

Holiday parks, cabins
and campsites

Consultation Draft

DRAFT Westmorland and Furness Design Code

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Design Code for Holiday Parks / Cabins

This section of the Design Code provides detailed code for development on holiday parks and campsites. This covers a range of holiday accommodation types including static caravans; holiday lodges; log cabins, chalets and camping pods. Some of these will fall within the legal definition of a caravan and are therefore not

classed as built development. However, some accommodation (typically the larger log cabins and chalets) will be classed as built development. In addition, there may be buildings proposed on these sites to provide facilities such as reception, WC/shower blocks, facilities buildings etc.

Some elements of holiday park design (e.g. internal road layout, car parking, spacing between pitches, provision of WC/shower facilities and external lighting) are governed by the Site Licence. Developers are expected to demonstrate compliance with this Design Code when planning their site.

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
- Arnsdale & Silverdale 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 is 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 holiday chalet 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.

Character Areas

- These are areas of common landscape or historic features. These are already identified, assessed and described for us in 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, 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 landscape. The extent of the surroundings that are considered will be determined on a case-by-case basis, depending on how far-reaching the potential interactions between the proposed development and the nearby landscape may be. The applicant must build up their own understanding of the surroundings with the help of this design code.

Site Analysis

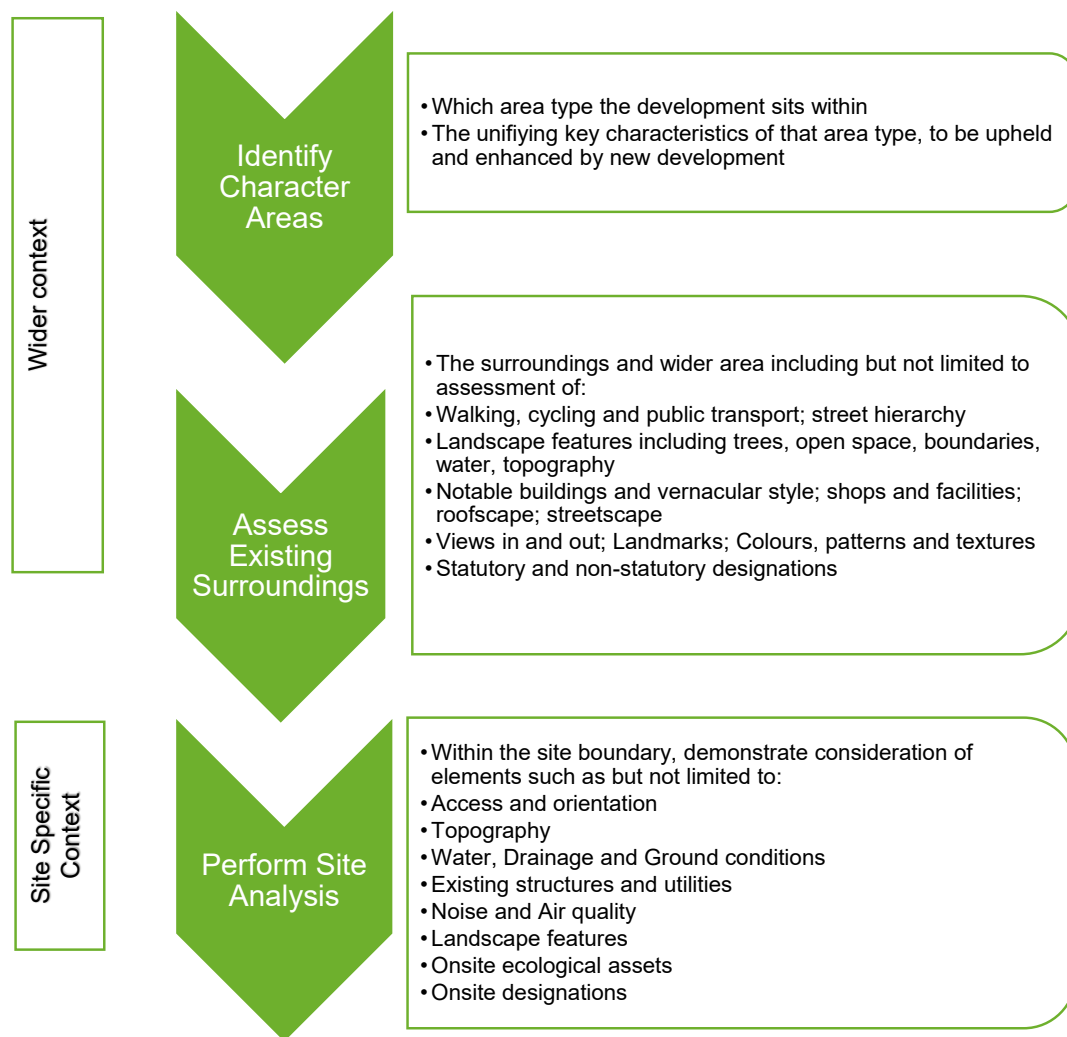
- The character of the site itself also must be analysed. For example, the site analysis might identify steep slopes or limited access points as constraints, whereas views out, existing buildings and materials to re-use, mature specimen trees, or good existing boundary features and existing or potential 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.

