



**Eden Local Plan Partial Review
Report on the Regulation 18 Scoping Consultation**

December 2021

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1. Introduction

- 1.1 This documents sets out how Eden District Council has involved communities and statutory consultees in the Regulation 18 Scoping Consultation for the Eden Local Plan Partial Review. The Council declared its intention to undertake a partial review of the Eden Local Plan 2014 – 2032 in April 2021.

Regulation 18 Consultation

- 1.2 To ensure Development Plans are prepared on a sound footing, the Council is required to undertake a public consultation and seek representations on the proposed scope of the Partial Review – the focus of which is climate change and design. This is a requirement under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (to be referred to as ‘2012 Regulations’).

Structure of this Document

- 1.3 In accordance with the requirements of Regulation 22 of the 2012 Regulations, this document details the following:
- Section 2: Explains which bodies and persons the Council invited to make representations under Regulation 18;
 - Section 3: Confirms how these bodies were invited to make representations under Regulation 18;
 - Section 4: Confirms the number of representations received, how these were made and by whom;
 - Section 5; Provides a summary of the responses received in response to the Regulation 18 consultation;
 - Section 6: Sets out the next steps in the preparation of the Local Plan Review;
 - Appendix 1: Provides a list of consultees notified of the consultation;
 - Appendix 2: Sets out the letter/email sent to Consultees;
 - Appendix 3: Provides a copy of the statutory public notice;
 - Appendix 4: Sets out the responses received to Question 22; and
 - Appendix 5: Sets out responses received to specific consultation questions by respondent type
 - Appendix 6: Sets out the questions contained in the consultation

2. The Consultees

- 2.1 Comments were invited during a consultation period that lasted just over six weeks between Friday 25 June and Monday 6 August 2021. The consultation was planned to meet all of the requirements of Regulation 18 (preparation of a local plan) of the Town and Country Planning (Local Planning) (England) Regulations 2012, which states:

“(1) A local planning authority must—

(a) notify each of the bodies or persons specified in paragraph (2) of the subject of a local plan which the local planning authority propose to prepare, and

(b) invite each of them to make representations to the local planning authority about what a local plan with that subject ought to contain.

(2) The bodies or persons referred to in paragraph (1) are—

(a) such of the specific consultation bodies as the local planning authority consider may have an interest in the subject of the proposed local plan;

(b) such of the general consultation bodies as the local planning authority consider appropriate; and

(c) such residents or other persons carrying on business in the local planning authority’s area from which the local planning authority consider it appropriate to invite representations.

(3) In preparing the local plan, the local planning authority must take into account any representation made to them in response to invitations under paragraph (1).”

- 2.2 The list below identifies the organisations and other bodies that the Council considers to have an interest in the Local Plan process:

- Neighbouring Local Planning authorities;
- The Civil Aviation Authority;
- The Coal Authority;
- Cumbria Constabulary;
- Electricity North West Limited;
- English Heritage;
- Environment Agency;
- Health Service Providers;
- Highways Agency;
- Highways Authority;
- Homes and Communities Agency;
- Natural England;
- Network Rail;
- Parish Councils within the District;

- The Clinical Commissioning Group;
- United Utilities;
- Other relevant gas, electric, electronic communications network providers (such as Mono).

2.2 Consultees were contacted through Eden District Council's Planning Policy Consultation database which includes those who have expressed an interest in being notified of planning policy consultations together with all statutory consultees. Approximately 295 consultees were contacted via email and 26 by post. No-one had expressed a preference to be notified via SMS text message. A full list of all those consulted regarding the Local Plan Partial Review Consultation can be found in Appendix 1.

3. Methods of Consultation

Consultations Methods

- 3.1 The consultation was promoted in accordance with the approach outlined within the Council's Statement of Community Involvement (2019). This included promoting the consultation in the following ways:
- Through the Council's website and intranet;
 - Public notice placed in the Cumberland & Westmorland Herald newspaper on Saturday 26 June 2021;
 - Placement of adverts in the Cumberland & Westmorland Herald newspaper on a number of occasions between 26 June and 31 July 2021;
 - Promotion of the consultation to the local press, radio and television stations;
 - Interview with the Leader of Eden District Council on BBC Radio Cumbria broadcasted on Saturday 26 June 2021;
 - Consultation leaflets, posters and hard copy surveys placed in local libraries including: Alston; Appleby; Kirkby Stephen; Lazonby; Penrith; and Shap;
 - Consultation posters sent to Town and Parish Councils (for onward circulation) and secondary schools and displayed on various public noticeboards (including in supermarkets) within the local planning authority area;
 - Online presentations to Town & Parish Councils through the Eden Association of Local Councils on 30 June and 14 July 2021;
 - By asking partners and networks to help promote the consultation on our behalf;
 - Posting of messages, images and placement of paid adverts on social media including: Facebook; Twitter and Instagram; and
 - The recording of a series of videos containing key information about the consultation for YouTube;

Consultation Materials

- 3.2 The consultation survey was available online through the Council's website with hard copies made available through libraries. The Council also posted hard copies of the survey to those that requested it. Respondents were able to respond via: the Citizen Space survey on the Council's website; by posting a completed hard copy version of the survey; or by responding to the online Video Ask which allows individuals to record their answers via video or audio or alternatively to type a response.

