendly by minimising light spill and reducing light pollution.

4.21 Compliance with both local and national regulations is essential, as is consideration of the Dark Skies initiative to reduce light pollution. Proposals should be informed by the useful best practice advice and detailed technical guidance within the Good Lighting Technical Advice Note: Designing Out Light Pollution in Cumbria, the Yorkshire Dales National Park and the Arnside and Silverdale AONB, which shows examples of inappropriate industrial and commercial external lighting.

4.22 The design of both internal and external lighting must have no or low impact on bats and nocturnal wildlife in accordance with the Institution of Lighting Professionals guidance GN08 Bats and Artificial Lighting.

Lighting: what we don't want to see

- Light which is directed upwards.

- Light pollution that is either a nuisance to others or undermines the district's dark skies.
- Light pollution that impacts protected species, especially where bat roosts are present on or in the vicinity of the site.
- Artificial lighting directed at waterbodies, hedgerows, woodland or lines of trees.

Car Parking

4.23 Many business development users will travel by car and therefore thought must be given to how and where cars are parked. Consideration must also be given to the needs of people with disabilities, visitor parking, and Electric Vehicle (EV) charging.

4.24 Chapter J of the Development Design Guide is a key reference, as this sets out important guidance and technical requirements for the design of new car parking.

4.25 This section of the design code therefore concerns **how** car parking is to be designed into places and meets the needs of different people.

CODE BG 4.6 Car Parking: Car parking provision must align with the Development Design Guide and successfully integrate car parking provision into the design of attractive, distinctive and well-functioning places.

(Barrow: DS5, I6, *HC4*; Eden: DEV5; South Lakeland: CS1.1, CS10.2, DM1, *CS8.10, DM9*)

4.26 Considerations during the design process for parking:

General

- Consider the minimum requirements established by Chapter J and Appendix 1 of the Development Design Guide for car parking.
- In areas well-served by public transport, with strong walking and cycling links to local destinations, consider reducing car parking provision to enhance the overall design of the development by providing more space for other road users, buildings or spaces. Utilise Public Transport Accessibility Levels and/or isochrone analyses for walking and cycling to identify where reduced parking might be suitable.
- Consider whether the site should accommodate spaces for car sharing schemes.

Street Scene

- Incorporate a variety of parking solutions, such as on-plot parking, on-street parking, and shared parking areas, to create places with different streets and spaces where cars do not dominate the street scene, townscape or landscape.
- Make parking an integral feature of the building line and level of enclosure of the street. Parking spaces between neighbouring buildings can ensure gaps

between buildings are wide, while having parking in the street or behind buildings can allow for terraces or continuous built forms.
- Implement effective physical barriers along the kerb, such as planting beds, Sustainable Drainage Systems (SuDS) features, bollards, or street trees, to prevent parking on pavements.
- Design streets to naturally discourage unplanned on-street parking and support this with clearly enforced parking restrictions.
- Street trees should be thoughtfully placed on median strips, verges, between parking bays, or on sufficiently wide pavements, ensuring they do not obstruct infrastructure.

Function
- Consider the width of parking spaces: is there sufficient space for vehicle doors to fully open? Is there room for small children, the elderly or disabled to be assisted getting into and out of vehicles? Are meter boxes, downpipes or similar going to impinge this space?

Appearance and Layout
- Consider the use of 'informal' spaces for parking cars rather than having marked out parking spaces. These work well in most contexts because they look less like empty parking spaces when empty.
- Consider the use small, secure, well-overlooked courtyard parking where the individual spaces for each business are close to the business itself.
- Provide convenient and dedicated spaces and charging points for car shares and car clubs.

Car Parking: what we don't want to see

- Streets that are dominated by parked cars.
- A lack of variety in parking design across an entire site or street.
- Pavement parking and antisocial parking.
- Parking spaces that are too small to properly function by having insufficient space for car vehicle doors to be fully swung open, or for the very young, elderly or disabled to be helped into and out of vehicles.
- Landscaping and trees that are relegated to the margins of parking spaces.

