

Crosthwaite and Lyth Neighbourhood Development Plan 2025 – 2035



First Draft Plan March 2025

Foreword

I am delighted to welcome you to the Crosthwaite and Lyth Neighbourhood Development Plan (CLNDP). This First Draft Plan has been prepared by the Neighbourhood Planning Working Group on behalf of the Parish Council and has been informed by the responses to previous informal consultations and early plan preparation work.

The Plan has been prepared to provide a suitable local planning framework for our parish, taking into account its beautiful landscape and heritage, and the need to balance the conservation of these assets with meeting local needs for housing and other development.

There are several more stages for us to go through, but once the NDP is made (adopted) by the Lake District National Park Authority (LDNPA), the planning policies will be used alongside the Local Plan to help determine planning applications in the parish.

NDPs should be shaped by local residents and stakeholders and I hope very much you will take this opportunity to read through the Draft Plan and let us know your thoughts. Following consideration of all the responses, the Working Group will amend the Plan and publish it for formal (Regulation 14) public consultation. The NDP will then be further amended and submitted to the LDNPA.

Thank you for your time and interest.

Angela Dobson, Chair, Crosthwaite and Lyth Parish Council

Map 1: Crosthwaite and Lyth Neighbourhood Area and Parish Boundary

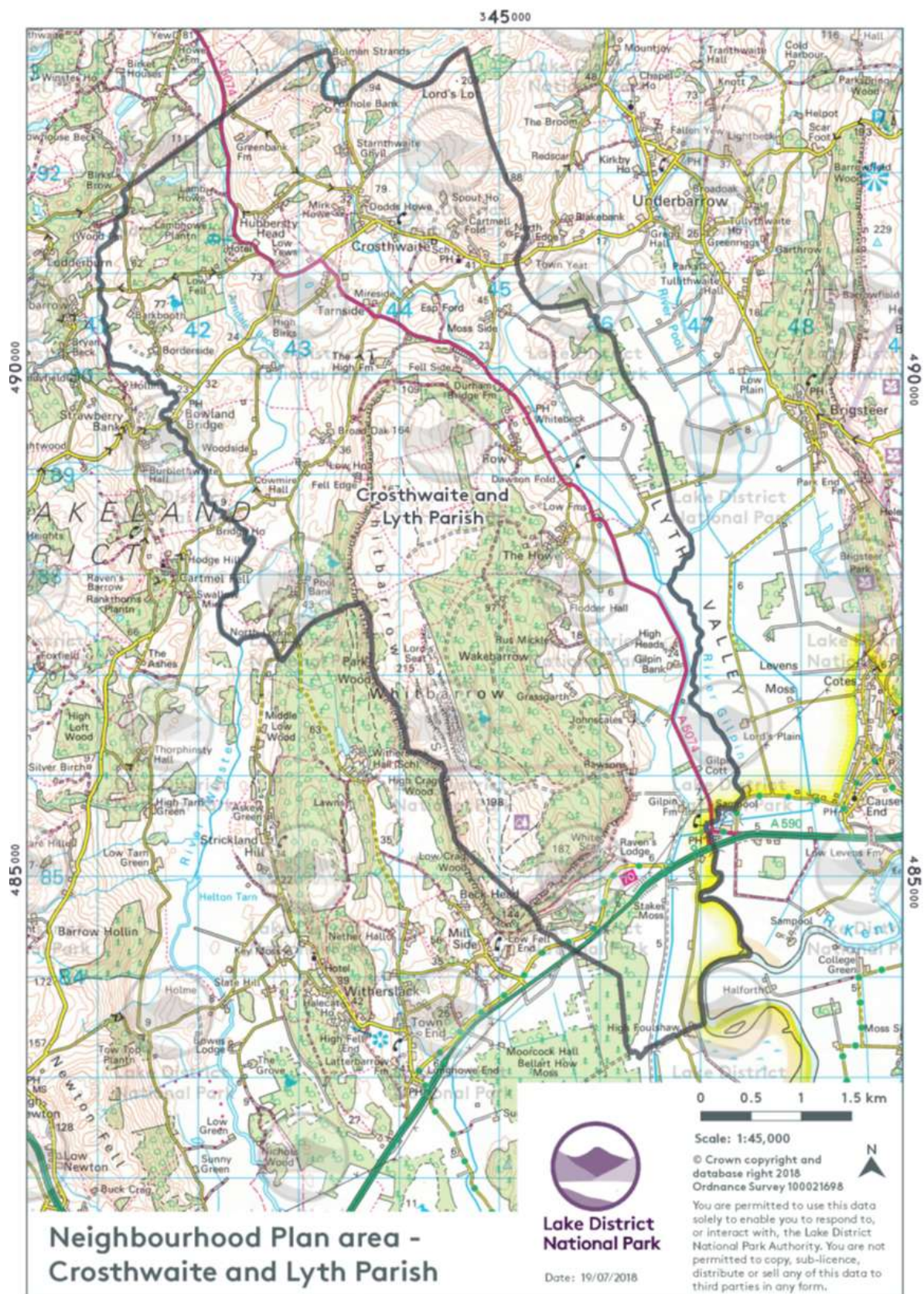


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1. Informal Public Consultation 24th March to 13th April 2025

The Crosthwaite and Lyth Draft Neighbourhood Development Plan is published for informal consultation from **24th March 2025 to 13th April 2025**.

The Draft Plan, Response Form and all supporting documents are available to view and download from the Neighbourhood Plan pages of the Parish Council website:

https://www.crosthwaiteandlythpc.co.uk/?Neighbourhood_Plan

Hard copies of the Draft Plan are available to borrow from the Clerk to the Parish Council. To arrange this please contact:

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Kendal

LA9 5LP

Phone: 01539 723394

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A few hard copies have also been provided in The Argles Memorial Hall, Crosthwaite Church of England Primary School, the Punchbowl and St Mary's Church.

Public Drop-in Event 31st March 2025

There will be a public drop-in event on **Monday 31st March 2025** to be held **in the Argles Memorial Hall, Crosthwaite from 6.00pm to 9.00pm**. Members of the Neighbourhood Plan Working Group will be there to provide information and to answer any questions about the Neighbourhood Plan. All are welcome to attend to find out more about the Neighbourhood Plan.

How to Respond

All comments should be in writing and there is a Response Form to enable you to do this.

You can comment on the Draft Plan in the following ways:

- By downloading a copy of the Response Form from the Parish Council website (https://www.crosthwaiteandlythpc.co.uk/?Neighbourhood_Plan) completing it and either emailing a scanned copy or posting it back to the Parish Clerk (see contact details above); or
- By completing and submitting a Response Form at the Public Drop In event; or
- By sending a letter or email to the Parish Clerk (see contact details above).

Please return all responses by 5pm Sunday 13th April 2025.

All comments and responses to the Draft Plan will be considered by the Working Group and used to inform possible changes to the Plan before it is submitted to LDNPA.

Thank you for your time and interest.

2. Introduction and Background

What is a Neighbourhood Development Plan?

1. Neighbourhood Development Plans (NDPs) were introduced through the Localism Act 2011 to give local people a greater say in planning decisions that affect their area. NDPs are neighbourhood level planning policy documents with policies designed to reflect the needs and priorities of local communities.
2. NDPs can identify where development should take place, set out local design principles so that buildings respond positively to local character, and protect important facilities, historic buildings, the natural environment and open spaces. They are an important part of our planning system because planning applications are determined in accordance with the development plan unless material considerations indicate otherwise. Made (adopted) NDPs are part of the local statutory development plan for their area.
3. NDPs have to be in general conformity with strategic planning policies of the Local Plan – here the [Lake District National Park Local Plan 2020 – 2035 adopted May 2021](#) and have regard to national planning policy as set out in the [National Planning Policy Framework \(NPPF\) December 2024](#), [National Planning Practice Guidance \(NPPG\)](#) and other Government advice. They are also required to meet certain other ‘basic conditions’ which are tested during an independent examination and as they are statutory documents, their preparation has to follow the process set out in the [Neighbourhood Planning \(General\) Regulations](#) (as amended). At the end of the process the NDP will be subject to a local referendum and those on the electoral register in the Parish will be invited to vote on whether the Crosthwaite and Lyth NDP should be used to help determine planning applications in the Parish.

The Process So Far

4. Crosthwaite and Lyth Parish Council applied to the Lake District National Park Authority (LDNPA) to designate Crosthwaite and Lyth Civil Parish as a neighbourhood area on 20th July 2018. A formal consultation ran from 30th July to 3rd September 2018. The proposed neighbourhood plan area (see Map 1) was formally approved by the Lake District National Park Authority on 19th September 2018. This is important because the neighbourhood plan policies can only be applied to development proposals within this boundary.
5. An open meeting was held on 5th September 2018 in Argles Memorial Hall to which all residents of the Parish of Crosthwaite and Lyth were invited. At this meeting a motion was tabled and passed, by show of hands, in favour of progressing with a Neighbourhood Development Plan for the Parish. A Steering Group of interested local residents and Parish Councillors was established September 2018 to start work on the NDP.
6. The Steering Group undertook an initial consultation to develop a Community Vision for the NDP in April 2019. A questionnaire leaflet was prepared and delivered to all households. Two drop-in sessions were held at Argles Memorial Hall in Crosthwaite on 10th and 17th April 2019. The Steering Group also had a stand in the Community Tent at Damson Day on 13th April 2019. Drop-boxes were provided in Argles Memorial Hall, the Church Foyer and at Damson Day for completed forms. Feedback was requested by Wednesday 24th April 2019.

7. The responses were summarised in the report '*Summary Graphs of Vision Consultation Process, April / May 2019*' published on the NDP page of the Parish Council website. 96 completed forms were returned – representing 34% of the 285 properties in the Parish.
8. In 2020 Crosthwaite and Lyth Parish Council commissioned Eden District Council (EDC) to prepare a parish housing needs survey (HNS). The study analysed the housing market within the Parish and identified issues the residents of Crosthwaite and Lyth (or residents wishing to move in to/return to the Parish) may face when trying to satisfy their housing needs within the area. The project was conducted in two stages;
 - Stage 1: Secondary Data gathering and analysis of existing evidence; and
 - Stage 2: Primary Evidence collection through a resident postal questionnaire.
9. The primary evidence was obtained via a postal and online resident survey. 352 questionnaires were issued and 171 were completed and returned (49% of those sent out). A response rate of 30% for postal questionnaires is usually aimed for to ensure representativeness of findings and therefore 49% is well in excess of this rate. The HNS Reports ('*Crosthwaite and Lyth Housing Need Survey, Primary and Secondary Data Reports, 2020*') are published on the NDP page of the Parish Council website.
10. In 2021 the Parish Council commissioned Design Codes through the Locality Technical Support programme. The [Crosthwaite and Lyth Neighbourhood Plan Design Code](#) document is reproduced as Appendix 2 of the NDP (see separate document). It forms an important part of the technical evidence base for the NDP and is published on the NDP pages of the Parish Council website: https://www.crosthwaiteandlythpc.co.uk/?Neighbourhood_Plan.
11. Work commenced on an Issues and Options document for the NDP in 2019 but stalled during the Covid-19 pandemic and was halted altogether following the election of a new Parish Council in May 2021. The former Steering Group was disbanded, and a new Neighbourhood Planning Working Group was set up in early 2023 to progress work on a Draft Plan. The agendas, minutes and any supporting documents are all published on the NDP pages of the Parish Council website.
12. The Draft Plan has been prepared building on the earlier work on the NDP, but with a focus on those key planning issues where the NDP can provide more local detail and add value to the policies in the adopted Lake District National Park Local Plan 2020-2035.

3. Local Context

1. The Parish of Crosthwaite and Lyth is located within the Lake District National Park for planning purposes and falls within the local authority area of Westmorland and Furness Council, the new combined unitary authority covering the former areas of Barrow, Eden and South Lakeland Councils.
2. The Parish lies about 5.5 miles southeast of Bowness on Windermere and 5.5 miles west of Kendal. It is located within the 'Central and South East Distinctive Area' of the National Park

for planning and housing purposes. The A5074 runs approximately northwest to southeast through the Parish, linking to the A590 and then to J36 of the M6 motorway.

3. The 2021 Census recorded a parish population of 700 (rounded to the nearest 10) with a significantly higher proportion of residents in older age groups than the average for England and Wales. It is a sparsely populated area with a distinctive and beautiful rural South Lakeland character, and it extends over 3,248.5 hectares.
4. The majority of the population is concentrated in the village of Crosthwaite which includes the small hamlets of The Smithy and Church Town. Crosthwaite village has a primary school (Crosthwaite Church of England Primary School), a village hall (Argles Memorial Hall), a church (St Mary's) with a Parish Room, and a public house (The Punch Bowl). There is also a small play area and recreation field including a tennis court and bowling green.
5. Other smaller settlements around the Parish include Staranthwaite Ghyll, Hubbersty Head, Bowland Bridge, The Row, The Howe, The High, Pool Bank, Broad Oak, Whitbarrow Lodge and Tarnside. In addition, there are a number of individual scattered cottages and farmsteads.
6. There are several public houses and hotels around the parish, including The Punchbowl in Crosthwaite village, The Hare and Hounds at Bowland Bridge, The Lyth Valley Country Hotel (currently closed) and The Damson Dene Hotel. There is also a caravan and lodge park at Lambhowe near the Damson Dene Hotel. Tourism is an important contributor to the local economy and in addition to the pubs and hotels a significant proportion of properties are used as second homes and holiday lets. The [Lake District National Park Local Plan Annual Monitoring Report 2021 - 22](#) noted that the Parish has 371 Council Tax properties, 32 second homes and 25 holiday lets equating to 15.36% of properties not used for permanent residential use.
7. There is an industrial estate south of the A590 with a haulage business, egg packing factory and fairground storage. A small industrial area is situated at South Low where there is a pod making business, storage facilities and a car/van dealer. Agriculture is important, along with food production, forestry and game shooting / country sports. Local tradespeople are also contributors to the local economy and a number of people work from home.
8. The Parish includes part of the Lyth Valley to the east, and the River Gilpin flows south to join the River Kent at the Parish's southern boundary. The landscape character in the north, west and central part of the Parish comprises small-scale hummocks with a patchwork of pastoral fields, punctuated by pockets of woodland and plantations, and crossed by narrow lanes which connect the village, hamlets and scattered farms. Hedges and stone walls line the roads and there are views to the Lake District fells in the north and river estuary to the south. Whitbarrow, with White Scar at its southern end, is a substantial limestone outcrop and forms the dominant feature in the landscape along the west side of the parish. Further south the landscape character is flat and low-lying, with pasture, mosses and areas of woodland leading to estuarine habitats as the River Gilpin meets the tidal River Kent.
9. The Lyth Valley and neighbouring Winster Valley have a historical association with damson production. The Westmorland damson is the smallest but most flavoursome variety of damson and is grown mainly in these two valleys. The orchards of the Lyth Valley are unique, surrounding most farmsteads and growing along many hedgerows in the valley. Every April the

trees bloom with snow-white blossom. It is hoped that an area of land can be identified on the future where a community orchard can be planted.