4. Representations

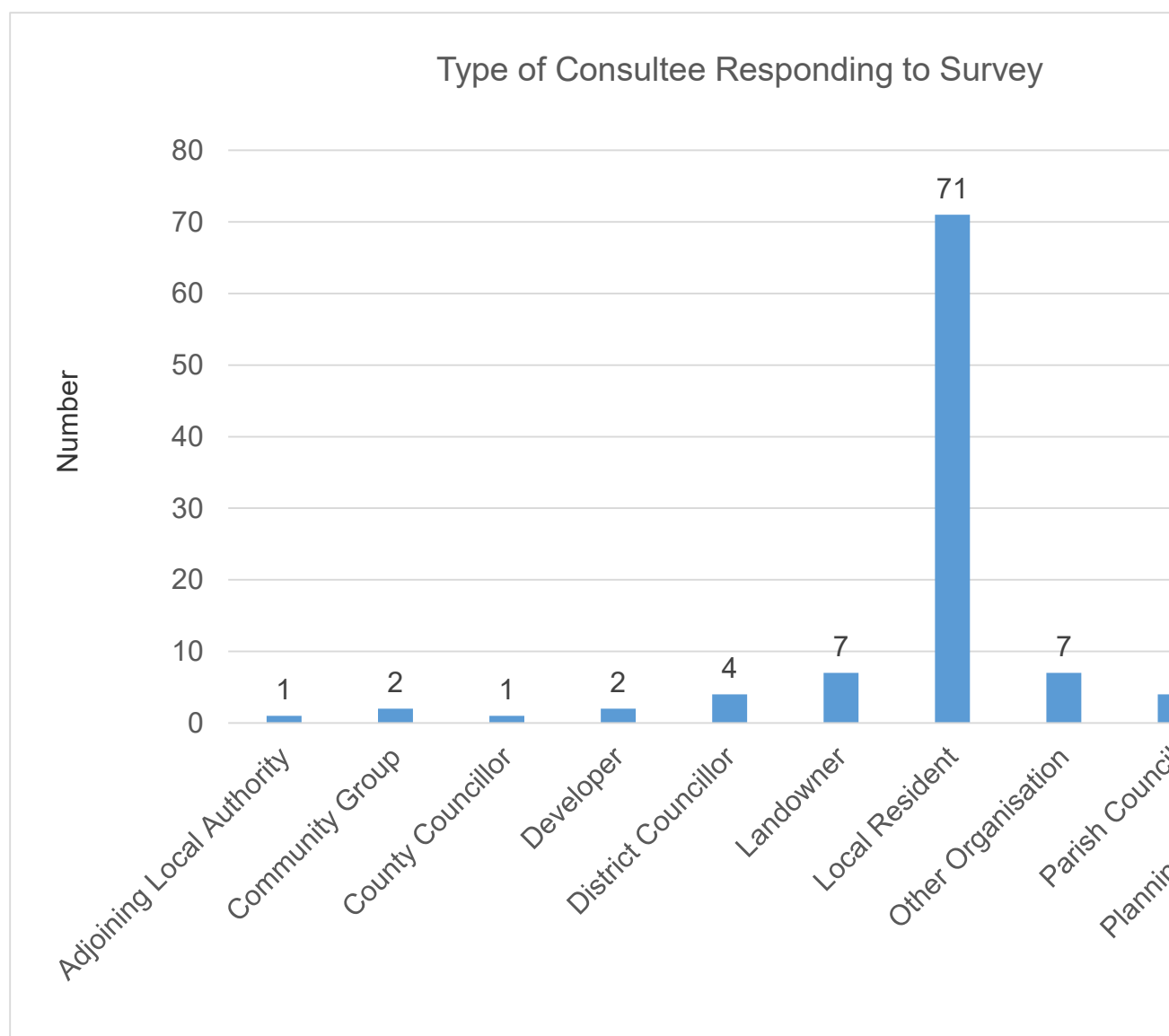
Overview

- 4.1 The Council received a total of 127 representations in response to the Regulation 18 scoping consultation from 126 different individuals or organisations. Details of the organisations that responded to the consultation is provided in Appendix 5 along with their comments to the free form/open-ended questions within the consultation survey. Names of the private individuals and local residents that responded are not provided for GDPR reasons.

Breakdown of Respondent by Type

- 4.2 Figure 1 below illustrates the types of respondents that completed the survey. It shows that the largest groups of respondents were local residents, followed by private individuals. No representations were received from the following consultee types and are therefore not included within Figure 1 below: adjoining Parish Councils; housing associations; infrastructure providers; land agents; local MP; and registered social landlords.

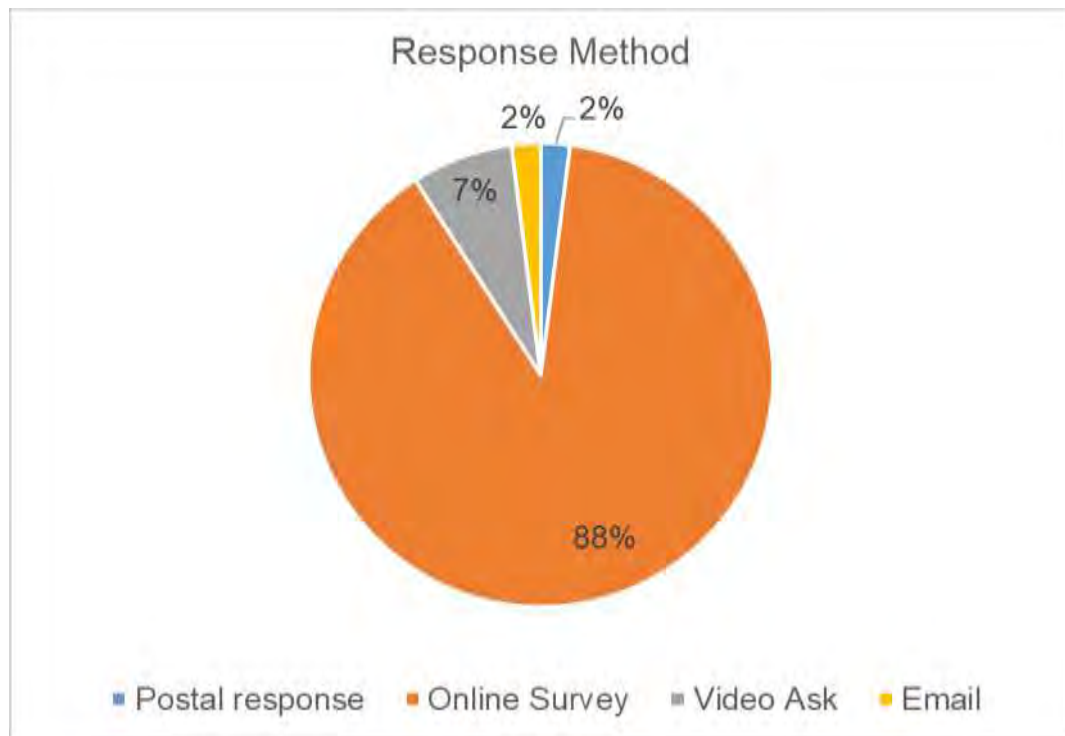
Figure 1: Type of Consultee Responding to Survey



Breakdown of Responses by Submission

- 4.3 Figure 2 below indicates the methods by which the Council received representations (post, email, citizen space electronic survey, Video Ask). As Figure 2 illustrates, the vast majority of respondents to the survey made their comments using the online Citizen Space survey.

Figure 2: Method of Response to Consultation Survey



Note: the percentages do not tally to 100% due to rounding.

- 4.4 We also looked at the location of respondents completing the survey, with the results of this analysis set out in Figure 3. As the map illustrates, responses were submitted from addresses across the Eden District. However, several responses came from addresses clustered in and around Penrith with smaller clusters based in and around Kirkby Stephen, Appleby, Lazonby, Shap and Sockbridge & Tirril. Figure 3 also indicates that a small number of responses came from addresses within the Eden District but outside of the Eden local planning authority area; as such, these respondents will not be affected by the Local Plan Partial Review. A total of 16 addresses could not be plotted due to 12 of these being located outside of the area (primarily business addresses) and four not being known.