Adaptability of Streets and Public Spaces for Public Adoption

4.27 Designs should anticipate adoption by local authorities, selecting plants and materials that are low maintenance and compatible with municipal practices, ensuring the spaces are manageable and sustainable.

4.28 Effective coordination with the community and specialists like landscape architects, civil engineers, urban designers, historic environment specialists and traffic and active travel specialists is essential to integrate all public realm elements seamlessly. Designs should aim for adoption by the local authority by choosing

durable, low-maintenance materials and landscaping compatible with local practices, considering the interface between streetscape and public realm carefully.

4.29 Proposals for new or altered streets or public realm must include detailed plans that demonstrate adherence to the key indicators of quality public realm as outlined in the design code.

4.30 Aside from demonstrating these, plans must detail specifications for durable and appropriate material palettes for both hard and soft landscaping, street furniture, and appropriate and strategic signage. Additionally, developers must highlight how the proposed public spaces are designed for easy adoption by the local authority, ensuring sustainability and manageability.

4.31 All submissions must align with local standards and planning policies and should reference relevant sections of the design code to confirm compliance with established guidelines and expectations. Where relevant, public realm proposals should clearly show how they are compliant when requiring local authority adoption, showing how specific design standards such as specifications, strategies, dimensions, layout, and the use of appropriate materials have been met.

4.32 The Development Design Guide sets out requirements for public realm and landscaping to be adopted by the local authority.

5. Built Form

Introduction

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

5.2 An area's built form therefore concerns a variety of possible elements such as the urban grain, buildings' shape and massing, scale, density, building line, height and other ways in which the layout and shape of the built environment can influence a place's character. New development should respond positively to local character and distinctiveness. This is achieved though appropriate height, massing, design, layout and materials.

Building Types and Forms

CODE BG 5.1 Urban Grain: Where applicable, applicants must identify the urban grain of the area surrounding their site as a key part in understanding the surrounding context and ensure the design of new development makes a positive response to 'knit into' the urban grain of the surroundings or settlement by respecting its character.

(Barrow: DS5; Eden: DEV5, ENV3, *ENV2*; South Lakeland: AS01, AS08, CS1.1, DM1, *DM2*)

5.3 The urban grain is the pattern, arrangement and scale of buildings, streets and plots within a place or area. Understanding the urban grain is essential for ensuring that new development knits into the surrounding environment, respecting the established rhythm, scale, and density of the area. This assessment should inform the design approach, guiding decisions on building types and forms to create a cohesive and contextually appropriate development.

5.4 The siting, form, scale and appearance of outbuildings can also have a noticeable impact on the character and appearance of streets and business developments. Outbuildings include bin stores and cycle stores. They can look rural, urban or suburban depending on materials and design. They can be prominent or discreet, grouped or dispersed or sited on or away from the edges of the plot or site. The latter is especially important to consider where the site adjoins the open countryside.

5.5 Additional guidance for identifying building types and forms can be found in the National Design Guide.

Height

CODE BG 5.2 Building Height: The height of new buildings must be informed by the context assessment and any historic environment assessment which will identify prevailing building height(s) and the variety of building heights in the site's context.

(Barrow: DS5; Eden: DEV5; South Lakeland: AS01, AS08, CS1.1, DM1, *DM2, DM3*)

5.6 Building heights must be informed by an assessment of the surrounding area, ensuring that new developments reflect the existing variety of heights to better integrate with their surroundings and contribute to the overall character and appeal of the area.

5.7 Uniform heights can result in monotonous developments, particularly in an area with landscapes and places as diverse as Westmorland and Furness. The building height should be adapted to site-specific conditions to encourage variety and maintain the character of the area.