10. The Parish has 36 Listed Buildings including Grade II* Cowmire Hall. Traditional materials have been used in the construction of many buildings, including local stone, rubble and render with slate roofs, and there is a distinctive local-built character which enhances the landscape setting.
11. The area includes multiple designations for biodiversity value, including areas within Morecambe Bay Pavements Special Area of Conservation (SAC), Morecambe Bay Grade 1 Site of Special Scientific Interest (SSSI), Witherslack Mosses SAC and Foulshaw Moss (Grade 1 SSSI and SAC). Whitbarrow Fell holds a range of designations: Whitbarrow Scar Local Nature Reserve; Whitbarrow Hervey Memorial Reserve (National Nature Reserve); and Whitbarrow Grade 1 SSSI. The Lake District is a UNESCO World Heritage Site.
12. As a result of the Enclosure Acts most of the land in the valley went to the big landowners. However, under the terms of the 1815 Heversham Award three parcels of land were made over to the people of Crosthwaite and Lyth. These were the Township Allotment (155.3 hectares), the Township Plantation (47.7 hectares) and the White Scar Quarry (6.75 hectares), all on Whitbarrow Scar. A committee was set up to look after the land. The Landowners derive income from letting out land for grazing, selling timber and from renting Whitbarrow Cottage, also in their ownership. Money raised from the quarry was invested and provides an on-going income for the Landowners' charity.
13. The Landowners of Crosthwaite and Lyth have charitable status and the money has been used to support community projects. The village school has benefited, as has the Recreation Committee. Land was bought, drained, levelled and fenced to provide tennis courts, a bowling green, a children's playground and a small football pitch. It was opened in 1995 and the Recreation Committee pay a peppercorn rent.
14. Nowadays the land is primarily managed to conserve its unique biological and geological character. The limestone pavement, scree slopes, ancient semi-natural and deciduous woodland are all of great importance. The habitats supported by this area include rare and scarce plants and uncommon invertebrates, particularly butterflies and moths. In pursuit of their aim to manage their land with high regard for the significance of these habitats, the Landowners have recently added a small area of woodland, near the quarry, for use as a nature reserve and 11.72 hectares of open grazing land and woodland at the northern end of Whitbarrow.
15. There is no public transport at all in the Parish. The nearest railway stations are in Kendal and Windermere, some 5 miles or more from most areas of the parish. There is no shop in the Parish, nor is there a dental practice or a GP practice. The Parish Council would be keen support a proposal for a village or farm shop, if such a proposal came forward. The nearest secondary schools are in Kendal and Milnthorpe. Residents and visitors are heavily reliant on cars for transport.

4. Neighbourhood Plan Vision and Objectives

Draft Vision

In 2035 Crosthwaite and Lyth Parish will:

- Be a vibrant community with its rural traditions, way of life and character intact.
- Have a permanent resident population of at least 80%, including people of all ages, with active encouragement for younger people to remain and settle here.
- Have improved access to local services including water and public transport and be working towards safer roads to encourage use by walkers and cyclists.
- Protect, maintain and support our local pubs, school, hall, recreation services, church, playgroup, flower show and annual village show, damson society, young farmers, Landowners Trust and all other Parish clubs and societies. We recognise that these are the pillars of our Crosthwaite and Lyth society, and they underpin a diverse and engaged community of local people.
- Preserve the cultural heritage, tranquility, natural beauty, spectacular views and various special habitats in the Parish.

Draft Objectives

Objective 1: To support the provision of small-scale schemes of suitable, energy efficient housing which is affordable to buy, rent and live in and which meets the needs of local residents now and in the future.

(Through CLNDP Policies CL1: Housing Development, Policy CL2: Meeting Local Housing Needs and Community Aspirations)

Objective 2: To promote high-quality and sustainable design which responds to local character and protects built heritage and the natural environment.

(Through CLNDP Policy CL3: Local Character and the Crosthwaite and Lyth Neighbourhood Plan Design Code and Community Aspirations)

Objective 3: To support investment in existing and new community facilities and infrastructure to enhance the social, physical and economic wellbeing of all.

(Through CLNDP Policies CL4: Safeguarded Land for Future Community and Recreational Use and CL5: Local Green Spaces and Community Aspirations)

Objective 4: To support suitable investment in the local economy so that residents have access to a range of employment opportunities.

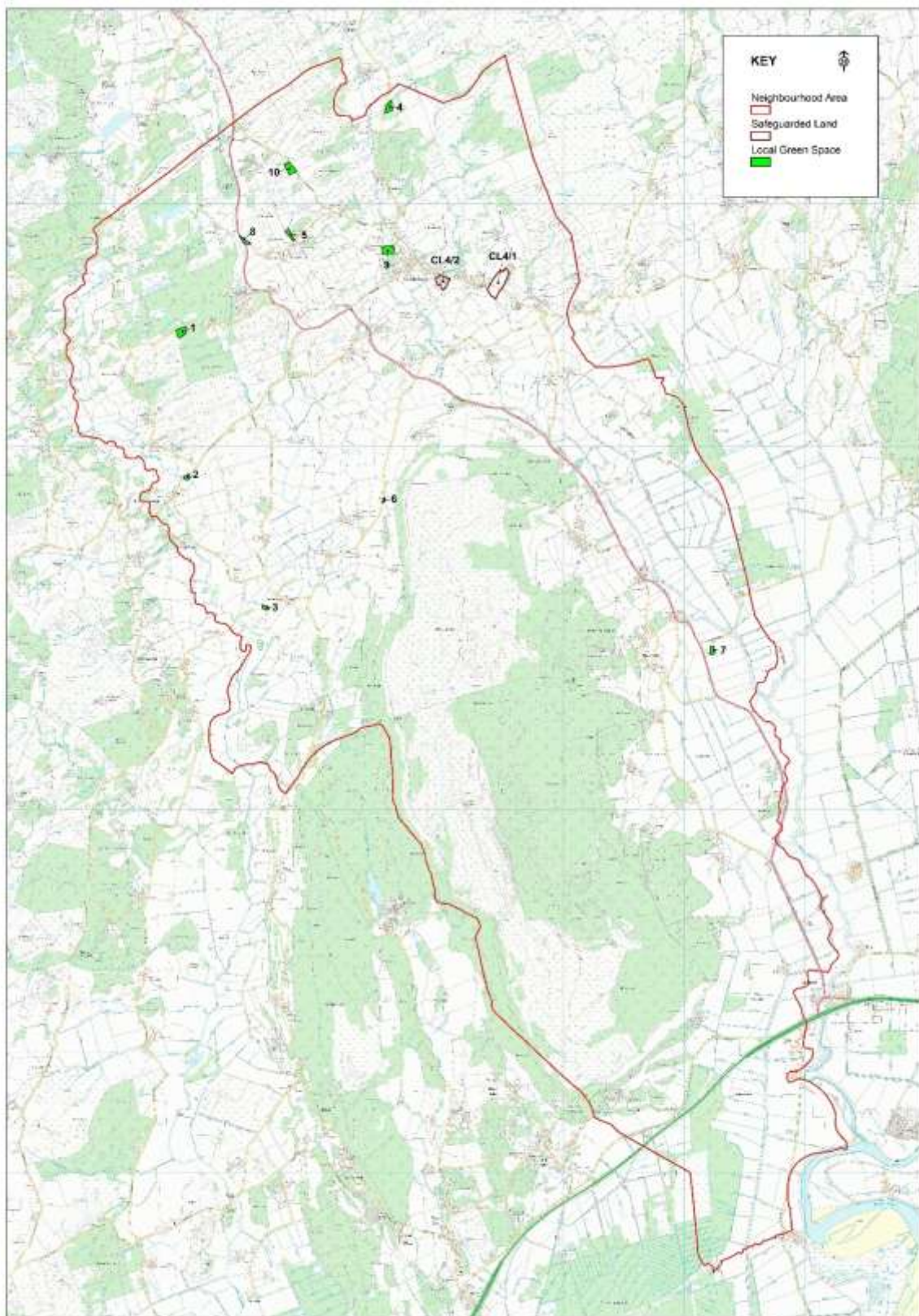
(Through CLNDP Policies CL6: Agricultural Development and CL7: Junction improvements and Employment Development at Gilpin)

5. Planning Policies

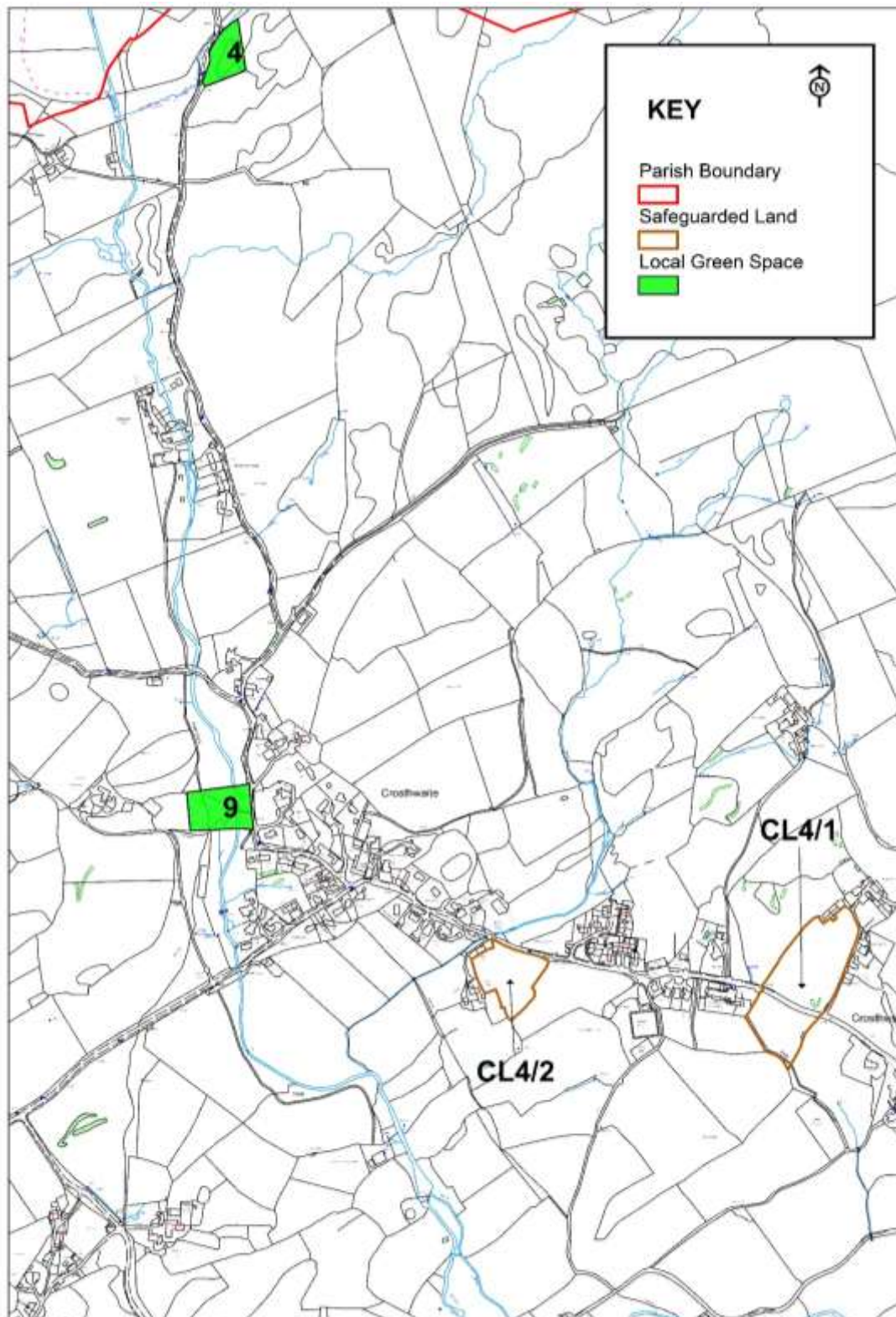
1. An NDP has the same legal status as the Local Plan once it has been agreed at a referendum and is made (brought into legal force) by the local planning authority. At this point it becomes part of the statutory development plan for the Neighbourhood Area. Applications for planning permission are determined in accordance with the development plan¹, unless material considerations indicate otherwise.
2. This section sets out the Crosthwaite and Lyth NDP Planning Policies. The NDP policies should be read as a whole and in conjunction with the policies in the Lake District National Park Local Plan 2020 – 2035, adopted May 2021.
3. The evidence and rationale behind each Policy are set out in the supporting text. The NDP policies are necessarily wide ranging in their scope, and taken together, should help to deliver sustainable development within Crosthwaite and Lyth Parish.
4. The Crosthwaite NDP Policies should not duplicate or conflict with the higher-level policies set out in the NPPF and Local Plan, but they can provide more local detail in relation to the particular local needs and characteristics of the Parish. Planning policies have to be positively prepared and cannot set out maximum thresholds for housing, or limit or stop development proposals from coming forward.
5. Where relevant, the CLNDP planning policies refer to Map 2 Crosthwaite and Lyth NDP Policies Map, together with the larger scale area insets (Maps 2A to Map 2F). These maps are provided on the following pages.

¹Development plan: Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made (NPPF Glossary).