Figure 3: Location of Respondents



5. Summary of Responses

Introduction

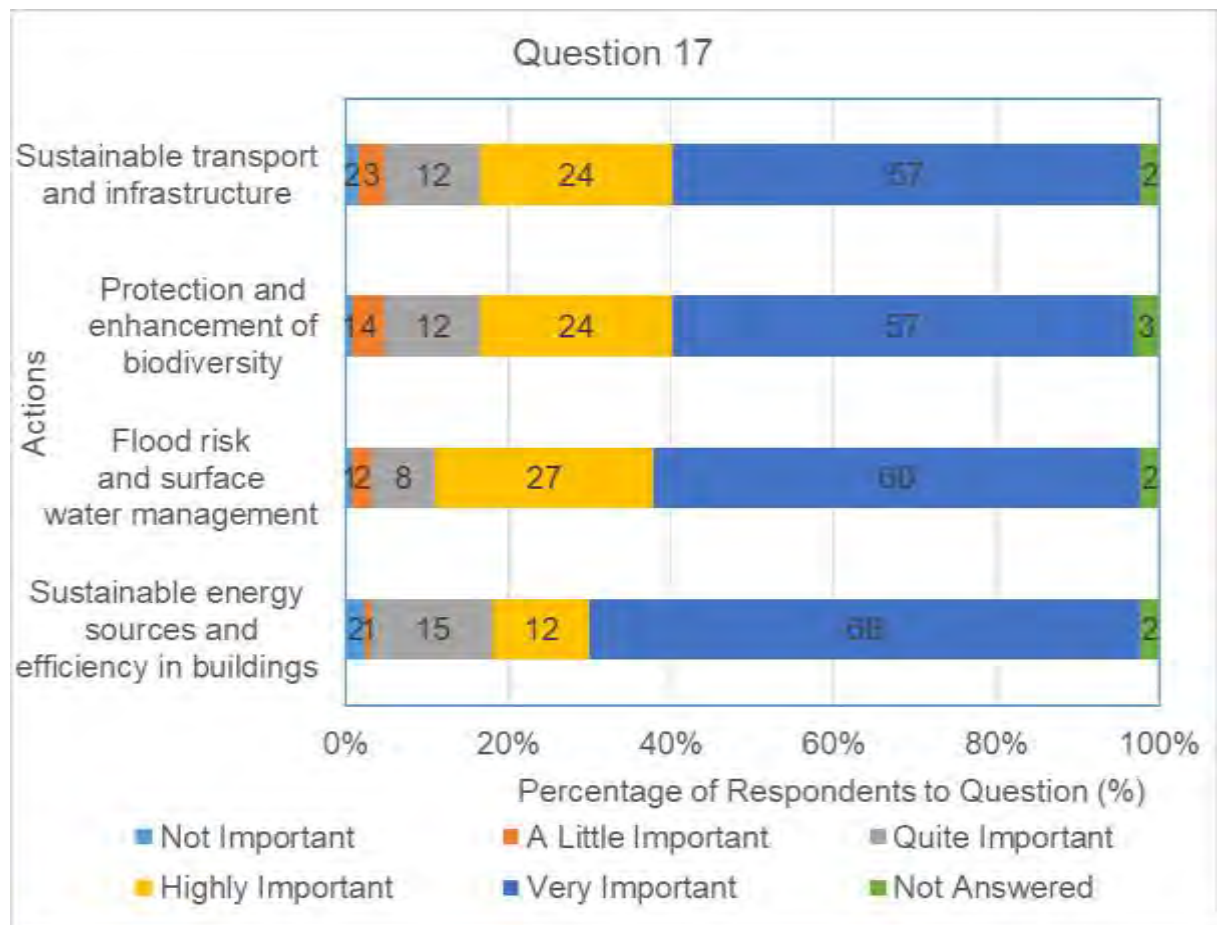
- 5.1 Questions 1 – 16 of the consultation survey sought to capture contact details for the respondent completing the survey as well as client details if the respondent was completing the survey on behalf of an individual or organisation. Questions 17 & 18 related to climate change whilst the remaining questions (19 to 26) related to matters of design.

Climate Change Questions

Question 17

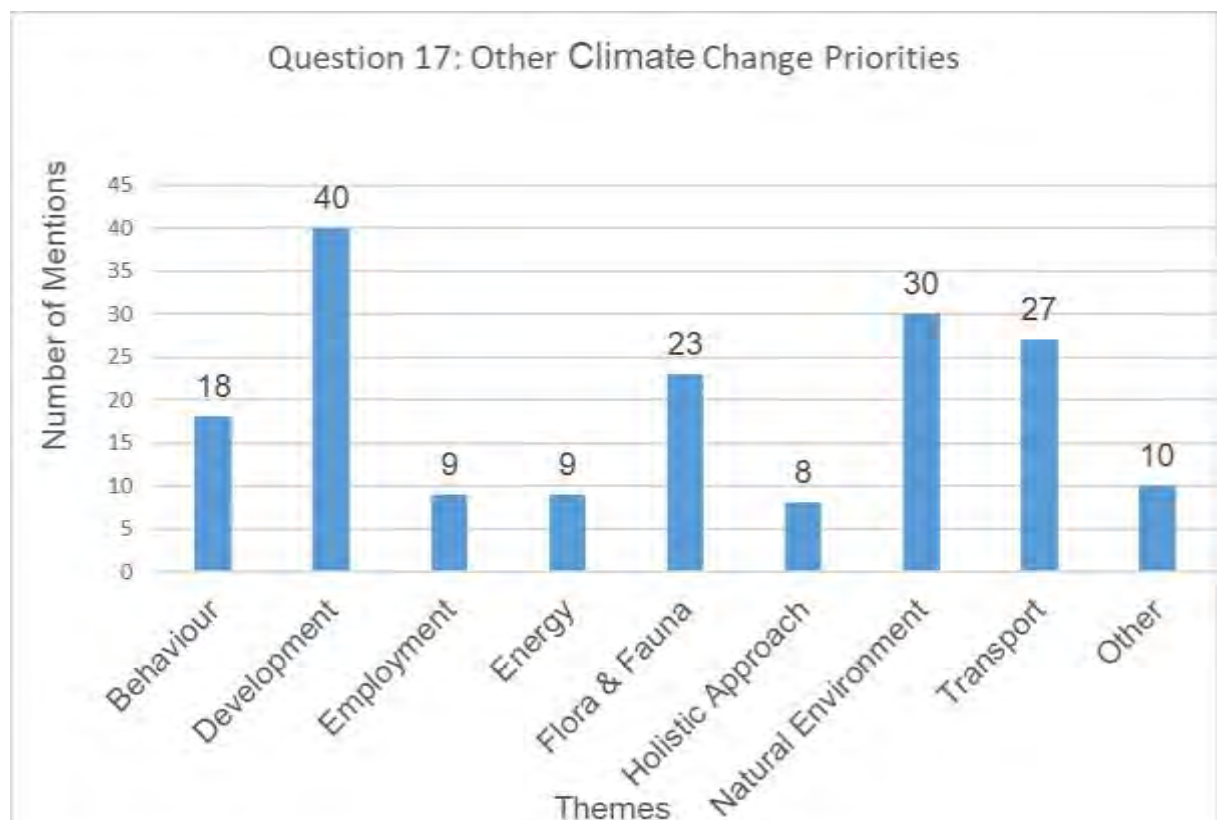
- 5.2.1 Question 17 asked “*What actions are most important to you in tackling climate change and biodiversity loss? Please score each item on a scale of 1 to 5, with 1 being least important and 5 being most important*”. A total of 126 respondents (99.21% of all respondents to the survey) answered one or more parts of this question; the results are presented in Figure 4 below.