- Building heights should respond to the hierarchy of streets and spaces in a proposal. For example, a main street or larger or wider space is generally the appropriate location for taller buildings to help enclose these larger spaces. Similarly changes in building heights may help the transition between the existing townscape and landscape context into the heart of the site.
- Variations in both eaves heights and overall building heights will help break up the uniformity of the streetscape, contributing to a richer urban fabric. Staggered rooflines can be introduced to create visual interest and diversity.
- Building heights should respond to the natural topography of the site. On sloped or uneven terrain, buildings should be designed with stepped or terraced forms that enhance overall visual appeal and better integrate with the landscape.
- Varied building heights can provide distinct landscape or townscape advantages, such as enhancing the visual impact of a settlement edge or creating a more diverse waterside frontage.
- In some instances, lower building height or varied building heights will be sought where this maintains views out from the site to the surrounding landscape or seascape.
- Where the site adjoins homes, particular attention must be paid to the height and massing of tall business buildings, even if the development passes the daylight / overshadowing tests applied to assess neighbour impacts. Where possible, built forms and masses should be broken up to reduce their overall bulk, and consider materials, colours and elevational treatments that would reduce the building's perceived impacts. These may be the use of darker colours to roofs and walls, or green walls or intervening planting.

Built Form: what we don't want to see

- An approach to built form, grain building height, and the spacing of buildings that is not informed by the site and context assessments.
- Development that does not have landmarks or townscape markers or has poorly designed gateways and edges.
- Development that is monotonous because it is uniform or has very limited variation in is grain, height, density, form, setback distances, building lines, built forms and spacing of buildings.
- Development that repeats or extends poor or inappropriate aspects of the existing context's component of built form.
- Built form that dilutes rather than reinforces the local character.
- Changes in building height that are jarring or incongruous and exaggerate differences in height.

Light, Aspect, Privacy

5.8 Applicants should demonstrate what measures have been taken to enhance the health and wellbeing of users in new developments.

- New business developments should be oriented and designed to maximise opportunities for natural light and ventilation to enhance the quality of life for users. Strategically placed windows and well-considered room layouts will help to ensure that spaces receive ample daylight.
- New business developments must be carefully designed to ensure they do not negatively impact neighbouring properties. Maintaining adequate separation distances between buildings is essential for preserving privacy and avoiding overshadowing. These distances should be determined by the local context to ensure that new developments integrate seamlessly with their surroundings, and they should follow the Building Research Establishment (BRE)'s Site layout for daylight and sunlight guidance to provide a high-quality living environment.
- Thoughtful design strategies should be employed to mitigate adverse impacts on daylight, views and privacy to reduce overlooking of private amenity space and enhance the overall environment. For example, consider using staggered building lines, screening elements and taking care over strategic window placement.
- In new buildings, energy-efficient glazing should be used to maximise light penetration while maintaining thermal efficiency and reducing the need for artificial lighting.

Security

CODE BG 5.3 Security and Safety: Applicants must ensure that public and communal spaces, buildings, streets and paths are directly overlooked through natural surveillance and ensure there is clear and obvious demarcation between

public and private spaces utilising appropriate physical boundary treatments or landscaping elements. Buildings should directly address streets and routes by avoiding presentation of blank frontages or gables.

Barrow: DS5, I4, *DS2, HC5*; Eden: DEV5; South Lakeland: CS10.2, DM1, DM5, *DM2*)

5.9 Design must ensure that people feel safe both inside the business premises and in the surrounding areas. A careful design should consider how each building interacts with its neighbours through a strategic layout, effective boundary treatments, natural surveillance and well-planned parking to create a secure and welcoming environment. Developments should also be designed to promote social interaction among users as this can lead to a stronger sense of community and foster wellbeing and security. More guidance can be found in the national 'Secured by Design' guides.

- The design of buildings should enable passive surveillance from the front of the plot and the street. This means windows and main entrances should face public areas to enable users to overlook their surroundings.
- Trees, shrubs and other planting should be selected and maintained to ensure they do not obstruct sightlines.
- Main entrances should face the street to maximise visibility and discourage hidden areas. Focal lighting should emphasise these areas to make them clearly visible and welcoming.
- A clearly defined defensible space should be introduced in order to separate public and private areas and enhance security. Such spaces can be achieved through low boundary walls, landscape features or even a change in pavement types.
- Leftover or residual spaces between buildings that lack clear purpose or visibility should be avoided. Careful planning is essential to ensure all parts of the development are purposeful, visible and contribute to the safety and attractiveness of the community.
- Secure car and bike parking should be provided in locations that are visible from within the building.
- Developments should include appropriate and non-obstructive lighting to enhance security, while avoiding light pollution. Lighting should cover streets, pathways and key areas without creating shadows or glare, ensuring that people feel safe moving around the development at all times.