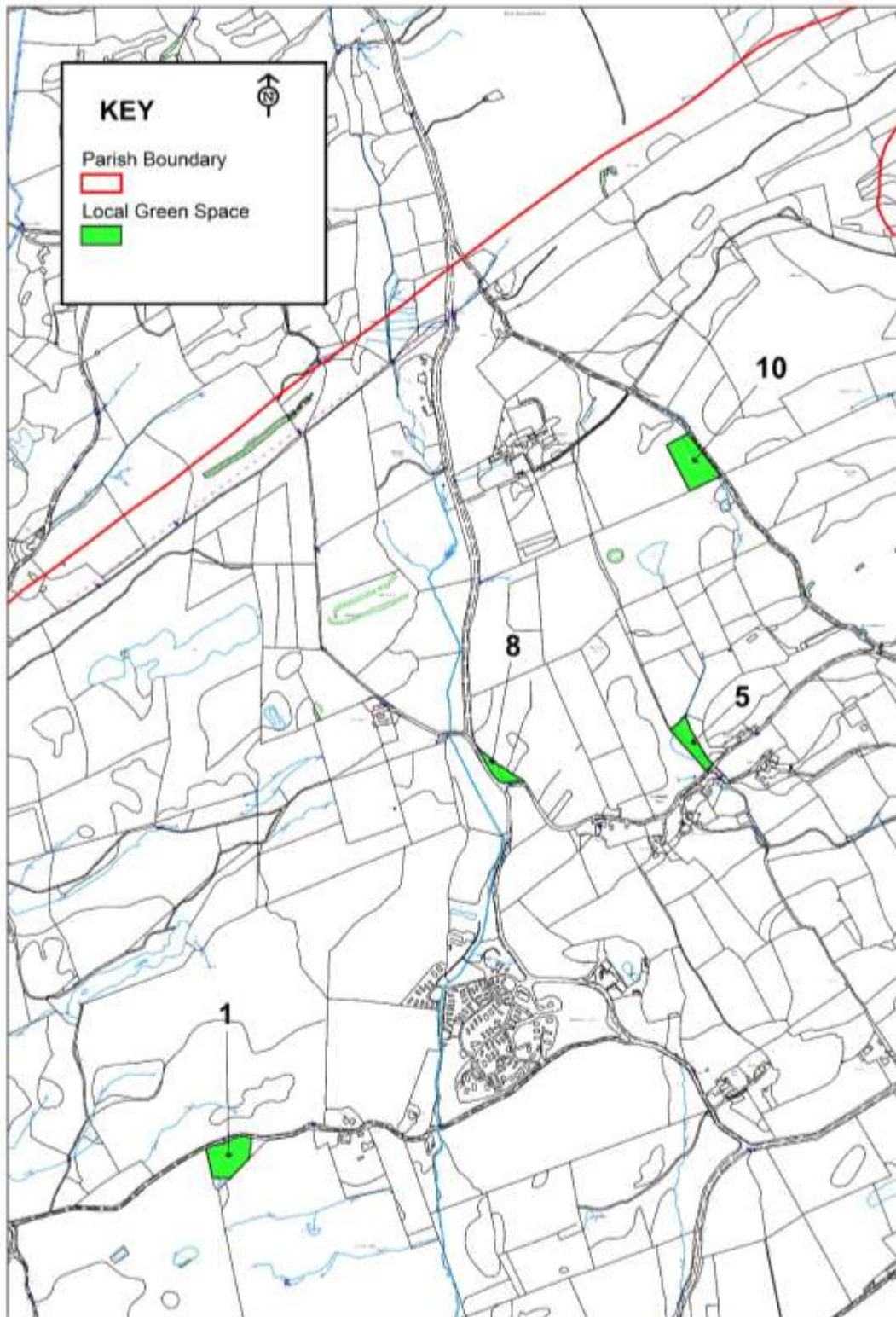
Map 2: Crosthwaite and Lyth NDP Policies Map



Map 2A: Crosthwaite Village Inset

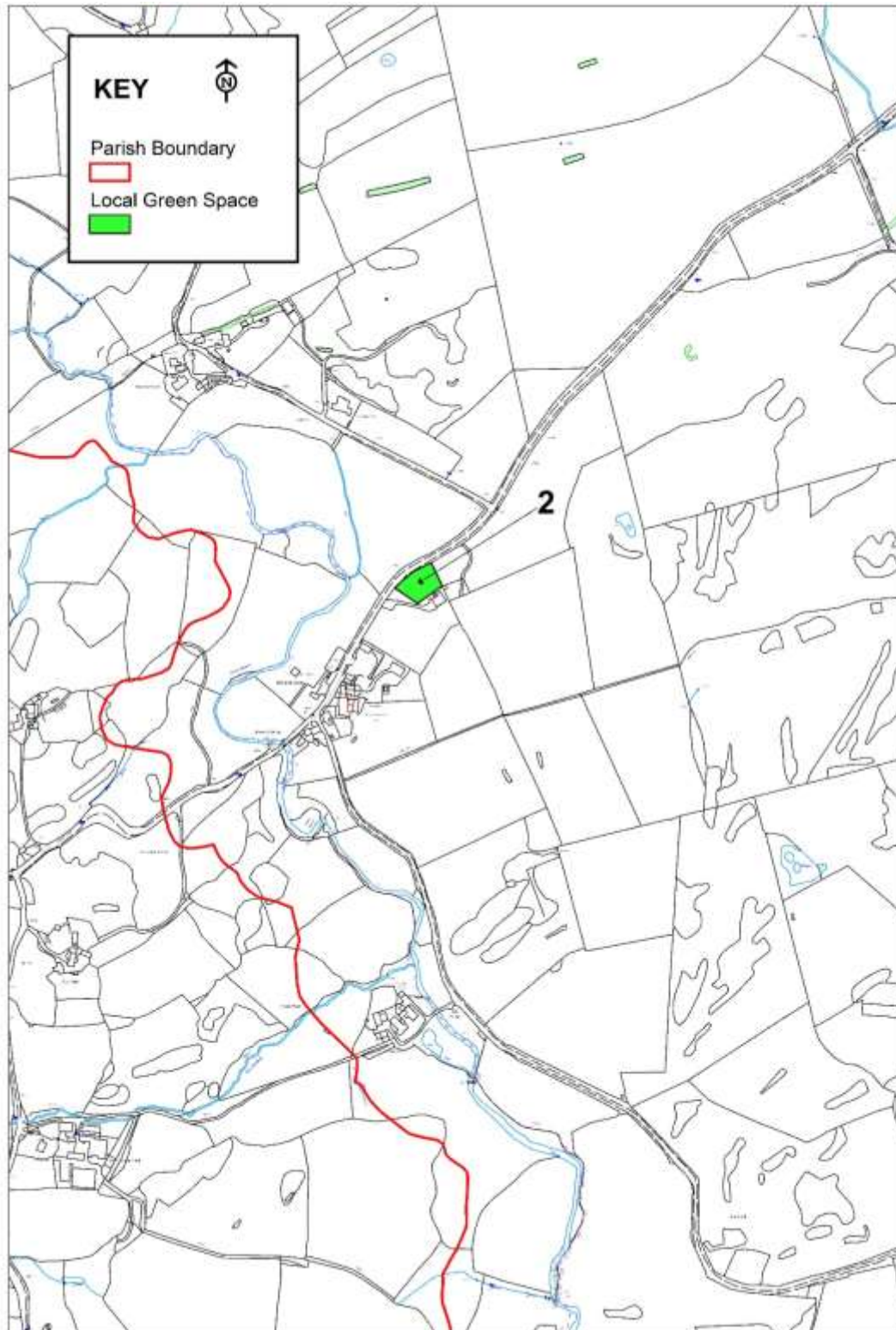


Map 2B: Hubbersty Head Area Inset

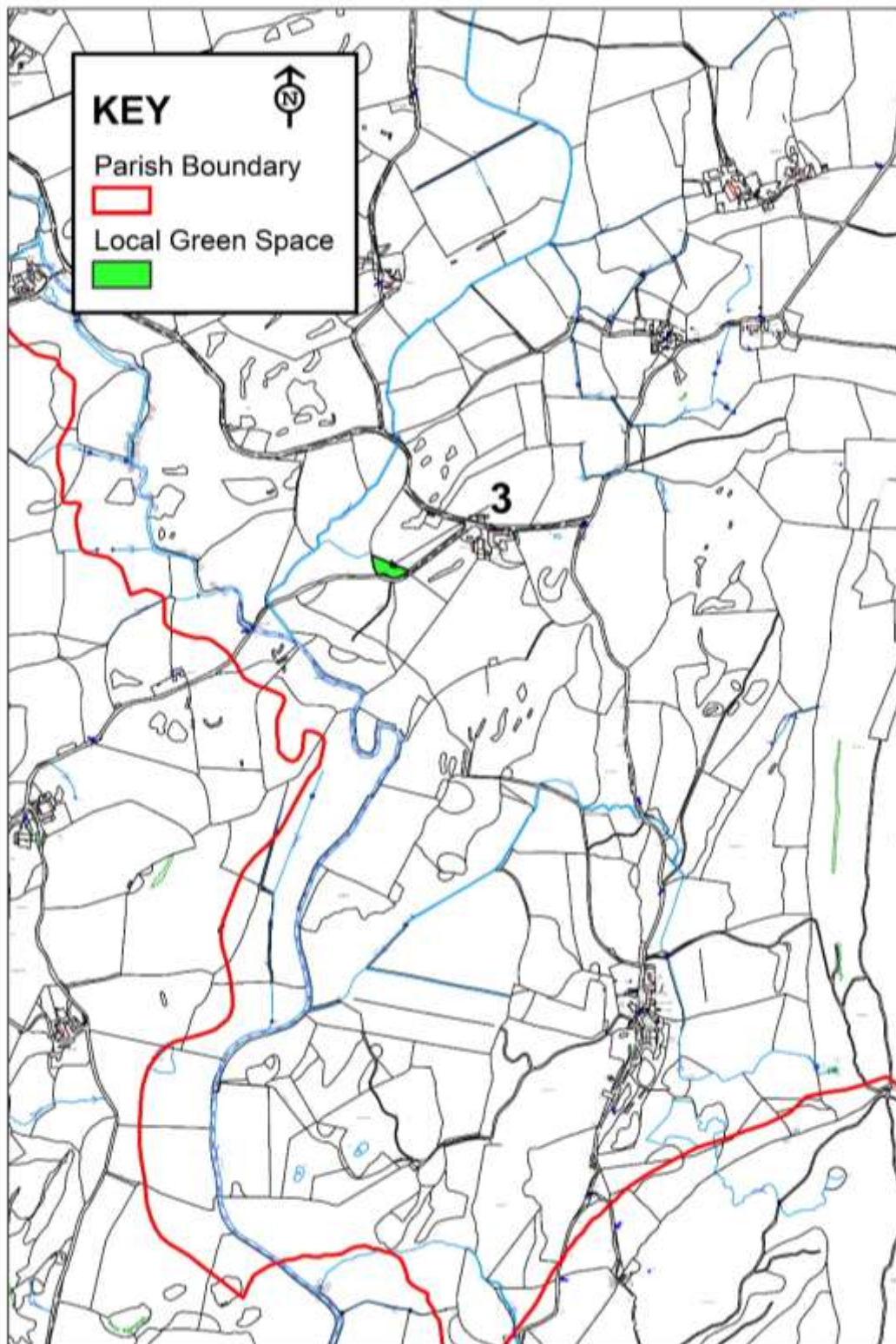


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Map 2C: Bowland Bridge Inset