Figure 4: Question 17 - What actions are most important to you in tackling climate change and biodiversity loss?



- 5.2.2 Of the four actions, 'sustainable energy sources and efficiency in buildings' is the action that received the greatest number of 'very important' scores (86 in total). However, when the 'very important' and 'highly important' scores are combined, 'flood risk and surface water management' received the greatest number of scores (110 in total). However, it is worth stating that the scores for all four actions were very close with at least 92% of all respondents to the survey assigning a score of between 'quite important' and 'very important' to all four of the stated actions.
- 5.2.3 In addition to the four actions stated in question 17, the survey question also allowed respondents to put forward up to two of their own suggestions regarding the actions that should be taken in tackling climate change and biodiversity loss. A total of 44 respondents put forward one suggestion while an additional 38 respondents put forward a second suggestion. In some instances, each suggestion contained more than one action.
- 5.2.4 The suggestions put forward were very diverse although a small number of the same/similar suggestions were put forward by multiple respondents. Suggestions were aggregated and broadly grouped by theme to assist with analysis and presentation, with the results presented in Figure 5.

Figure 5: Question 17 - Other Climate Change Priorities



5.2.5 As Figure 5 illustrates, the greatest number of ‘other climate change priority’ suggestions fell within the ‘development’ theme/category, followed by the ‘natural environment’. An indication of the suggestions behind the themes, presented in Figure 5, are provided in Table 1 below. Some of the suggestions lent themselves to being assigned to more than one theme but, for the avoidance of double counting, were only placed within one category.

Table 1: Question 17 - Other Climate Change Priorities

Theme	Nature of Recommendation (Number of mentions in brackets)
Behaviour-related	Financial incentives/penalties (6); Education (4); Recycling (3); Behaviour (1); Buy local (1); Communications (1); Accountability/reporting (1); Second homes/holiday lets (1)
Development	Construction/Materials (13); Location of development (9); Prioritise brownfield sites (7); Retrofitting (5); Section 106 legal agreements (2); Density (1); Development Rates/Figures (1); Planning applications/decisions (1); Land use (1)
Employment	Farming (8); Jobs (1)
Energy	Energy (9)
Flora and Fauna	Biodiversity (13); Trees/hedgerows (9); Tree protection zones (1)
Holistic Approach	Holistic solutions (7); Long-term view on sustainability (1)
Natural Environment	Green spaces (16); Landscape (9); Water bodies (5)
Transport	Sustainable transport (15); Public transport (6); EV Charging (5); Cycle storage (1)
Other	Pollution (7); Carbon budget (1); European Union (1); Tourism (1)

5.2.6 As Table 1 indicates, the most common suggestions related to green spaces, sustainable transport and construction/materials. Full responses to this question, along with other survey questions, are provided within Appendix 5. We note that not all of the suggestions put forward were directly planning related (such as those grouped under the ‘behaviour-related’ and ‘holistic approach’ themes). Where this is the case, such responses/suggestions have

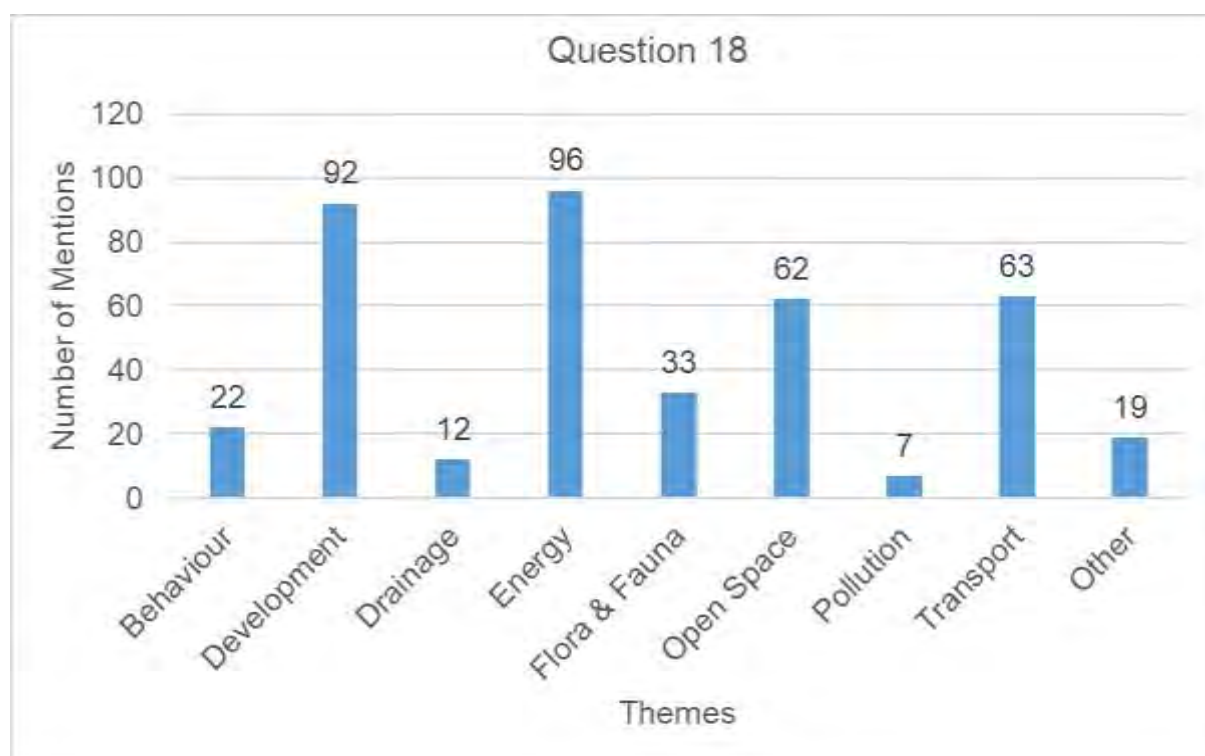
been shared with Officers in other teams within the Council for their consideration.

Question 18

5.3 Question 18 asked “*What three things would you like to see happening as part of new developments that, in your opinion, would contribute towards mitigating against climate change and help towards a zero carbon future?*” Whilst examples were suggested, respondents were asked to provide up to three, free-form text answers. A total of 116 respondents (91.34% of all respondents to the survey) answered this question. Again, in some instances, each suggestion contained more than one element/part to them.