Light, Aspect, Privacy and Security: what we don't want to see

- Development that does not feel safe or encourages crime or the fear of crime.
- Public spaces, streets and routes that are poorly overlooked by buildings or other people.

- Routes and public spaces that are bounded by tall fences that conceal the route or space from sight of the homes and buildings. This makes the routes and spaces feel unsafe and uninviting.
- Developments that do not consider the access needs of all of their users and potential users.
- ‘Left over’ or non-defensible spaces that can attract antisocial behaviour.
- Buildings that turn their backs on streets, spaces and routes.
- Concealed entrances to buildings.

6. Identity

Building type, form and detailing

CODE BG 6.1 Contextual Design: Applicants must demonstrate how the analysis of the site and its context have informed the design of the proposal. Design must be locally distinctive and rooted in place.

'Design' here is all-encompassing and includes street and building layout, the hierarchy of spaces, streets and buildings, landscape and townscape response, building form, building design and materials.

(Barrow: DS5, EC6, *EC5*; Eden: DEV5, ENV2, ENV3, ENV10; South Lakeland: AS01, AS02, AS08, CS1.1, DM1, *CS8.10, DM2*)

6.1 The built form should reflect the established local character and identity of the site and its context. The site, context and heritage assessments at the start of this code are a crucial step in achieving this.

6.2 Applicants should interpret the proportions, materials, and detailing characteristic of the local vernacular architecture as they emerge from these assessments. Different areas will require different approaches:

- In areas of disjointed, limited or weak character and identity, there may be scope for establishing a new and contemporary identity for the development.
- In more informal settings, such as rural areas, a varied composition can create visual interest while still respecting the overall character of the place.

6.3 To create a stronger sense of place, proposals should incorporate landmarks, focal points and a hierarchy or spaces, streets and buildings in their designs. These can be further reinforced by variety in building height, material use or architectural details that help distinguish different parts of developments and enhance wayfinding. Public spaces, key buildings and community hubs should be strategically placed to serve as recognisable points of interest, fostering identity and connection while promoting ease of navigation throughout the development.

The way buildings relate to the street

6.4 The relationship between buildings and the street is a crucial aspect of urban design that significantly impacts the character, safety and appearance of neighbourhoods. The design of street frontages and boundary treatments should contribute to a cohesive streetscape that reflects local character, enhances the public realm and fosters a sense of community.

- Street frontages should be designed to achieve a harmonious and visually appealing streetscape. Within existing streetscapes, such as at site edges, the design should be consistent with the established approach in the area. New

development should establish a consistent design language, using common architectural elements and relating to the local identity.

- The relationship between buildings and the street must be defined by appropriate setbacks and building lines that contribute to a cohesive and well-structured streetscape. These setbacks should not be simply determined by vehicular access or parking spaces, but by a thorough consideration of the whole streetscape.
- Where buildings face the street, the placement and design of doors should encourage interaction with the street and contribute to a lively, pedestrian-friendly environment.
- New buildings should have clear locations for the occupier's signage. These locations should define clear upper, lower and lateral limits to where signage should be positioned and be applied consistently across the development.
- Boundary treatments must reflect the local character and contribute positively to the street, using materials and designs that enhance the public realm. The height of these elements should balance privacy with natural surveillance. Integrating landscaping elements can soften the transition between public and private spaces and add to the green character of the area.

Views into and out of development

CODE BG 6.2 Views: Development must incorporate, create or enhance important vistas or viewpoints and sightlines, either entirely within, or from new development.

(Barrow: DS5, N1; Eden: DEV5, ENV2, ENV3; South Lakeland: AS01, AS02, AS08, CS1.1, DM1, *CS8.2, CS8.10, DM2*)

6.5 Proposals should detail how existing and new shared viewpoints or vistas have been considered, particularly in relation to the landscape, coast, important historic features or where culturally important. The retention and enhancement of existing important viewpoints, vistas, and sightlines should be clearly demonstrated.