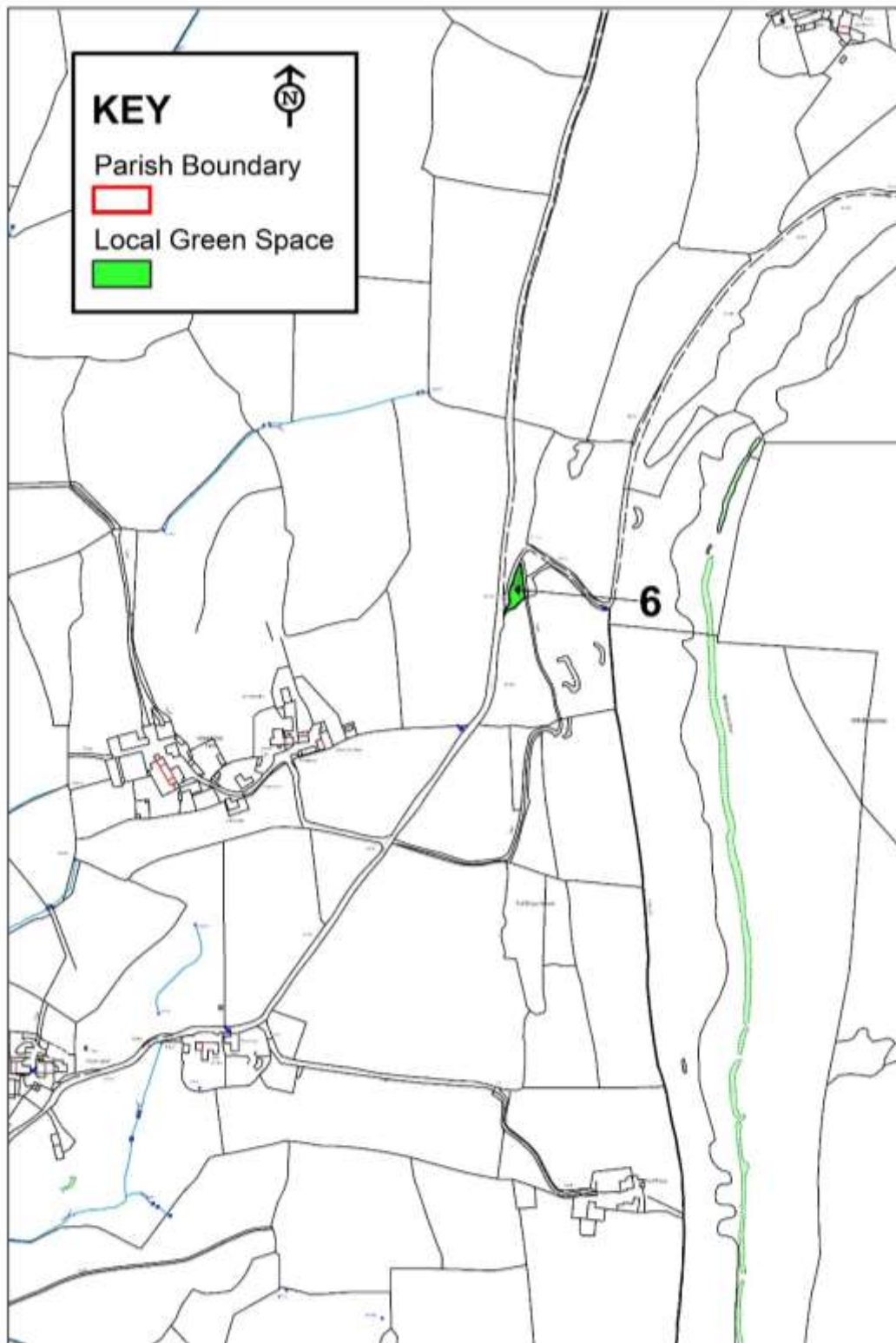


Map 2D: Cowmire Inset

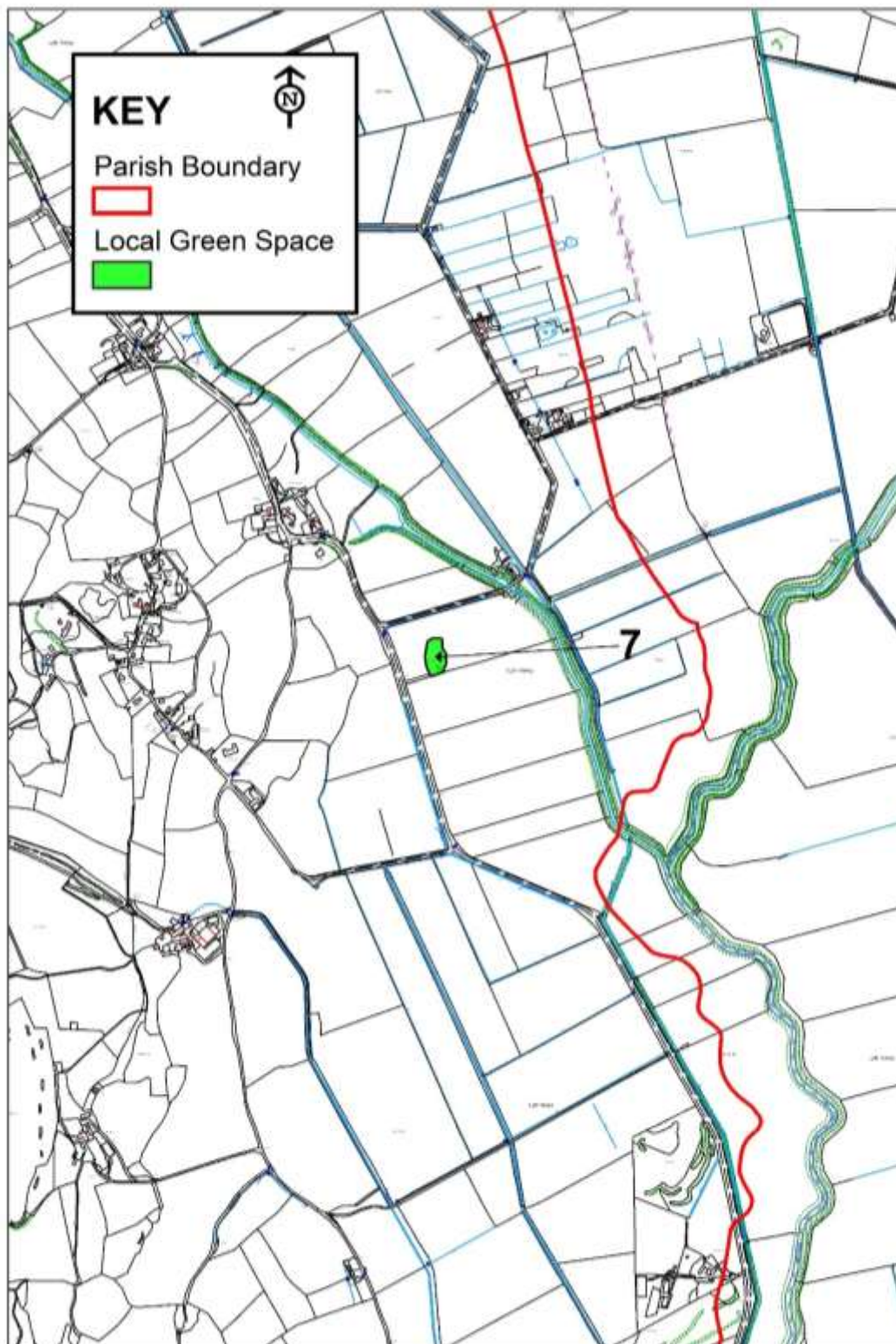


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Map 2E: Broad Oak Inset



Map 2F: Lyth Valley Inset



6. Housing

Introduction

1. The provision of suitable local housing, including affordable² housing, is a key issue for Crosthwaite and Lyth residents. In the NDP Vision consultation in April 2019, a majority of respondents supported positive action to allow younger people to stay or move into the Parish, and half of respondents agreed that priority should be given to affordable housing for local people to encourage them to remain or move back into the Parish. The Parish Housing Needs Survey was commissioned to better understand these local needs.
2. Recent housing development has included the Oak Fold scheme by Castle and Coast Housing Association of affordable housing comprising 13 properties ranging from 2-bedroom bungalows to 3/4 bed semi-detached properties and completed in 2017. These include houses which are provided under the rent to buy scheme, affordable home ownership and affordable rented housing. All are subject to local occupancy restrictions.
3. Over the last 7 years there have been 18 new build local occupancy homes completed in the Crosthwaite village area and a further 8 new build homes have planning permission but are not yet built. In addition, there have been 5 barn conversions at Broad Oak, 1 at Low Birks, 1 at Hardriggs, 2 at Tarnside and 1 at Woodside Farm. There are a further 5 barn conversions with planning consent and awaiting conversion: 1 at Greenbank, 1 at South Low, 1 at Howe and 2 at Mireside Farm. That is a total of 46 new local occupancy homes either built or in the pipeline (commitments). This represents an increase of over 10% in houses in the Parish since 2017, a very significant growth which will impact on already overburdened services, local roads and other infrastructure. The primary school is full, mains water provision is not adequate and there is no public sewerage system. These factors are all constraints on development and contribute to residents' concerns about further housing development.
4. The Parish Council recognises that there will be a need for some new housing to meet local needs to support the community's future sustainability and resilience. Local facilities such as the primary school, village hall, church and pubs are dependent upon local people using and supporting them, and there is anecdotal evidence that some businesses (particularly those in hospitality and farming) are struggling to recruit and retain employees who can afford to live in the area. Where further new homes over and above those already in the pipeline are permitted, they should be of the type, size and tenure needed by those living and working and in, or with a local connection to, the Parish.

Planning Policy Framework

5. The NPPF advises in paragraph 82 that *'In rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.'*

² The definition of affordable housing is set out in the NPPF Annex 2: Glossary and reproduced in Appendix 1.

6. The policies in the adopted Lake District National Park Local Plan 2020 – 2035 provide the strategic planning framework for new housing development in the National Park. Policy 02: Spatial strategy sets out the settlement hierarchy. **Crosthwaite is identified as a Village.** Other smaller settlements may be identified as ‘Cluster Communities’ where certain criteria are met. Elsewhere the Parish is Open Countryside.
7. Local Plan **Policy 15: Housing** makes provision for a target of 1200 new permanent homes in the National Park up to 2035 through site allocations and windfall development. There are no site allocations in Crosthwaite and Lyth neighbourhood area. Windfall sites will be supported where they meet various criteria and provide one to five permanent homes subject to local occupancy and above that number affordable housing. Open market housing is not supported. Detailed information on how the policy will be applied is provided in the [Housing Supplementary Planning Document](#), adopted in May 2021. Localities are based on the Distinctive Areas established in the Local Plan and reflect the social and economic relationships between adjoining parishes. All new houses will have their occupancy restricted to persons who can demonstrate their housing need arises within the locality in which the house will be built (paragraph 3.6). The Central and South East and South are the relevant Locality / Distinctive Areas for Crosthwaite and Lyth Parish.

Location of Development

8. The Local Plan Spatial Strategy *‘sets out the level and type of development that is appropriate for different places, and encourages more sustainable living and working patterns by reducing unnecessary travel and avoiding sporadic development in the open countryside’* (Paragraph [3.02.01]. Paragraph [3.02.03] goes on to explain that *‘Whilst the scale and extent of development in the Lake District should be limited, the Rural Service Centres and Villages provide the locations for the majority of housing, employment and retail development within the Lake District, and to a lesser extent the cluster communities (see table in Policy 02).’*
9. Local Plan paragraph [3.02.06] advises that *‘The spatial strategy reflects the traditional settlement pattern and allows a measure of dispersal across the Lake District’s most sustainable settlements, whilst also ensuring a degree of flexibility to avoid the over-concentration of development in those settlements with limited development capacity.’*
10. **Crosthwaite Village** comprises Crosthwaite Green to the west and Church Town to the east - two distinct areas each with their own character, visual identity, and historical development. The two areas are physically separated by green fields to the south of the main village lane, east of Hollow Clough Gill and stretching from Totter Bank to the junction with Moss Side Lane. This historic gap between the ancient settlements should be preserved as it makes an important contribution to the setting and character of the village and provides wonderful views across to Whitbarrow, the Lyth Valley and beyond. Any new development on the south side of the lane would be inappropriate as it would compromise this special character and impact on the gateway views. Part of this area is designated as a Local Green Space (see NDP Section 8).
11. The Smithy area is a small hamlet at the eastern end of the village lane of Crosthwaite village. There is a small settlement of homes which are not contiguous with the main village. Traditionally a smithy business and cottage, the former is still in operation today. There are 6 cottages, a bungalow and 2 old farmhouses on the fell above. The views to the south down the

Valley and across to Whitbarrow are spectacular and are the first views the visitor or resident see as they enter the Parish. The homes are 19th century, of mixed design and in mixed use, with 4 second/holiday homes, one long term rental home and the rest permanent homes. The boundaries of this settlement should be preserved in order to maintain the traditional settlement pattern of the area.

12. The settlement pattern comprises clusters of individually designed housing dating variously from the early 17th century to the present day, linear development of homes and bungalows built from the 1970s onwards and some 21st century new builds which meet far higher environmental and sustainability standards than the older homes. The settlement areas still provide a visible, traditional and cultural identity and design style which is unique to the area and treasured by the community.
13. Cluster communities are defined in the Local Plan: *'[3.02.09] To help define which settlements we consider are Cluster Communities, these settlements should have two or more local services or community facilities, such as public houses, community halls and places of worship or have easy access to such services in an adjacent Village or Rural Service Centre.'*
14. **Bowland Bridge is identified as a Cluster Community in the Crosthwaite and Lyth NDP.** Bowland Bridge meets the definition of a cluster community because it was the site of the village shop, filling station and post office until a few years ago and hence has a noticeboard and small distinctive centre and a pub. It consists of a group of whitewashed cottages and the converted outbuildings of the Hare and Hounds Inn, a successful local pub and restaurant which is popular with local residents, and which sometimes organises community events. The River Winster flows through the hamlet marking the boundary of Crosthwaite and Lyth Parish with Cartmel Fell Parish and also the old Westmorland/Lancashire border. Visually the cluster is very attractive and historic with a traditional pattern of homes including some smaller homes in the converted outbuildings adjacent to the Hare and Hounds Inn. These are mostly holiday homes.
15. There are numerous other small settlements each with their own distinct identity and unique communities and sense of place scattered throughout the neighbourhood plan area. Crosthwaite and Lyth Parish Council is concerned that the scale of recent housing development and existing commitments in and around Crosthwaite village are contributing to unacceptable and unsustainable pressures on local services and infrastructure and that this is impacting on the quality of life of local residents. In addition, development is having an adverse impact on local landscape and built character and is not characteristic of the traditional, more scattered settlement pattern of the Parish. The Crosthwaite and Lyth Neighbourhood Plan Design Code notes that *'Crosthwaite and Lyth is a rural, agricultural parish. It has a dispersed settlement pattern, served by a network of minor roads ... the parish has a small population, and limited growth has allowed a traditional character to be preserved. The arrangement of buildings has evolved in an organic and informal arrangement across the parish'* (Part 03 Place Assessment Evolution and Structure).
16. It is recognised that a couple of the smaller settlements, whilst not meeting the criteria of Cluster Communities, could potentially accommodate some limited, small-scale development to meet local needs. This would help to strengthen local communities by providing opportunities for local people to stay in the area and provide social support to wider families and friends. The settlements are often more accessible to local services in neighbouring

parishes and Kendal. It is therefore proposed that the neighbourhood plan sets out a slightly different approach from the spatial strategy in the Local Plan and identifies a further level of settlement in a local settlement hierarchy of Small Rural Settlements.