5.3.1 The suggestions received were very diverse although a small number of the same/similar suggestions were put forward by multiple respondents. Suggestions were broadly grouped by theme to assist with analysis and presentation (with fuller responses provide in Appendix 5) although some were related to non-planning matters. The analysis is presented in Figure 6 below.

Figure 6: Question 18 - What three things would you like to see happening as part of new developments that, in your opinion, would contribute towards mitigating against climate change and help towards a zero carbon future?



5.3.2 As Figure 6 illustrates, the greatest number of suggestions fell within the ‘energy’ and ‘development’ themes/categories, followed by ‘transport’ and ‘open space’. The nature of the suggestions behind the themes, presented in Figure 6, are provided in Table 2 below. Again, some of the suggestions lent

themselves to being assigned to more than one theme but, for the avoidance of double counting, were only placed within one category.

Table 2: Question 18 - What three things would you like to see happening as part of new developments that, in your opinion, would contribute towards mitigating against climate change and help towards a zero carbon future?

Theme	Nature of Recommendation (Number of mentions in brackets)
Behaviour-related	Recycling (9); Education (4); Buy local (3); Second homes (2); Communications (2); Incentives/penalties (1); Support to communities in becoming zero carbon (1)
Development	Construction/materials (27); Reuse of land & buildings (15); Building Design/Urban Design and Layout (14); Location of Development (11); Decision-making on planning applications (4); Housing density (5); Retrofitting of buildings (5); Adaptable Homes (3); Development numbers (2); Development sizes (2); Building Inspections (2); Site allocations (1); S.106 legal agreements (1)
Drainage	Water management/drainage (10); Permeable surfaces (2)
Energy	Green Energy (72); District/Community heating (19); Energy consumption (3); Cost of renewable energy (1); Power plants (1)
Flora and Fauna	Biodiversity (17); Trees (16)
Open Spaces	Green spaces (35); Allotments & orchards (26); Play areas (1)
Transport	Transport (31); Cycle storage (12); EV Charging (20)
Other	Accessible services (6); Farming (3); Community infrastructure (2); Long-term view of sustainability (2); Council staff (1); Heritage management (1); Landscape (1); Technology (1); Tourism (1); Utilities (1)

5.3.3 As Table 2 shows, the most common suggestion, by a considerable margin, related to green energy, which received 72 mentions. Other popular suggestions related to: green spaces; transport; construction/materials; and allotments/orchards.

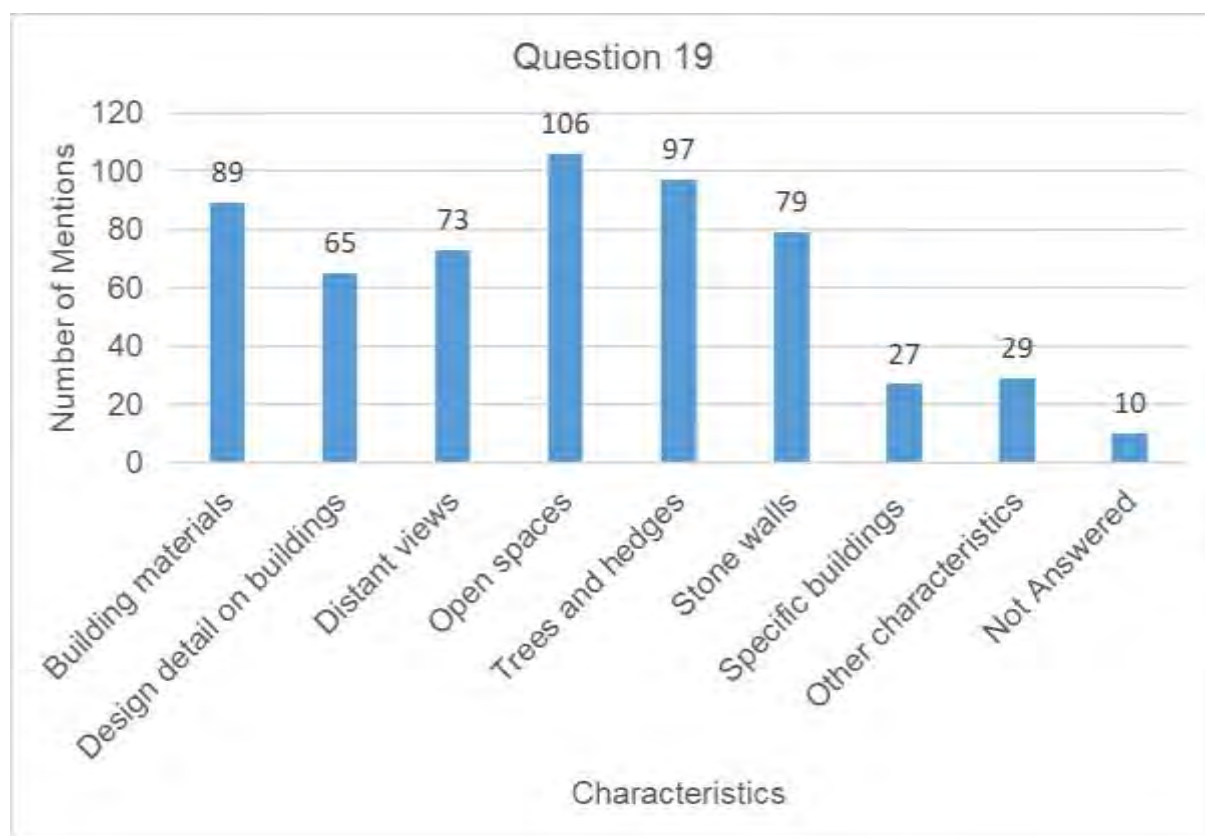
- 5.3.4 Full responses to this question, along with other survey questions, are provided within Appendix 5. We note that not all of the suggestions put forward were directly planning related (such as those grouped under the 'behaviour-related' theme). Where this is the case, such responses/suggestions have been shared with Officers in other teams within the Council for their consideration

Design Questions

Question 19

- 5.4.1 Question 19 asked, “Which of the following characteristics are important to the character of your town, village or hamlet?” Respondents were asked to tick all characteristics they considered to be relevant. A total of 118 respondents (92.91% of all respondents who completed the survey) answered at least one part of this question.

Figure 7: Question 19 - Which of the following characteristics are important to the character of your town, village or hamlet?



- 5.4.2 As Figure 7 illustrates, the characteristic that received the greatest number of ticks/mentions was 'open spaces' followed closely by 'trees and hedgerows' – both characteristics that form part of our natural environment. However aspects relating to the built environment - building materials and stone walls - came third and fourth while distant views were also highly valued, coming fifth.