CODE BG 6.3 Edges and Transitions: Development at settlement edges must ensure a sympathetic transition between built-up areas and the countryside, while avoiding disruption to the local topography and character. Building form should reflect the local vernacular, including the choice of local materials and the scale of form.

(Barrow: DS5, N1; Eden: DEV5, ENV2, ENV3; South Lakeland: AS01, AS02, AS08, CS1.1, DM1, *CS8.2, CS8.10, DM2*)

6.6 The building type, form and composition of new development must be rooted in local character. This varies across Westmorland and Furness in response to changes in the underlying geology and the historical development of settlements which in turn has influenced not only the choice of local building material but also built forms and methods of construction. Important features – such as historic

buildings, ecological designations, trees, hedges and landforms – and the connections or views between them, contribute to character and should be protected and celebrated in new developments.

6.7 A detailed analysis of local characteristics and variations across Westmorland and Furness is available in the accompanying Summary Character Appraisal and Baseline documents. The Context section of the Design code provides further guidance on understanding the site and wider surroundings.

6.8 The applicant must demonstrate and clearly articulate how the proposed development respects or enhances local character and distinctiveness. This must be informed by an understanding of the site context, including any historic character assessment required to support the application.

The field boundaries and transitional edges of fields and land uses should provide a good indication of the appropriate boundary types and landscaping to use where the site borders open countryside. Eden Valley near Aiketgate.

This site uses street trees and perimeter tree planting to the boundaries in response to the wider landscape. The site layout places the areas used by lorries on an inner edge of the site and orients the offices and public-facing part of the building to the landscape. The muted colour of the cladding makes the building appear recessive in the landscape. Penrith.

Materials

6.9 The identity of Westmorland and Furness is closely tied to the natural materials historically used in its buildings and landscape. These materials, such as local stone and slate, reflect the area's distinctive geology and have been integral to maintaining architectural harmony with the surrounding environment. The choice of materials used in new buildings plays a crucial role in maintaining the district's distinctiveness and fostering a sense of place. Westmorland and Furness was historically and, in a few cases is still, a place where stone was quarried, and bricks were made from local clay. As a historic producer and exporter of building materials, it should be expected to see these in new development as a response to place. Building stone and slate continue to be quarried in and around Westmorland and Furness. A directory of active UK quarries listed by stone type and indicating which supply building stone is in the MineralsUK Directory of Mines and Quarries 2020.

6.10 New development should reflect the local identity and character by prioritising the use of materials that are either locally quarried and produced or reclaimed. Materials should harmonise with the landscape, reinforce the area's distinctiveness and support sustainability goals by reducing the carbon footprint of transporting materials. The use of locally sourced modern materials also supports the local and circular economy.

CODE BG 6.4 Compatible Building Materials: The colour and textures of new development must harmonise with local character and landscape. Choices of building materials must reflect the quality and character of the built environment and landscape.

(Barrow: DS5, DS6; Eden: DEV5, ENV3, ENV10, *ENV2;* South Lakeland: AS01, AS07, AS08, CS1.1, DM1*, CS8.2, CS8.10, DM2, DM3*)

6.11 One of the most important ways of establishing a sense of place in the built environment is through the use of materials. Within Westmorland and Furness, the appearance of buildings is largely a direct product of the geology beneath them and locally prevalent building materials. However, in some areas building materials have been imported or manufactured, changing the appearance and character of buildings. Development should respond to and complement existing local character and the surrounding landscape. Where possible, original fabric should be retained or reused, and new materials and work should complement the historic fabric.

6.12 The colour of cladding can have a significant impact on the appearance of greenfield business developments, particularly from a distance. In this regard, simple colour schemes and care with colours is important. For example, dark blue is often a better choice than green or dark green where the building is seen from a long distance in the landscape.

A small sample of the wide variety of building stone found across the district. Clockwise from top left: Barrow, Alston, Dufton, Ivegill, Appleby, Ulverston and Kirkby Lonsdale

Walling

6.13 New development, particularly where there is an effect on conservation areas or other heritage assets, should use walling materials that are consistent with the historic character of the surroundings.