1.3 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 HP 1.1 Character: Proposals must demonstrate how the design has been directly 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; Eden: DEV5, ENV2; South Lakeland: DM1, DM18, AS08, CS8.2, DM2)

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

1.5 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.

1.6 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.

1.7 If the site is within one of the National Landscapes or its setting, the applicant should review the [Arnside and Silverdale Management Plan](#) or the [North Pennines Management Plan](#). 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, the site may be in into 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.

1.8 The Cumbria Landscape Character resources save applicants and planning officers time by providing an independent and comprehensive assessment of landscape character.

1.9 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 HP 1.2 Surroundings: The design and layout of holiday parks and cabin developments must respond 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*, *EC11*, *GI1*; Eden: DEV5, EC4, ENV2, ENV3, LS1; South Lakeland: AS01, AS02, CS1.1, DM1, DM18, *CS8.10*, *DM2*)

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

1.11 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 landscape setting, local tranquillity, views, and vistas. This assessment should guide the integration of the development within its landscape, focusing on careful siting, design, and impact mitigation.

1.12 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.

1.13 Analysis should provide a comprehensive understanding of the landscape, and should inform how the proposed development can integrate into its context.

1.14 **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 HP 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, EC4, ENV1, ENV2, ENV3, ENV10, RUR3; South Lakeland: AS02, AS08, CS1.1, DM1, DM3, *CS8.6*, *CS8.10*, *DM2*)

1.15 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.

1.16 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.

1.17 The study should assess existing structures and services to promote cohesive integration, understand the impacts of air quality, lighting levels, 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.

1.18 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 and proposed dwelling numbers being required to provide suitable drainage.

1.19 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 the public realm of the new development.

1.20 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 or 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, may not be acceptable as such proposals can:

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

1.21 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.

1.22 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 or Northumbrian Water, applicants / site designers will need to engage with United Utilities or Northumbrian Water at the earliest opportunity.

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

1.24 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, and 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 HP 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, N1, EC8; Eden: EC4, ENV1, ENV3, ENV10, ENV2; South Lakeland: AS01, DM1, DM18, CS8.6)

1.25 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.

1.26 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.

1.27 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.

1.28 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 HP 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 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, HE4, N1, *DS2*; Eden: DEV5, ENV3, ENV10; South Lakeland: AS08, CS1.1, DM1, DM3, DM18, *AS07*, *CS8.2*, *CS8.6*, *DM2*)

1.29 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 the nature of how it affects them.

1.30 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 Advice Note 12: Statements of Heritage Significance](#) sets out what to include in a Heritage Statement.

1.31 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 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.

1.32 The assessment must include:

- 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.

1.33 The [Cumbria Historic Landscape Characterisation Database](#) has identified 53 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.

1.34 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. See [Understanding Place: Historic Area Assessments \(2017\)](#) for further guidance.

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

- a) incorporating flood resilience measures;
- b) addressing all flood risks, including but not limited to coastal and groundwater flooding; and
- c) addressing the potential impacts of flooding and integrate SuDS, permeable surfaces, and other water management solutions to mitigate these risks.