17. **The Howe and Row are identified as Small Rural Settlements.** These two settlements do not quite meet the Local Plan definition of a cluster communities, but they are nevertheless distinctive settlements with a distinctive historic character, strong local identity and sense of community. They could accommodate some limited small-scale housing development which meets local needs and affordable housing.
18. **The Howe** has some 25 homes and a strong community spirit. Residents use services in nearby Levens as The Howe is 4 miles from Crosthwaite village, and they have easier access to buses and the A590 than elsewhere in the Parish. The Lyth Valley Hotel which allows community use of rooms is located close by. Homes are mixed in style, with several rendered bungalows, a converted old school, converted barns, old farmhouses and one new Local Occupancy self-build home completed in the last 10 years. The Crosthwaite and Lyth Landowners cottage is rented to a generational local family who still farm. The two old farmhouses at South Low together with the business/industrial premises where pods are manufactured, and various other enterprises are based form a part of The Howe community. In addition, the 4 homes at Dawson Fold area also form a historic part of The Howe community. Most of the homes are in permanent occupation, partly due to a few private rented homes that are home to local families. The Howe has restricted access with very narrow and steep lanes which are not suitable for heavy modern traffic or large delivery vehicles. Those parts of Howe which lie off the A5074 may be suitable for some limited development to meet some of the identified housing need. The Howe is nestled on the easterly slope of Whitbarrow under the SSSI designated landscape of the Scar. There are spectacular views from several aspects to the east towards Scout Scar and Helsington. The Howe is particularly noted for its fruit orchards, especially its beautiful strings of damson trees which are a wonderful sight when blossoming in spring and which still produce tons of fruit every year.
19. **Row** has in excess of 20 homes, has a strong community spirit with its own noticeboard which the community use to share news and organise events, and is located just off the A5074. The Lyth Valley Hotel is close by and allows occasional community use of rooms. The hamlet includes bungalows, farmhouses, cottages, a converted chapel, converted stone barns and a new build. Row is on the east of Whitbarrow again with spectacular views across Lyth to the hills. It is a cul-de-sac with one narrow single-track lane leading up to a historic and mixed settlement of old cottages, several converted barns, a converted chapel, some newer bungalows, one new build Local Occupancy home built about 10 years ago, and old farmhouses. It is home to some local generational families, several newer settlers and a small number of holiday/second homes. The land peters out as it transforms into a lovely bridle way around Whitbarrow Scar and the SSSI above and behind. It is notable for its old damson orchards and fruit production.
20. The following settlements are located in the Open Countryside:
21. **Starnthwaite** is a distinctive hamlet. It was originally a large Victorian mill building and then a special school before being converted into 13 flats, most of which are currently second homes and/or holiday lets. Lancashire County Council built 6 staff homes above the Mill around the

1950s/60s, all of which are now homes in private ownership. In addition, newer homes were built to the rear of the Mill in the 1980/90s together with a converted barn and bungalow. The area is therefore a mix of a converted Victorian Mill and newer homes with private landscaped gardens and lovely views west, south, north and east. The River Gilpin makes a splendid backdrop as it passes through the centre of the cluster, going underneath the Mill.

22. **Broad Oak** is a small hamlet. It was originally a large farmhouse and farm established in the 17th century or earlier. The old farmhouse and cottages were sited with a range of stone barns and outbuildings which were added to in the early 19th century with a large farmhouse. Since then, all 4 large stone barns have been converted into several homes (5 Local Occupancy homes to be completed imminently) and in the 1980s a bungalow was added to the cluster. The settlement is accessed from a narrow track off a single-track lane. The cluster is set in a peaceful area amongst green fields and with lovely views up to Whitbarrow and towards Cartmel Fell.
23. **Pool Bank** is a distinctive hamlet. It is an early historic settlement with links to George Fox and The Quakers stretching back to the 17th century. It has 3 large, old traditional homes dating back to the 16th century. The extensive barns were converted into further homes about 20 years ago. The cluster forms a very picturesque settlement with magnificent views from the east towards Whitbarrow.
24. **Tarnside** is a small hamlet but strong community of homes of mixed style which straddles the A5074. There are 4 old farmhouses and 3 bungalows together with two characterful 18th century stone cottages. Two further homes have been provided in a large stone barn together with the conversion into 2 homes from farm outbuildings. There are 3 working farms which help to preserve the way of life and traditional skills. The access to the westerly side of Tarnside is narrow and single track whilst the easterly side is accessed direct from a sharp bend on the A5074.
25. **Hubbersty Head** is a small hamlet comprising a scattering of homes at the top of the steep narrow single access lane called Rickettrae. It has spectacular views south, west and east. There are only a few scattered homes but there is a loyalty to, and tradition of, a clustered community and a sense of belonging to a unique and special area. Hubbersty has a notable larger castellated home, 4 old farmhouses, a converted barn, some farm buildings converted into amenity space and office/business premises, a static home and a small privately rented cottage making up a quiet unspoiled corner looking out over our lovely Parish.
26. **In the Open** Countryside the many other small hamlets often have significant constraints and further development of housing, including conversions of rural buildings could have a significant adverse impact on local character and the rural road network, and would only be appropriate where proposals meet the limited criteria set out in the Local Plan policies.

Local Infrastructure

27. New housing development will have to consider the significant local issues with infrastructure and service provision across Crosthwaite and Lyth Parish.

28. Crosthwaite Primary School is currently full and was recently rated Outstanding by Ofsted and so is likely to remain fully subscribed for the foreseeable future. Older students travel to secondary schools which include The Lakes at Troutbeck, Kendal schools, Dallam at Milnthorpe and Cartmel Priory School.
29. The Parish has a poor mains water supply with pressure problems. There is an old (possibly Victorian) water storage facility in the south of the Parish, 5 miles from Crosthwaite Village, above Raven Lodge which is designed to pump the water up to the highest points on the Parish (Crosthwaite Village, Starnthwaite, Hubbersty etc). However, it does not have sufficient capacity to provide a powerful enough head of water to do so. If the pressures are turned up to reach the very highest points, pipes burst lower down. Consequently, pressures at the highest points are frequently too low and burst pipes are not uncommon. There is no mains sewage in the Neighbourhood Plan Area.
30. There is no bus service from Crosthwaite Village. The nearest bus stop is off the A590 at Gilpin junction and Levens village. This is 5 miles down the valley from Crosthwaite village.
31. There is no shop in the parish. The nearest shop is Levens Village Shop, which is located close to residents in the Lyth Valley. Witherslack Community Shop is accessible for those living in Pool Bank. Residents use GP Surgeries in Windermere, Staveley, Milnthorpe, Witherslack, Grange and Kendal - depending on where they live in the Parish.
32. Broadband speeds are generally acceptable with about 40% of residents having access to B4RN superfast services and others on BT services. B4RN is still not available throughout the Parish including the Crosthwaite Green end of the main village where many homes await connection. Mobile signals vary throughout the Parish and there are some blind spots and a limited range of service providers to choose from due to signal problems.
33. There has been an increase in working from home in recent years, partly due to the COVID-19 Pandemic but also as a result of changing working practices and improved technology and communications infrastructure. Supporting homeworking could help to attract more working-age households to stay in the area and help to reduce trips by car on local roads to Kendal and other larger settlements for work purposes.
34. Development proposals therefore will be required to demonstrate that there will not be an unacceptable adverse impact on local infrastructure and where necessary, there will be suitable investment in new local infrastructure and services to ensure the Parish's future needs are met.
35. The NDP does not include site allocations but small-scale residential developments in line with the policies in the Lake District National Park Local Plan 2020 – 2035 may be appropriate.
36. NDP Policy CL1: Housing Development sets out local criteria for housing proposals in the Crosthwaite Neighbourhood Plan Area in addition to the strategic planning policies in the Local Plan.

Draft Policy CL1: Housing Development

The preference for housing provision in all parts of the Crosthwaite Neighbourhood Plan Area will be through the sensitive conversion of existing buildings such as barns and other rural and former agricultural buildings, or through the sub-division of larger dwellings into 2 or more smaller units.

Proposals for housing development including conversion of buildings into houses in Crosthwaite Neighbourhood Plan Area will be supported where they are in accordance with the following principles:

1. Location and Scale of Development

- A. The extent of Crosthwaite Village is defined in paragraphs 10,11 and 12 of Crosthwaite and Lyth NDP Part 6 Housing.
- B. Bowland Bridge is identified as a Cluster Community.
- C. The Howe and Row are defined as Small Rural Settlements. New housing developments in these two settlements will be supported provided they:
 - Are located within the existing built form of the settlement concerned, on previously developed land or within the garden areas of existing houses; and
 - Do not lead to an unacceptable extension of built form into the open countryside; and
 - Would not have an unacceptable adverse impact on the historic local character and traditional settlement pattern (see NDP Policy CL3: Local Character and Design Codes); and
 - Are small in scale (1 –2 dwellings). Where 2 dwellings are proposed, 1 of the dwellings will be affordable housing (secured through a Section 106 undertaking).

2. Local Infrastructure

- A. Proposals for housing in all areas should maximise energy and resource efficiency to avoid adverse impacts on existing infrastructure and services, in particular in relation to electricity provision, water pressure, sewerage and drainage.
- B. Proposals should provide adequate onsite parking and should not adversely affect highway safety.

3. Flexibility and Accessibility

- A. All housing proposals should incorporate principles of flexibility and adaptability so that buildings and spaces are capable of meeting occupiers' changing needs over their lifetimes.
- B. Schemes should support homeworking by including sufficient flexible space for home office facilities (including, if appropriate, small workshops and office buildings within garden areas or the dwelling curtilage) and the provision of broadband.

Meeting Local Housing Needs

37. The Parish Housing Needs Survey 2020 noted that over the next 25 years the proportion of retirement aged residents (65 years or above) in South Lakeland is set to increase by 32% and the working age population is set to decrease by 5%³.
38. Opportunities for downsizing are limited as a high proportion of existing properties are large, detached or semi-detached houses. Census 2021 data showed that 93.5% of households were in whole houses or bungalows, 6.3% were in flats, maisonettes or apartments and 0.3% were in a caravan or other mobile or temporary structure. In terms of the number of bedrooms, 4.4% of households were in accommodation with 1 bedroom, 16.2% had 2 bedrooms, 44.1% had 3 bedrooms and 35.4% had 4 or more bedrooms.
39. The Primary Data Report included the following key findings:
- *Respondents identified the following is required within the Parish; affordable Homes and homes with outside space.*
 - *'3 Bed house' and '2 Bed Bungalow' were the most commonly selected preferred property type.*
 - *'Self / Custom Build' (32%) was the most commonly preferred tenure.*
 - *8no. (4.9%) respondents stated a household member will need to set up home independently within the next 5 years (Newly Forming Households).*
- In terms of affordability:
- *6no. (24%) of respondents who stated they need to move within the parish in the next 5 years would be eligible for some form of affordable housing option.*
 - *13no. (52%) of respondents requiring a move feel that realistically they would be unable to afford the property needed in the Parish on the Open Market.*
40. The Secondary Data report highlighted that *'there is a limited mix of properties coming on the market and affordability may be a significant barrier for those looking to set up home for the first time. This is evidenced by some of the additional comments received that detail how affordable accommodation has had to be sought outside of the area by residents who have grown up in the Parish. 88% of those requiring a move within/ into the Parish feel that there is a lack of existing suitable housing to meet their needs within Crosthwaite and Lyth.'*
41. The Parish Council is concerned that in reality the evidenced need for more permanent cheaper local homes that are genuinely affordable to those on local wages will not be met simply by building more local occupancy and affordable housing (as defined in the Local Plan and NPPF) in the Neighbourhood Plan Area⁴. For example, a recent local occupancy house sold for over £765,000; a price which could not possibly be considered really 'affordable' to the majority of people who live and work in Crosthwaite and Lyth Parish. A property at Oak Fold (affordable housing schemes) was recently sold for £250,000.

³ Secondary Data Report, Analysis of Secondary Evidence

⁴ The Parish Council is concerned that national and LDNPA planning policies are failing to provide genuinely permanently affordable homes. The Parish Council is aware that the average person would understand the word "affordable" to mean much cheaper and genuinely within reach of local working people. There is a need to address this issue to ensure our community can provide permanent homes for the future for younger locals.

42. Therefore, the Neighbourhood Plan Working Group and Parish Council will continue to work with partners to address these issues and the NDP will provide a positive planning framework which helps to deliver realistically affordable and permanent homes, suitable for renting and buying in the Parish in perpetuity. Further information about this is provided in NDP Section 10: Community Aspirations: Parish Action 1 sets out how the Parish Council proposes to move forward on this issue and support a community-led housing project which would provide genuinely cheaper housing for local residents. Parish Action 2 proposes a new planning condition which the Parish Council hopes the LDNPA will support.
43. NDP Policy CL2: Meeting Local Housing Needs provides details about the house types and tenures needed locally as evidenced in the Housing Needs Study 2020.

Draft Policy CL2: Meeting Local Housing Needs

All proposals for new housing development will be expected to provide suitable house types and tenures which meet local housing needs as identified in the Crosthwaite and Lyth Housing Needs Study 2020 or other more up to date available evidence of housing need.

Proposals must include one or more of the following house types and sizes:

- First Homes or starter homes suitable for newly forming households,
- 2-bedroom bungalows suitable for older residents seeking to downsize,
- 3-bedroom housing with gardens suitable for families and households which require a third bedroom as office accommodation to facilitate working from home; and
- Opportunities for self-build schemes.

New housing developments of up to 6 dwellings will be supported on greenfield sites within the Parish where they provide local occupancy restricted homes for affordable rent which are managed by a land trust, charitable body or registered social landlord in accordance with Parish Council Action 1: Low-Cost Housing.

7. Local Character and Design

Introduction

1. Crosthwaite and Lyth Parish has a distinctive local character of extraordinary beauty and tranquility. The neighbourhood area's location within the Lake District National Park means that securing high-quality design is a major priority in any new development.
2. The Crosthwaite and Lyth Design Code was commissioned by the Parish Council to describe the character of the neighbourhood area in more detail and to provide locally specific guidance and design principles. The document summarises local landscape character, identifies important views and describes the local vernacular of buildings in the Parish.