- 5.4.3 The question also allowed respondents to provide details of any specific buildings that they considered to be important to the character of their town, village or hamlet. A total of 60 respondents answered this part of the question although the answers, on the whole, were rather generic; several cited local/vernacular building materials (such as red sandstone), the presence of historical/listed buildings (including churches), and building appearance/design as important in contributing towards the creation of local character. These general comments are represented in Figure 8 along with answers received to the final part of Question 19 (see paragraph 5.4.5).
- 5.4.4 However, a small number of respondents did mention specific individual buildings and/or streets that help to define character in their locality. Their responses are summarised in Table 3.

Table 3: Question 19 - Buildings Which Help to Define Character (By Settlement)

Settlement	Buildings Which Help to Define Character
Alston	Town Hall, St Augustine's Church, St Paul's Church (before it deteriorated), Quaker Meeting House, Market Place and Market Cross area in general
Appleby	Castle, St Paul's Parish Church, Methodist Church, Moot Hall, St Anne's Hospital, houses from fourteenth century onwards, Boroughgate, shop (due to well-designed frontages)
Greystoke	New-ish building on the edge of Greystoke (on the way to Motherby)
Hartley	Converted barn on main street through Hartley village
Johnby	Johnby Hall
Kirkby Stephen	Conservation Area
Morland	All the buildings in the historic heart of the village including the church, Morland House, Square and Water Street
Penrith	Town Hall, Jubilee Gardens, banks in the main square, Clock Tower Square (with Arnison's and Grahams), St Andrew's Church, Railway Station, Castle and Station Hotel, Mostyn Hall, Penrith Playhouse, Penrith Library, Devonshire Street, New Streets, older houses in Castletown, sandstone houses

Settlement	Buildings Which Help to Define Character
	[not buildings – The Beacon, Cornmarket round shelter, squares, alleys, ginnels, churchyard
Shap	Limestone and granite buildings
Temple Sowerby	Georgian brick and sandstone buildings – Temple Sowerby House Hotel, Linden House, The Grange, Grange Cottage, High Green House, Sherriff House, Park House, Counting House and cottages around the large main greens to the east of the former A66 such as Lowthian Cottage, Hillside etc...
Tirril	Former Quaker Meeting House, Reading Room, old traditional buildings in the centre
General comments	Barns, Churches

5.4.5 The question also allowed respondents to list other characteristics that they thought were important to the character of where they live. A total of 62 respondents answered this part of the question. Comments were generally quite diverse although a number of similar comments were put forward by multiple respondents. Comments were broadly grouped by theme to assist with analysis and presentation (with fuller responses provided in Appendix 5). The results are presented in Table 4 below.

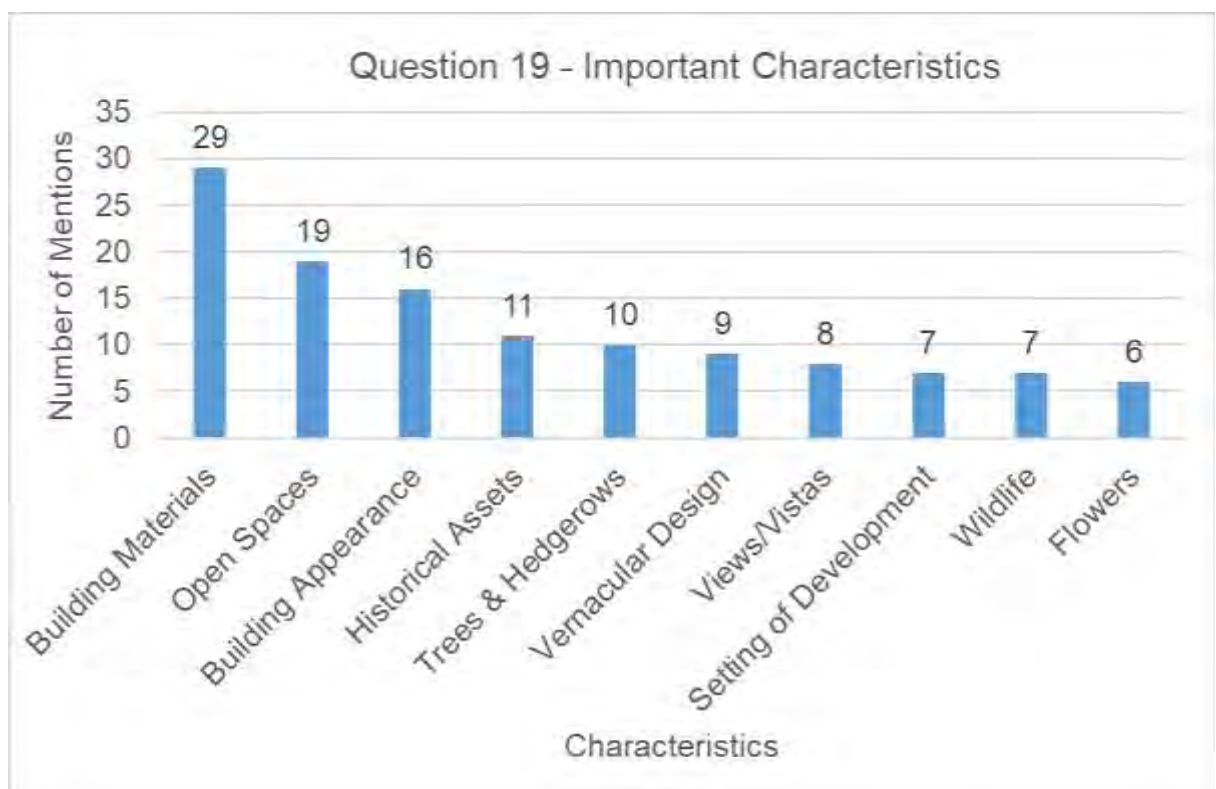
Table 4: Question 19 – Characteristics That Are Important to the Character

Theme	Characteristics that are Important to the Character of Where I Live (Number of mentions in brackets)
Built Environment	Building Materials (29); Building Appearance (16); Historical Assets (11); Vernacular Design (9); Setting of Development (7); Scale (4); Density (3); Development pattern (3); Housing/ Development Mix (3); Re-use of buildings (3); Walls (3); Complete/reinstate developments (2); New Build (2); Purpose-built buildings (1); Buildings to be prioritised in response to need (1); Exemplar retrofit buildings (1)
Facilities	Community facilities (4); Play space (2); Independent shops (1)

Theme	Characteristics that are Important to the Character of Where I Live (Number of mentions in brackets)
Flora and Fauna	Trees & Hedgerows (10); Wildlife (7); Flowers (6)
Infrastructure	Public footpaths (3); Transport (2); Roads (1); Speed limits (1); Country lanes (1); Ginnels (1)
Natural Environment	Open Spaces (19); Landscapes/National Parks/Designated Sites (5); Village Greens (3); Natural environment (2); Verges (2) Landscape (1); Orchards (1); Paddocks (1); Ancient field systems (1); Garths (1)
Views	Views/Vistas (8)
Other	Air quality (2); Family/community connections (2); Peacefulness (2); Advertising (1); Art (1); Dark skies (1); Drainage (1); Inclusive and accessible places (1); Lack of windfarms (1); Local powers (1); Safe places (1); Uniqueness (1); Diversity (1)