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

Surface Water Discharge Hierarchy

2.4 SuDS must allow surface water to be discharged according to the following hierarchy:

- Priority 1: Collection for non-potable use.
- Priority 2: Infiltration of direct runoff into the ground where feasible.
- Priority 3: Discharge to a surface water body (e.g., basin or watercourse).
- Priority 4: Discharge to a public surface water sewer or equivalent system.
- Priority 5: As a last resort, discharge to a public combined sewer, with clear justification provided.

2.5 Some areas may be at a higher risk of flooding than others, due to their geography, and this will also need to be factored into design proposals.

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

(Barrow: C1, C3a, D5, D6, DS2; Eden: DEV2; South Lakeland: CS1.1, CS8.8, DM1, DM6; [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 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

2.9 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.

2.10 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;
- 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.

2.11 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.

2.12 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 & rain gardens.

Energy Efficiency, Renewable Energy Generation and Low Carbon Technologies

CODE HP 2.3 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; Eden: DEV5; South Lakeland: CS1.1, CS8.7)

2.13 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.

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 HP 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) 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.
- c) using several different types of interlinked Green and Blue Infrastructure so that the network is multifunctional.

(Barrow: DS5, GI3, GI4, GI5, *DS2, GI1, GI2, GI6, GI7*; Eden: EC4, ENV4; South Lakeland: CS1.1, DM18, LA1.10, *CS8.1, CS8.5, DM4, DM5*)

Designing Green and Blue Infrastructure

3.2 When incorporating Green and Blue Infrastructure 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.
- Tree Integration: Ensure new trees are well-integrated into hard and soft landscapes and provide shading and aesthetic benefits.

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 GBI features throughout the development's lifetime. GBI 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 GBI 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 Spaces are 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.

Key Considerations for Integrating Nature:

- **Nature-Rich Landscapes:** Design communal spaces with diverse planting schemes, including native trees, wildflower meadows, and wetland areas. This supports local wildlife and enhances biodiversity.
- **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.
- **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 Arnsdale and Silverdale AONB.](#)

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.
- 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 HP 3.2 Biodiversity Protection: All proposals must identify and consider priority habitats and species within the site and its immediate surroundings. Where priority 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.

(Barrow: DS5, N3, N4, DS2; Eden: DEV5, EC4, ENV1; South Lakeland: AS04, CS1.1, DM1, DM18, 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.

3.10 Reference the use of the Cumbria Habitat Basemap and Habitat Networks Map as tools to identify and prioritise these habitats.

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

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 Biodiversity Data Centre](#) 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.
- Swift and swallow bricks, which are mortared directly into brick walls.
- Bat access tiles for roofs, bat bricks and bat cavities for walls.

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 HP 3.3 Biodiversity Net Gain: All new developments must achieve a minimum of 10% Biodiversity Net Gain (BNG). 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, DM18, 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.

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.
- 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 HP 3.4 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 should be provided at an appropriate ratio; and
- b) include a variety of native species in new planting to enhance biodiversity and contribute to the overall green infrastructure network.

(Barrow: DS5, N4, *DS6*, *G/6*; Eden: DEV5, EC4, ENV4, *ENV2*; South Lakeland: AS02, CS1.1, DM18, *AS04*, *AS08*, *CS8.1*, *CS8.2*, *DM4*)

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

- Prioritise the use of native species for street trees and plantings to benefit local ecosystems and ensure compatibility with local conditions.
- 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 rural landscape.
- Retain and protect existing trees and hedgerows where possible and provide compensatory planting as needed.

3.24 Existing countryside hedgerows should be retained through the careful design of new holiday parks, 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.



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.

Planting Design

3.25 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.

3.26 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.
- **Wildflower Areas:** Designate areas for wildflowers to enhance local biodiversity and create attractive, nature-rich spaces.



This newbuild development uses low structure planting to make its greenery more prominent. The low structure planting also visually ties the planting in the site with the tree canopies in the background. This effectively brings the setting into the site and softens the development. Greystoke.

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 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 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: <https://www.gov.uk/guidance/invasive-non-native-alien-plant-species-rules-in-england-and-wales>.
- 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.
- Tree planting that is purely for visual impact or landscape screening and is of low ecological value.
- 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 will be preferable to many trees of limited habitat value.
- 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 they offer little amenity, do not encourage biodiversity and are fairly maintenance heavy.