Landscape Character and Gateway Views

3. Local landscape character at the Lake District level is described in the [Lake District National Park Landscape Character Assessment and Guidelines \(updated 2021\)](#). The Parish includes areas in several landscape types including B - Coastal Margins, C - Coastal Limestone, K - Low Fell, and M - Lowland Valley. Four of the Areas of Distinctive Character overlap the Parish: parts of Area 50: Crook; Area 59: Whitbarrow & The Winster Valley; Area 67: Foulshaw & Meathop; and Area 68: Lyth Valley.
4. Most of northern part of the Parish around the village of Crosthwaite is a small-scale, intimate hummocky rural landscape, with a patchwork of pastoral fields, pockets of woodland and plantations. Narrow lanes connect small villages, hamlets and scattered farms. There are distinctive rocky outcrops and clumps of trees, and hedges and walls line the roads. The broad, flat Lyth Valley includes large regular, predominantly pastoral fields lined by regular field boundaries of hedgerows, drainage dykes and some limestone dry stone walls. Damson orchards, a locally distinctive feature, are dotted among the large green fields away from the flat valley bottom. The area around Whitbarrow is dominated by the west-facing steep, wooded limestone scarp face around which is a small-scale gently rolling low fell and farmland landscape with woodland, limestone dry stone walls and hedgerows delineating field patterns. A small area to the south of the Parish is in an area of low-lying estuarine salt marsh and mudflats with a regular network of pastoral fields interspersed with large areas of lowland raised mire and woodlands.
5. There are many outstanding views in the Parish which can be enjoyed by visitors and residents alike. Any new development in this very sensitive landscape is likely to have a visual impact, and therefore development will have to be designed with particular care to ensure it is nestled appropriately within its landscape and village or hamlet setting. The Neighbourhood Planning Working Group has identified a number of gateway and other important views that are considered particularly important, and these have been included in the Crosthwaite and Lyth Neighbourhood Plan Design Code document – see Figure 3: Topography and Views and photographs pp18-19.

Built Form

6. Traditional buildings in the Parish tend to be modest in scale, usually of two stories and constructed of local stone and rubble, often with grey or white painted render, limestone walls,

slate roofs and wooden window frames. Modern development, particularly at Crosthwaite Green and Church Town includes groups of 1970s/1980s rendered bungalows and some larger 2 storey homes and plastic and metal window frames are used. Most development is concentrated in the village of Crosthwaite and elsewhere in the Parish there are scattered farmsteads and cottages and groups of buildings forming the many small settlements. Overall density is very low, and many properties are set back from roads in their own gardens with driveways and parking areas. More detailed analysis is provided in the Design Code.

7. The Parish has significant built heritage interest with 36 Listed Buildings and structures including Grade II* Cowmire Hall and wall.

Planning Policy

8. The NPPF promotes high quality design. Paragraph 131 sets out *‘The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.’* Paragraph 132 goes on to say, *‘Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.’*
9. Lake District National Park Local Plan **Policy 05: Protecting the spectacular landscape** sets out that the Authority *‘will conserve and enhance the extraordinary beauty and harmony of the Lake District landscape, its Special Qualities and attributes of Outstanding Universal Value.’* Development will be supported where it ensures the highest level of protection is given to the landscape, and where the type, design, scale and level of activity maintains local distinctiveness, sense of place, and where appropriate, tranquillity. The Landscape Character Assessment will be used to guide decisions.
10. **Policy 06: Design and development** sets out that the Authority wishes *‘to achieve design excellence in all development, to be inspired by and contribute to local distinctiveness, to be resilient to climate change and extreme weather events, and reduce carbon emissions.’* Policy 20: Renewable and low carbon energy requires *‘all new housing developments and all new developments for other uses of 100sqm floorspace or more to generate 30 per cent of their operational energy requirements through decentralised, district heating and, renewable and low-carbon energy sources.’*
11. The Lake District Design Code Supplementary Planning Document (SPD) was adopted on 20th September 2023 – see <https://www.lakedistrict.gov.uk/planning/planningpolicies/design-code>. The code will help deliver more beautiful and sustainable places that function well in terms of accessibility, energy efficiency, biodiversity and carbon neutrality, and provide guidance to homeowners, developers and the local community about what constitutes good design.
12. The Crosthwaite and Lyth Neighbourhood Plan Design Code adds local detail to the National Park Design Code SPD. It contains a Place Assessment of the neighbourhood plan area including consideration of Evolution and Structure, Landscape, Topography and Views, Water and Flood

Risk, Movement and Streets and Heritage. It describes the Local Vernacular of the Parish and includes locally detailed Design Codes for the following:

- Overarching Codes
- Pattern and Layout of Buildings
- Built Form
- Building Design
- Materiality and Detailing
- Boundary Treatments
- Site Edges
- Movement Network
- Parking
- Drainage
- Views and Topography.

13. Design Code NDP Policy CL3: Local Character requires development to address the principles set out in the Crosthwaite and Lyth Neighbourhood Plan Design Code.

Draft Policy CL3: Local Character

All development proposals will be expected to address the design principles set out in the Crosthwaite and Lyth Neighbourhood Plan Design Code document which is provided as Appendix 2 of the Crosthwaite and Lyth Neighbourhood Development Plan.

Existing views of landscape and heritage significance including the identified important views in the Design Codes document should be respected and used as a placemaking opportunity.

Climate Change and Flooding

14. Many areas of Crosthwaite and Lyth are low lying and experience frequent flooding from watercourses and surface water. Flood maps can be viewed and downloaded from the Government's Flood Maps for Planning at <https://flood-map-for-planning.service.gov.uk/>.
15. Development should be avoided in areas known to be subject to regular flooding including:
- The flood plain of the Lyth Valley,
 - Some fields adjacent to the Rivers Gilpin and Winster,
 - The field south of Starnthwaite Ghyll settlement and north of Hardriggs Barn which acts as a flood plain for the runoff from Lords Lot and Staithwaite Barrow range of hills,
 - All the green field land directly adjacent to the Rivers Winster, Gilpin and Hollow Cleugh (which is also liable to flooding).
16. The Parish Council and NPWG are content that national planning policies and Local Plan **Policy 03: Development and flooding** provide a sufficiently robust planning policy framework to guide development to areas with lower risk of flooding, and to ensure development does not exacerbate flood risk in existing communities.

8. Community Facilities and Amenity Space

Introduction

1. There are a number of community facilities serving the Parish, all run by voluntary management committees and groups. These include a village hall, a recreation field with tennis court, play area and bowling green. St Mary's Church in Crosthwaite serves the Parish and there is a Parish Room adjacent to it. Clubs for our young farmers run in Crook and Kent Estuary and, although they meet outside the Parish, many local youngsters enjoy the activities and community spirit within the clubs.
2. In addition to regular Church services, St Mary's Church provides important community facilities including baptisms, wedding and funerals/interments. It also contributes to sustainability initiatives by hosting recycling facilities and the Churchyard is managed for biodiversity.
3. Argles Memorial Hall is located in Crosthwaite village and has a large hall with a stage, a smaller meeting room and a large well-equipped kitchen. The Hall plays a very important part in village life and its surrounding areas and is a significant asset to the community. It is available for hire to individuals and groups for regular meetings such as a weekly art group.
4. The Memorial Hall hosts a Satellite Post Office once per week and footcare once per month as well as the annual Crosthwaite Show. There is a very active and popular play group (on Tuesday and Thursday mornings) which caters for 20 or so children per session. The WI meets every month, yoga classes are held weekly, there is a seasonal short mat indoor bowling club and a number of one-off events. The Exchange meets twice monthly and sells local produce, tea and cakes and there is a monthly community lunch which is well supported. The Hall hosts the Christmas Fair and an annual pantomime to raise funds, it is a base for other charitable activities and is the location for a weekly mobile chip shop and pizza van. It is also used as a polling station for local and general elections. Parking is limited to an area at the front of the building.
5. The Crosthwaite and Lyth Landowners Trust (a local registered charity) bought the field opposite the Argles Memorial Hall and leased it for a peppercorn rent to the Recreation Field Trust. The bowling green, a tennis court, a pavilion and a play area for children were all constructed for the village. There is a very popular league level Bowling Club based at the site with members drawn from across Crosthwaite and Lyth as well as adjoining Parishes of Brigsteer, Cartmel Fell, Crook, Underbarrow, Winster and Witherslack. The Tennis Club operates from the all-weather court, developed in the early 1990s and re-laid in 2023 and is open to adult and child members.
6. The Parish Room which also provides additional community facilities lies adjacent to St Mary's Church in Crosthwaite and is owned by the Parish Council. It was completely renovated in 2013 to provide a facility for exhibitions and community events; the facility is used by the Snooker Club and regularly by the Parish Council. Visitors to the Parish Room use the nearby church car park.

7. The Parish is served by Crosthwaite Church of England Primary School, located in Crosthwaite village. The school is judged Outstanding by Ofsted and is very popular, drawing in pupils from across Crosthwaite and Lyth and beyond and has over 100 pupils. Crosthwaite School is oversubscribed, due to its excellence, so the children of occupants of new homes would not necessarily gain a place at the school at the current time. The nursery school takes children from the age of 2 years. As with the village hall, car parking is an issue for the school, causing some congestion on the main road. There is a permissive footpath between the school and the church kindly made available by the local landowner – but this is not for general public use.
8. The public responses to the Vision consultation in 2019 showed that there was local support for improving local facilities, for instance, improvements to local infrastructure.
9. In addition, the Parish Council is aware that there is a need for improved provision for young people and teenagers both on the Recreation field and at Argles Memorial Hall. It is aware that further improvements to the Recreation Field are to include an upgrade of the children's play area whilst Argles Memorial Hall is trying to provide facilities that may encourage young people to engage.

Planning Policy

10. Lake District National Park Local Plan **Policy 23: Community Facilities and Local Green Space** sets out that the Authority wants '*to sustain community and cultural facilities and local services, and ensure communities have improved availability and access to high quality greenspaces and recreation facilities.*'
11. There are four areas designated as Local Green Spaces on the Lake District National Park Local Plan Policies Map. These are two Local Green Spaces - Amenity at Jubilee Wood (CR02A) and Crosthwaite Green (CR02B) and two Local Green Spaces - Recreation in Crosthwaite at the primary school (CR01R) and the recreation fields (CR02R).
12. The Jubilee Wood is not common land but is owned by the Parish Council and has been planted up with mixed native trees. A bench has been placed in the middle. It is about 1.5 acres and is accessible to the public via a triangle of public footpaths. Due to the ancient stone clapper bridge over the River Gilpin it cannot offer disabled access. Crosthwaite Green is registered common land. The school playgrounds to the front and back belong to the School. The Recreation field opposite the Memorial Hall belongs to the Crosthwaite and Lyth Landowners and is let on a peppercorn to the Recreation Field Trust.

Safeguarded Areas

13. The Parish Council is concerned that the areas adjacent to two of the Local Green Spaces may be needed in the future for improved community provision to meet local needs. These are the fields east and south of the primary school which may be needed for future expansion of the school, and fields south of the Recreation Field which may be needed for improved recreation provision. These are shown on Map 2 Crosthwaite and Lyth NDP Policies Map and Map 2A: Crosthwaite Village Inset and on Map 3 at a larger scale.
14. Policy CL4: Safeguarded Land for Future Community Use identifies these areas for protection from development in case they are needed in the future.

Draft Policy CL4: Safeguarded Land for Future Community and Recreational Use

The following areas of land in Crosthwaite are safeguarded for future community and recreational use:

- **CL4/1 Land to the East and South of Crosthwaite Church of England Primary School, Crosthwaite**

Planning permission will not be granted for any permanent development upon this site which would prejudice the potential of this land to accommodate extensions to the primary school at a future date, unless an alternative site has been identified that meets this need or the need is no longer considered necessary.

- **CL4/2 Land to the West and South of the Recreation Field, Crosthwaite**

Planning permission will not be granted for any permanent development upon this site which would prejudice the potential of this land to accommodate further recreational facilities at a future date, unless an alternative site has been identified that meets this need or the need is no longer considered necessary.

These areas of land are shown on Map 2: Crosthwaite and Lyth NDP Policies Map, Map 2A: Crosthwaite Village Inset and Map 3: Safeguarded Land in Crosthwaite Village.

Map 3: Safeguarded Land in Crosthwaite Village



NDP Local Green Spaces

15. The NPPF supports the designation of important areas of open space as Local Green Spaces in neighbourhood plans as well as Local Plans. Paragraph 106 advises:
‘The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.’
16. Paragraph 107 goes on to explain, *‘The Local Green Space designation should only be used where the green space is:*
 - a) in reasonably close proximity to the community it serves;*
 - b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - c) local in character and is not an extensive tract of land.’*
17. Paragraph 108 advises *‘Policies and decisions for managing development within a Local Green Space should be consistent with national policy for Green Belts set out in chapter 13 of this Framework.’*
18. In addition to the 4 Local Green Spaces identified in the Local Plan (see NDP Part 08 Community Facilities and Amenity Space paragraph 11) the Parish Council would like to protect as Local Green Spaces other Parish Council land including:
 - The allotment at Barkbooth, which is owned by the Parish Council but currently let to the Cumbria Wildlife Trust and originally the home of the Parishioners medicinal leech ponds;
 - The old pinfold in the Lyth Valley,
 - Old quarries near Cowmire, near Woodside Lane, on the Bowland Bridge Lane, Bees Orchard,
 - Hubbersty Head woodland,
 - The old lime kiln with the community bench on the north end of Whitbarrow above Broad Oak.
19. The field which adjoins the new Parish Council owned walkway at Hollow Cleugh and includes the new bench is in private ownership. The walkway and bench (which is not in private ownership) give spectacular views towards the east, west and south over the valley to Whitbarrow and beyond. The owners of this field have been consulted and have agreed to the designation of this area as a Local Green Space. The Parish Council notes this public-spirited generosity, and the designation of this field preserves the views and also the traditional break between the settlements of Crosthwaite Green at the westerly end and Church Town at the easterly end.
20. The land in the ownership of the Landowners Trust is likely to comprise an extensive tract of land and so would not meet NPPF paragraph 107 criterion c).
21. The proposed NDP Local Green Spaces have been assessed against the criteria in the NPPF.

22. Table 1 in Appendix 3 sets out how the other areas meet the criteria in the NPPF. These areas are identified on Map 2: Crosthwaite and Lyth NDP Policies Map, and Inset Maps 2A, 2B, 2C, 2D, 2E and 2F and the larger scale maps (Maps 4 to 13) in Appendix 3.
23. Policy CL5: Local Green Spaces identifies 10 Local Green Spaces in Crosthwaite and Lyth Parish in addition to those areas identified in the Lake District National Park Local Plan 2020 - 2035.