5.4.6 The top ten most commonly cited characteristics (as listed in Table 4) are presented in Figure 8.

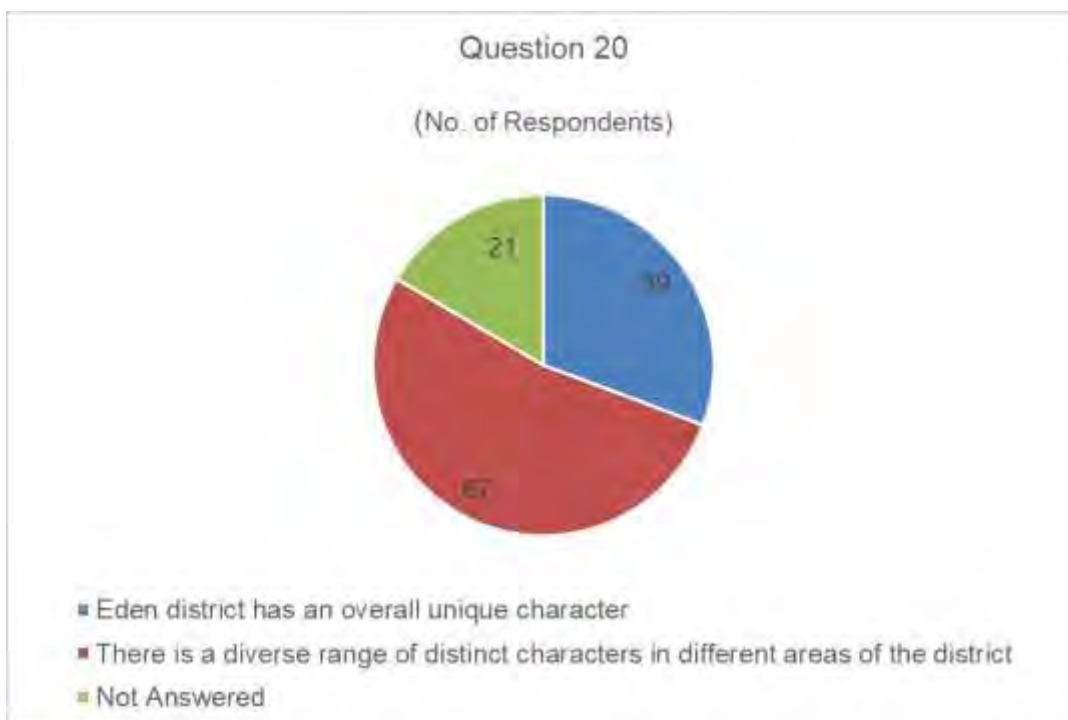
Figure 8: Question 19 – Top 10 Characteristics That Are Important to Where I Live



Question 20

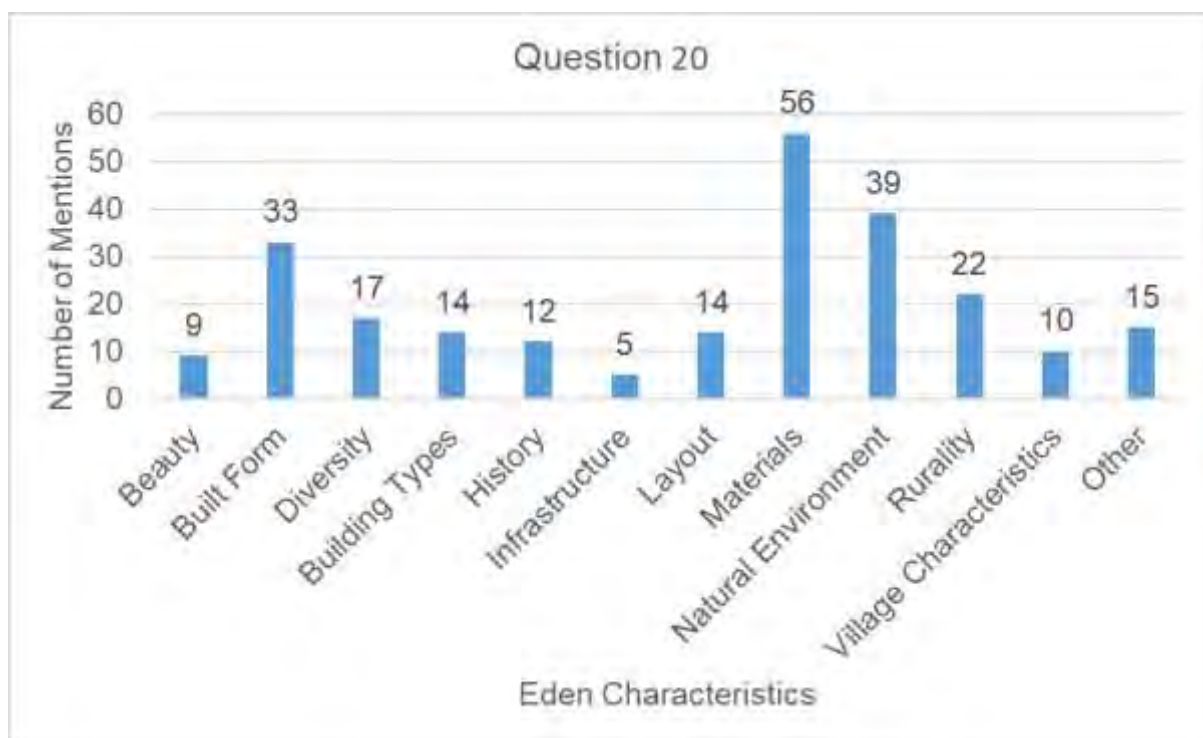
- 5.5.1 Question 20 asked, *“Do you think there is a unique Eden 'character' across the whole of the district or do you think there is a diverse range of distinct characters in different parts of the district?”* A total of 111 respondents (87.4% of all respondents) answered this question. The results are presented in Figure 9.

Figure 9: Question 20 - Do you think there is a unique Eden 'character' across the whole of the district or do you think there is a diverse range of distinct characters in different parts of the district?



- 5.5.2 It is clear from Figure 9 that just over half of respondents (67 respondents or 53%) considered there to be a diverse range of distinct characters in different areas of the district whilst only 39 respondents (31%) believed the Eden district had an overall unique character.
- 5.5.3 Respondents were encouraged to elaborate on their response by describing the character/characteristics of Eden. The suggestions put forward were very diverse although some similar suggestions were put forward by multiple respondents. Suggestions were summarised/assigned a characteristic, with similar characteristics then aggregated and assigned a theme to assist with analysis and presentation. The results presented in Figure 10.