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](#).

CODE HP 4.1a Street Design: Route 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, EC4; South Lakeland: CS1.1, CS10.2, DM1, DM18, *AS08*, *CS8.10*, *DM2*, *DM5*)

4.4 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.



This footpath connects several streets, providing an alternative route with a more rural character. Kirkby Lonsdale.

CODE HP 4.1b 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, EC4; South Lakeland: CS1.1, CS10.2, DM1, DM18, *AS08*, *CS8.10*, *DM2*, *DM5*)

4.5 This can be achieved by:

- Minimising level changes and steps, and incorporating stopping points along longer routes e.g. with seating.
- 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.

4.6 Internal road layout within holiday parks will typically be governed by the terms of the Site Licence and it is a legal requirement that site operators comply with the terms of their Site Licence. Applicants should have regard to this Design Code when planning their site layout, particularly when considering promotion of sustainable and healthy modes of travel.

4.7 For further guidance, including technical information on highway visibility, the design of junctions, carriageway design, cycleway design, speed management and lighting, please refer to Part 2, Chapter N of the [Development Design Guide](#).

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

- Layouts that prioritise the movement of motor vehicles and discourage all other forms of transport.
- Development that is not well-integrated with existing routes, rights of way, green infrastructure and desire lines.
- 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).
- Development that is hard to navigate because of a lack of landmarks, views out, or a clear hierarchy of streets and spaces.

4.8 Additional guidance and technical information relating to the above can be found in the [Development Design Guide](#).

Lighting & Safety

4.9 Provision of external lighting within holiday parks will typically be governed by the terms of the Site Licence and it is a legal requirement that site operators comply with the terms of their Site Licence. There are a range of options which can

minimise the impact of lighting on the landscape, dark skies and nature. For example, use of low level bollard lighting rather than tall street lamps, incorporation of lighting into existing infrastructure such as electric hook-ups, and use of sensors.

4.10 Well-designed and appropriately-lit chalet and holiday sites not only enhance the sense of safety but can also reduce both crime and the fear of crime. Integrating active ground floors and accessible building entrances helps create a cohesive and connected environment, facilitating movement between spaces. Circulation routes should be designed to be overlooked by buildings.

4.11 Effective lighting is crucial as it contributes significantly to people's sense of safety and shapes the overall perception of security.

CODE HP 4.2 Light Pollution: External and internal lighting must preserve dark skies and minimise or avoid light pollution.

(Barrow: DS5, C7, DS2, HC5; Eden: DEV5, EC4, ENV3, ENV9; South Lakeland: AS01, AS02, DM7, DM18, DM2; *Good Lighting Technical Advice Note*)

4.12 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 paths, can improve safety and add visual appeal while being environmentally friendly by minimising light spill and reducing light pollution.

4.13 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 Arncliffe and Silverdale AONB](#).

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.
- Lighting that is on permanently.
- Light pollution that impacts protected species, especially where bat roosts are present on or in the vicinity of the site.

Car Parking

4.14 Many holiday accommodation 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.

4.15 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.

4.16 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 HP 4.3 Car Parking: Car parking provision must be successfully integrated into the design of attractive, distinctive and well-functioning places.
(Barrow: DS5, I6, HC4; Eden: DEV5; South Lakeland: CS10.2, DM1, DM18, DM9)

4.17 Car parking provision within holiday parks will typically be governed by the terms of the Site Licence and it is a legal requirement that site operators comply with the terms of their Site Licence. Applicants should have regard to this Design Code when planning their car parking provision, particularly when considering an attractive and well-functioning site layout.

4.18 Considerations during the design process for parking:

General

- 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.

Street Scene

- Incorporate a variety of parking solutions, such as on-plot parking, on-street parking, and shared parking areas, to create places where cars do not dominate.

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.
- The design of courtyard and other communal parking should avoid layouts with large uninterrupted expanses of parking and hard surfaces. This provides a poor outlook and creates a harsher microclimate in hot weather.

Car Parking: what we don't want to see

- Routes and spaces that are dominated by parked cars.

- Pavement parking and antisocial parking.
- Landscaping and trees that are relegated to the margins of parking spaces.
- 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.