Draft Policy CL5: Local Green Spaces

The following areas are designated as Local Green Space:

- 1) Sandy Hill / Low Hill / Barkbooth Allotment
- 2) Bowland Bridge Quarry, Low Fell
- 3) Cowmire Quarry, Low
- 4) Bees Orchard / Donkey Field / Crook Quarry, Crook
- 5) Hubbersty Head, Far Fell
- 6) Site of Old Lime Kiln
- 7) The Pinfold, Lyth Valley
- 8) Mearsons, Far Fell / Hubbersty Head Quarry
- 9) Bowling Green Field
- 10) Winster Road Quarry, Far Fell / Rickettrae Lot

These areas of land are shown on Map 2: Crosthwaite and Lyth NDP Policies Map, and Inset Maps 2A Crosthwaite Village, 2B Hubbersty Head Area, 2C Bowland Bridge, 2D Cowmire, 2E Broad Oak and 2F Lyth Valley and on the larger scale maps (Maps 4 to 13) in Appendix 3.

Development proposals within the Local Green Spaces will be consistent with national policy for Green Belts.

24. The Parish Council recognises that there may be opportunities for enhancing biodiversity on some or all of these Local Green Spaces and will work with partners and landowners to investigate how BNG may be delivered through planning obligations.

9. Business and Transport

Introduction

1. The Parish Council recognises that local businesses provide local employment and investment opportunities and are an important contributor to the Parish's vitality and viability as a sustainable rural community. The NDP provides an opportunity to add a positive local policy framework to support appropriate investment in the economy.
2. The Vision consultation in 2019 showed that local people felt that expansion of existing businesses should be supported by the Parish and new businesses in existing or purpose-built premises should be encouraged.
3. The Parish is a rural community with a number of working farms such as Wilkinson's Farm and High Foulshaw (production of salt-marsh lamb) and agriculture related businesses, including Cowmire Hall Damson Gin, Savin Hill pork products, Denny's slaughterhouse, small scale honey production and some shooting enterprises. The area includes cattle and sheep livestock farming and fruit growing. However, changes to agricultural policy and food production and pressures on the rural economy have meant that over the last 40 years the number of farms in the Parish has fallen significantly. Farms have been sold off in some cases, amalgamating with other farms or the land let for grazing. Many farmhouses have become purely residential houses. Farms producing milk have fallen from 37 to just 2.
4. As a result of recent events farming policy is in flux, subsidies are changing, and the Parish Council has serious concerns about the viability of local farming in the future and food security. The Local Plan includes policies that are supportive of farmers, enable enterprise and allow for diversification. The Neighbourhood Plan supports these aims and recognises that the fabric of our community and our landscape has been shaped by farming and the rural way of life. The need for good quality local food production and the preservation of this rural way of life have shaped our landscape, our society, our farm buildings, and our traditional houses. Evolution into a different future is underway, which must include planning policies which continue to support food production, farming and the rural ways of life. There has been an increase in blended / hybrid working since Covid.
5. The area of south Lakeland within Westmorland and Furness Council generates various other local businesses within the area providing a variety of local and even international services. Cannon Transport and Geldards egg packing facility are located at the south of the parish adjacent to the A590. The Dove Nest Group operates a leadership and management development training centre at Crosthwaite Mill. Continental camping huts or pods are manufactured at Low Farm in the Lyth Valley. In many instances local businesses are small home-run enterprises providing services ranging from landscape gardening, hairdressing, massage, cleaning services, forestry, food production to upholstery to building services. The Housing Needs Survey found that 45 respondents currently living within the Parish (29.8%) stated that a household member works from home either all or part of the week and for 10 of these respondents (22.2%) this was due to the COVID-19 Pandemic.

6. South Lakeland generates almost half of Cumbria's £3 billion visitor economy and in 2019 attracted approaching 20 million visitors. Sitting southeast of the popular visitor destinations of Windermere and Coniston the Parish attracts a significant number of visitors and holiday makers each year.
7. There are four hotel/restaurants in the Parish. Damson Dene Hotel, The Punch Bowl Inn and the Hare and Hounds at Bowland Bridge. Damson Dene is also home to three self-catering pods and a mini-Lake District model village, as well as a swimming pool and gym which is used by residents of the Parish. Spout house has five luxury lodges, Lamb Howe Caravan Park has 20 acres of static and touring vans, Birks Farm has a small camping and caravan site and Bulman Strands Farm has a two acre static caravan site. There are also several B&Bs.
8. There are an increasing number of individual sheds, shelters and 'shepherd huts' erected in several local fields which appear to be sometimes used as accommodation. The Parish Council notifies the LDNPA about any instances of possible unauthorised development. There are also a number of Airbnbs which operate without planning permission in buildings. The LDNPA struggles to cope with the number of infringements of planning referred to them, but they are actively working to improve this. The Parish Council welcomes this and will continue to cooperate with LDNPA and report any infringements when identified.
9. Over 15% of housing stock are not used for permanent residential use and are second or holiday homes. The Parish Council is supportive of the initiative from the new Westmorland and Furness Council to double council tax on second homes.
10. As noted in NDP Section 6 Housing, recruitment and retention of staff in hospitality and catering have become a significant issue for many employers, and these problems are also prevalent in local building, landscaping and agricultural businesses.

Planning Policy

11. The NPPF supports a prosperous rural economy. Paragraph 88 sets out that '*Planning policies and decisions should enable: a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed, new buildings; b) the development and diversification of agricultural and other land-based rural businesses; c) sustainable rural tourism and leisure developments which respect the character of the countryside; and d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*'
12. However, this has to be balanced against paragraph 189: '*Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*'

13. Lake District National Park Local Plan policies deal comprehensively with employment, rural diversification and tourism development. **Policy 16: Job creation and employment space** supports the extension of existing employment floorspace, conversion of buildings and the redevelopment of sites to provide employment floorspace and protects against changes of use to non-employment uses. **Policy 18: Sustainable tourism and holiday accommodation** supports proposals which deliver a high quality, sustainable tourism experience for the diverse range of visitors to the Lake District and **Policy 19: Agricultural and land-based rural business diversification** sets out that the Authority wants diversification proposals for farm and land based rural businesses to help sustain the rural economy and communities, and the character of the landscape and environment.

Local Agricultural Development

14. There are concerns locally that some recent agricultural development in Crosthwaite with Lyth NDP Area has not been directly related to or even required by the needs of the farm or agricultural holding and is in conflict with the area's predominantly tranquil and peaceful Lakeland character. This has included improvements to agricultural buildings for small-scale stock accommodation followed by an application for a helipad.
15. Agricultural development such as buildings and infrastructure which are clearly required to maintain and expand local farming activities and improve the rural economy is supported, but this must be balanced carefully against the need to avoid or minimise light and noise pollution and protect the local sense of place and tranquility.
16. Policy CL6 aims to achieve a better balance by ensuring the need for agricultural related development is properly evidenced and that development does not conflict with the need to protect the area's peaceful and quiet rural character.

Draft Policy CL6: Agricultural Development

Proposals for agricultural development on existing farms and small holdings will be expected to demonstrate that:

1. The proposed development is essential to support the future economic viability and longer-term sustainability of the agricultural business concerned; and
2. It would not have an unacceptable adverse impact on Crosthwaite and Lyth's local sense of place and tranquility; and
3. Light and noise pollution and disturbance are minimised or preferably avoided.

Gilpin Bridge Junction

17. The Parish has a concentration of commercial buildings in the area to the south of the Parish near the A590. The area around the Gilpin Bridge junction has seen a number of road traffic accidents over many years (including some with fatalities and life changing injuries). The Parish

Council and local community have long campaigned for an improvement to the junction to improve public safety and accessibility.

18. The A590 is maintained by National Highways (formerly Highways England). A representative from the Parish Council meets about twice a year with National Highways and Councillors from the neighbouring Parish Councils of Levens and Witherslack to discuss issues with the A590 from Brettargh Halt to the dual carriageway beyond Witherslack. National Highways is well aware from police and accident reports of the dangers of the Gilpin Bridge junction with the A5074 Lyth Valley road, the dangers of the large lorries turning onto the A590 from Low Foulshaw, and the single carriageway around the Cumbria Wildlife Trust Osprey junction. National Highways has advised that they hope to install a roundabout at Gilpin Bridge to include Foulshaw junction.
19. The Parish Council considers that until there is a safer solution to the Gilpin Bridge Junction of the A590 with the A5074, any further business development feeding into the A590 at Gilpin/Foulshaw will be unacceptable. There is already a large egg packing station employing 20 people and using HGVs for deliveries throughout Cumbria, Cannons Truck Services, a heavy haulage company which has recently expanded their premises and capacity, and Taylor's Fairground yard which again needs safe access for heavy haulage of equipment. The width of the central reservation of the A590 measures less than a large HGV so that any lorries wishing to turn east onto the A590 from the south overhang the fast lane of traffic travelling west. This has led to tragic fatalities in the past and requires urgent action.
20. Proposals for new employment development in the area which would lead to an increase in heavy haulage vehicles entering the A590 from either Low Foulshaw Lane or the A5074 will be resisted. Policy CL7: Junction Improvements at Gilpin has been prepared to support junction improvements which would make the area safer for all.

Draft Policy CL7: Junction improvements at Gilpin

Proposals for junction improvements including the provision of a new roundabout at the Gilpin junction of the A590 / A5074 will be supported.

10. Community Aspirations

1. NDPs provide an opportunity to set out actions for the Parish Council and other organisations which would complement the planning policies. In many cases these ‘Community Aspirations’ reflect the issues that are most important to local people, helping to identify where positive change is needed to make the neighbourhood area a better place for everyone.
2. This section does not form part of the statutory Neighbourhood Plan.
3. The following Community Aspirations have been identified by the Neighbourhood Planning Working Group, in response to informal community consultations and based on local knowledge and experience:

Parish Council Action 1: Low-Cost Local Housing

The Parish Council wishes to see more homes provided at realistic and low-cost rents and retained in perpetuity to meet local peoples’ housing needs.

Therefore, following on from the Neighbourhood Plan, the Parish Council will work with local residents, stakeholders and suitable not for profit / charitable organisations (such as the Crosthwaite and Lyth Landowners Trust or The Lakeland Housing Trust) to acquire and develop one or more suitable sites for local housing. It is proposed that the site will be in the vicinity of either the main village of Crosthwaite or, if that is not possible, in a suitable location within a Cluster Community nearby. The housing development will be small in scale and rented in perpetuity at fair and affordable rents, taking into account average incomes and wages for jobs at local employers and businesses.

The ownership and allocation (‘local occupancy’) policy for these homes will be agreed by the Parish Council working with the housing provider / charity / trust. The development would provide much needed permanent rented homes in perpetuity to local occupants. This would ensure our community remains diverse in age and income, support the school, Hall, Playgroup and other services and provide homes for local working people of all ages. It would help to meet housing needs now and in the future.

Parish Council Action 2: Voluntary Local Occupancy Condition

We propose an action whereby an owner of a home in Crosthwaite and Lyth Parish may, if they choose, voluntarily apply to the LDNPA to have a Local Occupancy Condition put on their home. This would enable those who wish to secure their home for local permanent occupation only. This would help protect our housing stock from being used for holiday/second homes and therefore help to keep the community vibrant and permanent. It would be entirely voluntary. At the moment there is no method of enabling this to happen, although there are a number of locals who would be willing to apply if it were possible.

The Parish Council will encourage LDNPA to use a S106 agreement to enable residents to apply for this. One of our late residents sought to do this by placing a legal covenant on his home but it was challenged and eventually the house became a holiday let. Had there been a planning

Policy and Local Occupancy planning condition applied this home could have been kept for permanent local occupation. The LDNPA is exploring the matter with the Lakeland Housing Trust so if it proves possible this will be fed that back to parish council.

Parish Council Action 3: Safer Rural Roads

The Parish Council and community support the designation of the main village lane [C5048](#) for 'access only' with the road signage to Kendal routing vehicles down the A5074 not through the village. Increasingly large lorries and coaches are trying to access Kendal via the village which leads to a hill climb at Scout Scar which is impassable for coaches and large vehicles. The new caravan site at Underbarrow is adding further pressure to a lane which passes the primary school and there is often unsafe congestion. The main lane is not designed to carry such a volume of traffic or large modern vehicles.

The main village lane through Crosthwaite and Lyth should be designated as not suitable for coaches or HGVs.

The signpost at the top of Totter Bank which signs Kendal through the village should be altered to direct Kendal traffic down the A590.

Parish Council Action 4: Improvements and Extension to the Recreation Ground

Parish Council Action 5: Provision of more parking for the Argles Hall and Primary School

Parish Council Action 6: Campaigning for improved water supply infrastructure, grey / brown water and rural sewerage schemes.

Parish Council Action 7: Campaigning for the completion of B4RN connectivity throughout the Parish and better mobile phone reception (at the moment Crosthwaite Green area has not been included) etc.

Parish Council Action 8: Campaigning for better public transport. Ideas include investigating utilisation of the Bus Service Improvement Plan based on a joint Parish approach, a survey to gauge local interest on this was mentioned and investigating the school run buses to provide a limited, volunteer-led transport facility to Kendal and return.

Parish Council Action 9: Supporting Biodiversity Net Gain within the Parish. There may be opportunities for enhancing biodiversity on Local Green Spaces and will work with partners and landowners to investigate how BNG in these areas may be delivered through planning obligations.

11. Next Steps

1. Following the informal consultation of the Draft NDP, the Neighbourhood Planning Working Group and Parish Council will consider all representations and comments, make any changes considered appropriate and publish the Draft Plan for Regulation 14 public consultation later this year. The Plan will then be finalised and submitted (along with other supporting documents) to the LDNPA.
2. The LDNPA will then publish the NDP for a further 6 weeks consultation before it proceeds to independent examination and a local referendum.
3. Information about the NDP's progress will be published on the NDP pages of the Parish Council's website and in the Parish magazine (Two Valleys).

Appendices

Appendix 1: Definition of Affordable Housing

NPPF Annex 2: Glossary

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions⁹⁰:

Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

⁹⁰ This definition should be read in conjunction with relevant policy contained in the Affordable Homes Update Written Ministerial Statement published on 24 May 2021. As noted in footnote 31, however, the 25% minimum delivery requirement for First Homes no longer applies.