6.14 Walling materials should reflect the local character which, depending on the area, is characterised by the use of stone or bricks. When specifying these materials, applicants must research the local character to identify the type of stone or colour of bricks prevalent in the specific location. In locations with historically rendered buildings, a traditional roughcast render or lime render finished in traditional colours should be used.

6.15 In larger developments, the use of different materials to highlight different buildings can create interest, as long as it is based on the analysis and interpretation of the local character.

6.16 Modern cladding materials such as timber or composite panels can be used in contemporary buildings but must harmonise with the surrounding environment.

The six examples above are from different towns and villages in Westmorland and Furness: Ulverston, Kirkby Lonsdale, Langwathby, Grange-over-Sands and two examples in Dalton: painted and natural.

The use of stone cladding and roughcast render give this modern business development a local and rural character. The use of stone and render in different ways suggests and hierarchy of buildings, which is reinforced by the layouts of the openings. The broad gabled forms and corrugated roofs also recall modern farm buildings. The local materials complement the retained stone boundary wall in the foreground. Dalton.

Roofing

6.17 New development should use roofing materials that respect local character and, when possible, are quarried locally or in the UK, rather than imported from overseas. There are historically two local types of slate, both of which are still actively quarried today: Cumbrian blue/grey slate and Westmorland green slate. These are preferred materials for roofing in the district, given their local source and tradition of use, even in the decades after the arrival of the railway allowed the import of materials from elsewhere in Britain.

6.18 Across the district, but especially in conservation areas and historic places, roofing materials should follow the local identity, with an emphasis on using slate or stone typical of the area. Applicants must study the local vernacular to determine the appropriate type of slate or stone for the specific location. These materials should be installed using traditional methods, such as laying in diminishing courses, with larger slates at the eaves and smaller ones near the ridge.

6.19 The use of building materials such as interlocking concrete tiles, plastic, composite or artificial tiles, which are limited to a single size, should be minimised. These materials lack the variation and character found in local buildings.

6.20 In contemporary buildings, modern roofing materials like metal sheeting are acceptable if locally sourced and integrated sensitively into the environment. Roofing materials should visually blend with and complement the surrounding landscape.

6.21 Flat roofs can work well in modern designs or alongside pitched roofs if paired with appropriate eaves or parapet details, ensuring proper local integration and functionality. However, large expanses of flat roof should be avoided, especially around coastal areas, as they are an ideal location for seagull colonies. Such colonies can be a source of nuisance, and can affect the condition and performance of the flat roof and its drainage.

6.22 Textures should complement the traditional palette, avoiding overly reflective, smooth, artificial, synthetic or bold surfaces that detract from the natural or built environment.

There is a pleasing contrast of old and new here while also retaining a sense of the traditional character of this industrial street. The new building reuses the stonework of the building it replaced and retains the character of a large shed, but with clearly contemporary and energy efficient glazing and cladding systems on the new components. This approach ties in with the modern corrugated roof of the stone building in the background. Kendal.

In the same development as the previous photo, the new stone and corrugated sheeting additions reinforce the line of the street and urban character of the space but also provides life and ‘eyes on the street’ via the ground and first floor glazing. The new part of the building helps to channel the view to the historic building in the background. Kendal.

Landscaping, gates, fences and walls

6.23 Boundary treatments must enhance the sense of place by taking cues from the established local character.

6.24 A hierarchy of boundary features and types should be used in order to avoid development looking monotonous or to have high close-boarded fences or fence panels in prominent locations. For example:

- Native hedges or dry stone or coursed stone walls to outer and the more prominent boundaries of developments
- Substantial rural landscape edges where the site meets the countryside
- Low walls, fences or hedges between frontages
- Fences or non-native hedges between neighbouring units, avoiding the use of high close-boarded fences in prominent locations.

6.25 Particularly in rural settings, dry stone walls and hedgerows are the most common types of boundary treatments and must be retained. They integrate seamlessly with the landscape, and they are therefore the preferred option. These traditional boundaries also provide an important contribution to biodiversity.