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 elements such as the 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 through appropriate height, massing, design, layout and materials.

5.3 Whilst holiday parks may include some built development (e.g. reception, toilets/shower blocks; facilities buildings) the visitor accommodation itself is likely to fall within the legal definition of a caravan, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968. The legal definition of a caravan is broad and can include a range of structures which are capable of being moved (e.g. static caravan, holiday lodge, log cabin/chalet, camping pod). Some accommodation (typically the larger log cabin and chalets) may fall outside this legal definition and therefore be classed as built development. However, they may still be formed of pre-constructed purpose built sections assembled on site with an external finish of timber or synthetic material rather than bricks and mortar.

5.4 Some of the external materials used may have good sustainability credentials and there are a range of colours and finishes (e.g. for roof tiles) available.

5.5 Site layout (including spacing between pitches and use of fencing and boundaries) within holiday parks will typically be governed by the terms of the Site Licence and it is a legal requirement that site operators comply with the terms of their Site Licence. However, these are usually a minimum requirement (e.g. spacing between units). Applicants should have regard to this Design Code when planning their site, particularly when considering the height, massing, design, layout and materials.

5.6 Site layout (including spacing between pitches and use of fencing and boundaries) within holiday parks will typically be governed by the terms of the Site Licence and it is a legal requirement that site operators comply with the terms of their Site Licence. However, these are usually a minimum requirement (e.g. spacing between units). Applicants should have regard to this Design Code when planning

their site, particularly when considering the height, massing, design, layout and materials.

5.7 As many holiday parks are located in a rural setting , either remote or close to the edge of a settlement, consideration of landscape impact through a Landscape Visual Impact Assessment will also help to inform an appropriate layout that respects the character and form of the surrounding landscape.

Security

CODE HP 5.3 Security and Safety: Applicants must ensure that circulation routes within the site 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.

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

5.8 Design must ensure that people feel safe both within the site 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 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. 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 a change in surface materials.
- Avoid routes that are bounded by tall fences that conceal the route or space from sight of the buildings. This makes the routes and spaces feel unsafe and uninviting.
- 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.

- Developments should include appropriate and non-obstructive lighting to enhance security, while avoiding light pollution. Lighting should cover pathways and key areas without creating shadows or glare, ensuring that users feel safe moving around the development at all times.

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

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

6. Identity

Views into and out of development

CODE HP 6.1 Views: Development must incorporate, create or enhance important vistas or viewpoints and sightlines.

(Barrow: DS5, N1; Eden: DEV5, EC4, ENV3, ENV10, *ENV2*; South Lakeland: AS02, CS1.1, DM1, DM3, DM18, CS8.2, *CS8.10*, *DM2*)

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

CODE HP 6.2 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.

(Barrow: DS5, N1; Eden: DEV5, EC4, ENV2, ENV3; South Lakeland: AS01, AS02, AS08, CS1.1, DM1, DM18, CS8.2, *CS8.10*, *DM2*)

6.2 The 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.

6.3 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.

6.4 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.

Materials

CODE HP 6.3 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, EC4, ENV3, ENV10, ENV2; South Lakeland: AS07, DM3, DM18, AS08, CS8.6, CS8.10, DM2)

6.5 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.

Landscaping, gates, fences and walls

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

6.7 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.

6.8 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.

6.9 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.

6.10 A hierarchy of boundary features and types should be used in order to avoid development looking monotonous. 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 native hedges between neighbouring units, avoiding the use of high close-boarded fences in prominent locations.



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

Alternative Materials

6.11 Many types of holiday accommodation are prefabricated. In these cases impact on context and sustainability will be key considerations. Where buildings and structures are not pre-fabricated, such as more permanent lodge buildings, toilet and shower blocks, principal and ancillary site buildings, the materials should make a positive response to the context and locality. This subsection on alternative materials therefore applies to buildings and structures that are not prefabricated or factory-made.

6.12 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.

6.13 There may be merit in using modern materials alongside traditional materials, or in an ancillary manner to traditional materials to ensure visual harmony with the landscape. In some cases, modern materials may be more appropriate.

6.14 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.
- Avoid 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.

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 roads and paths, 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 spaces and overall design of the development.





**Westmorland
& Furness
Council**