Appendix 2: Crosthwaite and Lyth NDP Design Code

See separate document at:

https://www.crosthwaiteandlythpc.co.uk/?Neighbourhood_Plan

Appendix 3: Local Green Spaces

Table 1: Local Green Space Justification


Local Green Space	Reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
<p>1. Sandy Hill / Low Hill / Barkbooth Allotment</p> <p>Listed in the Parish Council schedule of properties as Sandy Hill / Low Hill on Low Fell but also known as Barkbooth Allotment.</p> <p>Identified in the Heversham Inclosure Award 1815 as Low Hill Quarry</p>	<p>The property is situated approximately 2.2km by road west of Crosthwaite village and 2.1km north of the settlement at Bowland Bridge. There are public footpaths through the site and the Parish council has provided parking for two cars adjacent.</p> <p>GR: SD418 909</p>	<p><u>Historical Significance</u></p> <p>This site is special to the local community because the associated tarns were once the source of medicinal leeches used by local people. The leeches are still present.</p> <p><u>Richness of Wildlife</u></p> <p>It also has wildlife significance. It is currently let to the Cumbria Wildlife Trust site and adjoins their site, forming part of the larger Barkbooth Lot Nature Reserve. It has paths, a large pond and abundant insects, butterflies, moths, bird life and amphibian activity as well as plant life. The general area is a wonderfully diverse assemblage of rough fell, wetland and woodland and nearby tarns are outstanding examples of clean water ponds of high ecological value.</p>	<p>The site is 0.5ha in size and is a typical example of the local landscape being undulating fell grassland, rocky outcrops, bracken and scrub with a backdrop of oak woodland. The associated tarns were once the source of medicinal leeches used by local people. The leeches are still present.</p> <p>This is a very biodiversity rich landscape of about 3 to 4 acres belonging to the Parish Council.</p>

Local Green Space	Reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
2. Bowland Bridge Quarry, Low Fell	<p>Approximately 200m north east of Bowland Bridge (settlement) on the south side of the road</p> <p>GR SD 419 897</p>	<p><u>Historical Significance</u></p> <p>Historically significant due to its original allocation under the Heversham Award (Parcel No. 682, Page 68: “<i>Bowland Bridge Quarry....</i>”).</p> <p><u>Richness of Wildlife</u></p> <p>Not open to the public but let by the Parish Council for wood coppicing to tenants who sign a contract and pay small rents. These initiatives are in keeping with the objectives of the Parish Council who have, over the last 15 years, sought to let all Parish owned land and encourage sustainable use which benefits biodiversity, and protects and enriches natural habitats.</p> <p>It is retained as part of the Parish Council’s contribution to sustainable use that benefits biodiversity and protects and enriches natural and semi-natural habitats.</p>	<p>Once a quarry of about 0.2ha for the winning of roadstone and now let for domestic purposes but characteristic of local agricultural land use.</p>

Local Green Space	Reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
3.Cowmire Quarry, Low	4km south by west of Crosthwaite near to Cowmire Hall GR SD 426 887	<p><u>Historical Significance</u></p> <p>Historically significant due to its original allocation under the Heversham Award (Parcel No. 698, Page 68: “<i>Cowmire Hall Quarry....</i>”).</p> <p><u>Richness of Wildlife</u></p> <p>Not open to the public but let by the Parish Council for wood coppicing to tenants who sign a contract and pay small rents. These initiatives are in keeping with the objectives of the Parish Council who have, over the last 15 years, sought to let all Parish owned land and encourage sustainable use which benefits biodiversity, and protects and enriches natural habitats.</p> <p>Retained as part of the Parish Council’s contribution to sustainable use that benefits biodiversity and protects and enriches natural and semi-natural habitats.</p>	Once a quarry of about 0.2ha for the winning of roadstone and vegetated with mixed semi-natural woodland and let for the purposes of management.

Local Green Space	Reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
4.Bees Orchard / Donkey Field / Crook Quarry, Crook	<p>Lies 1.5km north of Crosthwaite Green on the east side of the C5061</p> <p>GR SD 435 928</p>	<p><u>Historical Significance</u></p> <p>Originally allocated under the Heversham Award (Parcel No. 780, Page 66: “<i>Crook Quarry.... for the repair of the roads in Crosthwaite township ...</i>”) but now a richly bio-diverse meadow supporting fruit trees with several bee hives currently on-site.</p> <p><u>Richness of Wildlife</u></p> <p>Not open to the public but let by the Parish Council for wood coppicing to tenants who sign a contract and pay small rents. These initiatives are in keeping with the objectives of the Parish Council who have, over the last 15 years, sought to let all Parish owned land and encourage sustainable use which benefits biodiversity, and protects and enriches natural habitats.</p> <p>It is privately let and the tenants have over the years planted a wonderful new fruit orchard, rich bio diverse meadowland, laid the hedges and installed hives for bees.</p>	<p>Once a quarry for roadstone, this roughly triangular field of about 0.4ha. has reverted to meadow grassland and is an asset to the local community.</p>

Local Green Space	Reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
5. Hubbersty Head, Far Fell	<p>Lies approximately 1.5km west by north of Crosthwaite village and within the hamlet of Hubbersty.</p> <p>GR SD 427 917</p>	<p><u>Historical Significance</u></p> <p>Identified in the Heversham Inclosure Award 1815 (Page 65 Parcel No. 783a) as follows: <i>“And we do assign set out and allot as and for a public watering place for cattle all that piece or parcel of land number 783a situate at Hubbersty Head on Crosthwaite Far Fell in the said township of Crosthwaite....”</i></p> <p>A site with clear historic provenance referenced as far back as 1283 but as more particularly evidenced in the Inclosure Award.</p> <p><u>Recreational Value</u></p> <p>Its significance to the local and wider community is in its designations. It is registered Common Land (CL64), Section 16 Dedicated Land (CROW Act 2000) and there is a public footpath running its length.</p> <p><u>Richness of Wildlife</u></p> <p>It is a mixed woodland, typical of similar small woodlands in the area and is floristically interesting with a good show of bluebells in the Spring. A small stream passes through part of the site.</p>	<p>Hubbersty Head is a small, rectangular woodland site with an area of approximately 0.3ha.</p>

Local Green Space	Reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
<p>6. Site of Old Lime Kiln</p>  <p>This image was taken from the Geograph project collection. The copyright on this image is owned by Ron Shirt and is licensed for reuse under the Creative Commons Attribution-ShareAlike 2.0 license. (No change made.)</p>	<p>This limekiln lies approximately 2.7Km south of Crosthwaite village by road to the north-east of Broad Oak Farm.</p> <p>GR: SD 435 895</p> <p>Easily accessible from the adjoining road.</p>	<p><u>Historical Significance</u></p> <p>Lime has long been an important material in Cumbria and was burnt in kilns wherever fuel and raw limestone could easily be brought together. Apart from its use to bind and render stonework and decorate walls, it has been invaluable for improving the fertility of acidic soils. There were, originally, about 12 lime kilns on the edge of Whitbarrow, some of which were demolished a long while ago, while others are in a state of disrepair. A few are in good condition, having been rebuilt by the National Park Authority and one such restored kiln is at Broad Oak. As a survivor of past agricultural practice this gives the Broad Oak kiln considerable local significance.</p> <p><u>Recreational Value</u></p> <p>There is a community bench associated with this site.</p>	<p>Described by Visit Cumbria as a ‘classic’ kiln, Broad Oak is trapezium in shape and built into a bank from dressed limestone blocks and iron beams for support. A fire brick lining ensured it didn't burn itself up. 0.04ha.</p>

Local Green Space	Reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
7. The Pinfold, Lyth Valley	<p>The property is easily accessible being situated in the Lyth Valley adjacent to the main A5074 approximately 5km south-south-east of Crosthwaite village and 1.5km (by road) east-south-east of the Howe (settlement).</p> <p>GR SD 462 883</p>	<p><u>Historical Significance</u></p> <p>Listed in the Parish Council schedule of properties as The Pinfold or Pinfold Hill Quarry but in the Heversham Inclosure Award 1815 (Parcel No. 567 Page 65) as Low Gate Quarry. An important historic site within the Parish. Pinfolds used to hold domestic livestock (often strays) for short periods of time. Though in poor condition, this pinfold has its original stone walling evident. The interior is higher than the surrounding land and it would have been built specifically because of the rocky outcrop at its centre. Before the valley was drained the pinfold would have provided a dry refuge for grazing cows and sheep. Subsequently it was designated as a quarry under the Heversham Award of 1815. The stone known as “pinnell” was ideal hardcore for surfacing local roads and tracks.</p>	<p>The Pinfold is just 0.2 ha in size but an important feature in the landscape. With few pinfolds surviving, its particular historic purpose and subsequent use renders it of significance as an aspect of local character.</p>

Local Green Space	Reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
8. Mearsons, Far Fell / Hubbersty Head Quarry	<p>Approx 1.5km NW of Crosthwaite Green and a little south of Greenbank Farm on the left of the minor road that joins the A5074</p> <p>GR SD 427 923</p>	<p><u>Historical Significance</u></p> <p>Historically significant due to its original allocation under the Heversham Award (Parcel No. 727a, Page 66: <i>“Winster Road Quarry.... for the repair of the roads in Crosthwaite township ...”</i>).</p> <p><u>Richness of Wildlife</u></p> <p>Privately let but retained as part of the Parish Council’s contribution to sustainable use that benefits biodiversity and protects and enriches natural and semi-natural habitats.</p>	<p>Once a quarry for roadstone and now a field of about 0.2ha used for rough grazing and thus characteristic of local agricultural land use.</p>
9. Bowling Green Field	<p>Located about 250m north of the village on the west side of the road to Starnthwaite.</p> <p>GR SD 435 916</p>	<p><u>Recreational Value</u></p> <p>A bench has been placed in the middle. and is accessible to the public via a triangle of public footpaths.</p> <p><u>Richness of Wildlife</u></p> <p>Owned by the Parish Council and planted with mixed native trees, the site is managed for the benefit of the local community.</p>	<p>It is an important green space near the centre of the village of about 0.6ha</p>

Local Green Space	Reasonably close proximity to the community	Demonstrably special to a local community and holds a particular local significance	Local in character and is not an extensive tract of land
10. Winster Road Quarry, Far Fell / Rickettrae Lot	<p>Approx 1.5km NW of Crosthwaite Green and a little south of Greenbank Farm on the left of the minor road that joins the A5074</p> <p>GR SD 427 923</p>	<p><u>Historical Significance</u></p> <p>Historically significant due to its original allocation under the Heversham Award (Parcel No. 727a, Page 66: “<i>Winster Road Quarry.... for the repair of the roads in Crosthwaite township ...</i>”).</p> <p><u>Richness of Wildlife</u></p> <p>Let to local tenants but retained as part of the Parish Council’s contribution to sustainable use that benefits biodiversity and protects and enriches natural and semi-natural habitats.</p>	<p>Once a quarry for roadstone and now a field of about 0.6ha used for rough grazing and thus characteristic of local agricultural land use.</p>

Maps of Local Green Spaces

Map 4: LGS1 Sandy Hill / Low Hill / Barkbooth Allotment



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Map 5: LGS2 Bowland Bridge Quarry, Low Fell



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Map 6: LGS3 Cowmire Quarry, Low



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Map 7: LGS4 Bees Orchard / Donkey Field / Crook Quarry, Crook



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Map 8: LGS5 Hubbersty Head, Far Fell



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Map 9: LGS6 Site of Old Lime Kiln



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Map 10: LGS7 The Pinfold, Lyth Valley



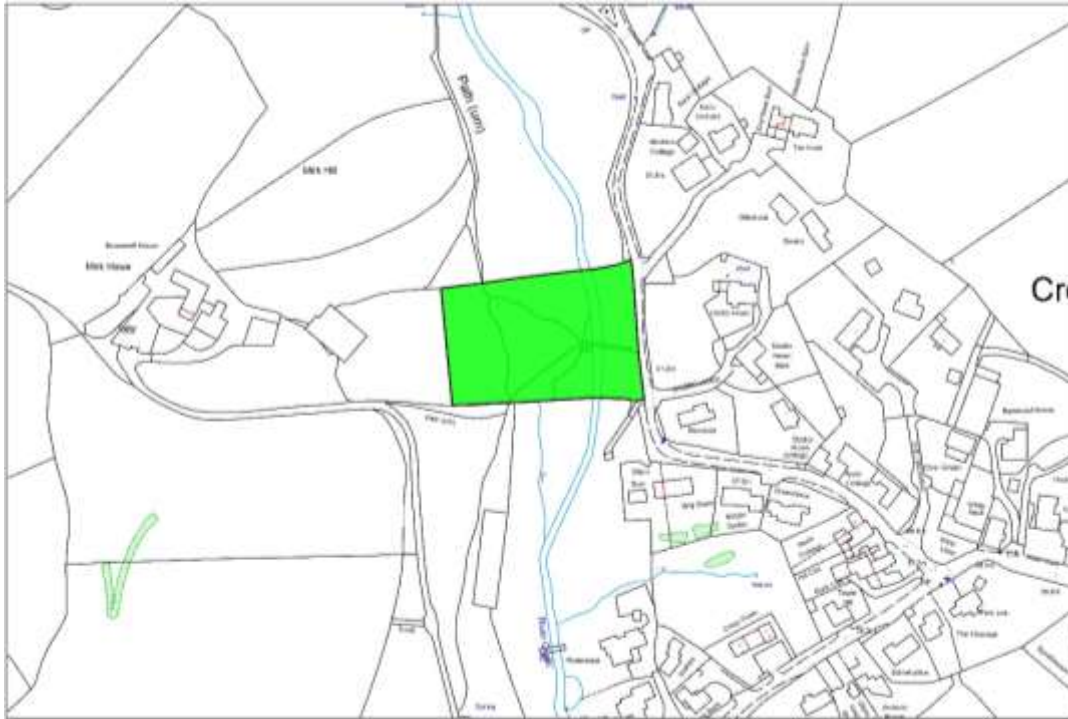
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Map 11: LGS8 Mearsons, Far Fell / Hubbersty Head Quarry



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Map 12: LGS9 Bowling Green Field



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Map 13: LGS10 Winster Road Quarry, Far Fell / Rickettrae Lot



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Crosthwaite and Lyth Neighbourhood Planning Working Group

On behalf of Crosthwaite and Lyth Parish Council

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