6.26 Dry stone walls should be built using locally sourced stone, with attention to matching the size, placement, and texture of existing boundary walls. For hedgerows, native plant species should be selected to align with the surrounding flora.

6.27 Hard landscaping should be minimal and carefully designed to harmonize with the local context, particularly regarding colour and texture, ensuring a cohesive relationship with both the natural and built environment. Permeable surfacing should be used in hard landscaping to reduce water runoff.

Alternative Materials

6.28 The use of alternative materials may be considered where they contribute positively to the rural environment, enhance the area's distinctiveness or provide clear sustainability benefits without compromising historic character. Such materials could include timber cladding, recycled sheet metals, modern composite materials or eco-friendly alternatives.

6.29 In historic places there may be merit in using modern materials alongside traditional material, or in an ancillary manner to traditional materials to ensure visual harmony with the traditional townscape or landscape. In some cases, modern materials may be more appropriate. .

The red sandstone quarries over Penrith are no longer operating. These new offices in Penrith use red-brown Corten steel cladding to achieve a modern version of its colours and textures. The meshes are for climbing plants to create sections of ‘green wall’.

The buildings in the foreground and background use traditional roof forms, natural slate and strongly overhanging eaves to give a local character to the buildings. In this context, the use of contemporary materials is acceptable, as the building form and roofs make a clear response to place. Penrith.

These premises on the edge of Penrith are modern in every aspect, but the use of textured render and natural timber cladding give the building a rural rather than an urban or suburban character. The vertical proportions of the larger openings break up the elevations, particularly the longer side.

6.30 Alternative materials should be locally sourced as this will not only contribute to reducing the environmental impacts of construction, but it will also strengthen the local economy and create a natural progression of the district's identity in a manner that is respectful towards its environment and heritage.

- Locally sourced materials: Traditional buildings in Westmorland and Furness are shaped by the use of local stone and slate, achieving their character based on the specific geographical area where they were built. In the same way, new development should prioritise the use of locally sourced materials. This will continue the district's tradition of using local resources to define its architectural identity.
- Sustainable practices: Embracing sustainable materials helps ensure a resilient future for Westmorland and Furness.
- Alternatives like timber, reclaimed materials or modern eco-friendly options will have a reduced environmental impact.
- The focus is not solely on the modernity of these materials but rather on their sustainable qualities, such as reducing carbon footprint or increasing energy efficiency.
- Traditional materials like slate, stone, brick, and timber can last for centuries with proper maintenance, unlike uPVC or aluminium.
- Minimise the use of materials like concrete, uPVC, and artificial stone due to their high energy consumption, water usage, and environmental impact.
- Building components that are not easily maintained and have short lifespans foster a 'remove and replace' culture. They only look appealing when new, promoting unsustainable practices in the long term.
- Complementing the landscape: Alternative materials should be chosen to blend seamlessly with the built environment and the natural landscape and to

complement the traditional materials. This ensures that new developments enhance, rather than disrupt, the setting. Colours, textures and finishes should mirror the tones and patterns of the surrounding environment, in line with the historical use of local stone and slate.

- A continuation of identity: Rather than creating a completely new identity, the use of alternative materials should represent a natural evolution of Westmorland and Furness's architectural heritage. These materials should serve as a continuation of the district's legacy, respecting the past while embracing modern, sustainable innovation.

The combination of stone render and cladding and stone boundary walls gives this row of business units a splash of character and connection to the wider town and landscape. The overall form and mix of large and small openings recall features found on barns. The recessing of the openings and strongly overhanging front eaves add further visual interest and respond to the wet climate. Kirkby Stephen.

Identity: what we don't want to see

- Development that ignores the findings of the site, context and heritage assessments.
- Development where the building materials, forms, and response to topography collectively do not feel rooted in the locality or respond to the place.
- The use of high close boarded fences in prominent locations alongside highways and active travel routes, and along its outer edges, especially where the boundary adjoins the settlement edge, countryside or public open spaces.
- Artificial or short lifespan building materials and components
- Proposals that attempt to give buildings identity without also designing identity into the streets, spaces and overall design of the development.