Figure 10: Question 20 - Eden Character/Characteristics



5.5.4 As Figure 10 illustrates, the most common characteristic considered to define Eden relates to the ‘build materials’ to be found within the District – mainly the red sandstone and the stone walls, the latter being prevalent across the District. Together the ‘built form’, certain ‘building types’ and ‘layout’, received a total of 120 mentions. In contrast to the built environment, characteristics relating to the ‘natural environment’ and Eden’s ‘rurality’ received a total of 58 mentions in response to this question.

5.5.5 The characteristics behind the themes, presented in Figure 10, are provided in Table 5 below. Some of the characteristics lent themselves to being assigned to more than one theme but, for the avoidance of double counting, were only placed within one category.

Table 5: Question 20 - Eden Character/Characteristics

Theme	Characteristics (Number of mentions in brackets)
Beauty	Views (6); Picturesque (3)
Diversity	Different characteristics across the District (14); Distinct, characterful settlements (2); Variety of buildings in the four towns (1)
Built Form	Small settlements (10); Setting of settlements (7); Inappropriate development/design (3); Architecture (2); Character spoilt by inappropriate development (2); Low rise developments (2); Traditional building styles (1); Conservation Areas (1); Organic growth (1); Over-development in rural areas (1); Penrith - too urban (1); Simple, village designs (1); Walled gardens (1)
Building Types	Old buildings (7); Cottages (2); Large farmsteads (2); Chapels (1); Modern developments in towns (1); Identikit housing (1)
History	Traditional market towns (7); Historic area (3); Historic industrial activity (1); Archaeology (1)
Infrastructure	Street layouts (1); Settle - Carlisle railway (1); Winding lanes (1); Busy and dangerous roads (1); Passageways (1)
Layout	Settlement layout (5); Buildings focussed around a village green (4); Linear settlements (4); Nuclear settlements (1)
Materials	Build materials (30); Red sandstone (14); Stone walls (9); Green slate (1); Limestone (1); Yellow, north Pennine stone (1)
Natural Environment	Landscape (15); Open space (11); Natural environment (4); Fields (2); Lakes (2); Rivers and streams (4); Valley between the Pennines and the Northern Fells (1)
Rurality	Agriculture (16); Rural nature (6)
Village Characteristics	Variety in villages (4); Village greens (3); Vibrant villages (2); Timeless feel of villages (1)

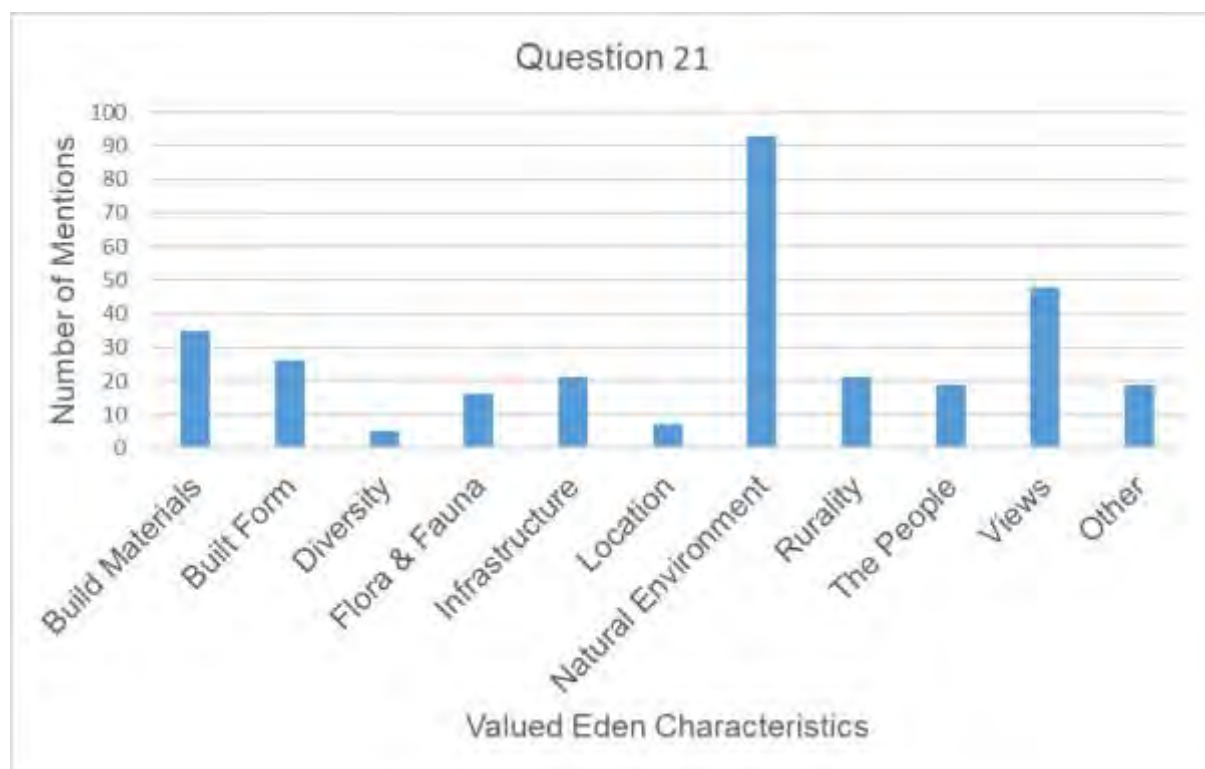
Theme	Characteristics (Number of mentions in brackets)
Other	Community (4); Tranquillity(3); Hidden gems/secret corners (2); Airy settlements (1); Connectivity (1); Meeting places (1); Non-conformity (1); Pollution (1); Simple and complicated come together (1)

5.5.6 As Table 5 indicates, the following characteristics all received more than ten mentions: build materials; red sandstone; agriculture, landscape; open space; different characteristics across the District; and small settlements. Notably, a small number of the defining characteristics put forward by respondents were negative, most of which fell within the 'built form' theme (inappropriate development/design; character spoilt by inappropriate development; over-development in rural areas; Penrith is too urban) but also included reference to identikit housing, busy and dangerous roads and pollution.

Question 21

5.6.1 Question 21 asked, "*What do you value about the character of Eden?*" A total of 104 respondents answered this question (81.89% of all respondents to the survey). Many respondents cited multiple characteristics that they valued about the District. These responses were analysed and characteristics grouped by theme, for analysis and presentation purposes, the results of which are presented in Figure 11 and Table 6.

Figure 11: Question 21 - What do you value about the character of Eden?



5.6.2 Figure 11 quite clearly indicates that the characteristics which are most valued are those that relate to the natural environment – this receiving almost twice as many mentions as the second most valued Eden characteristic – that of views. The individual characteristics, behind the data presented in Figure 11, are provided in Table 6. Some of the characteristics lent themselves to being assigned to more than one theme but, for the avoidance of double counting, were only placed within one category.

Table 6: Question 21 – What do you value about the character of Eden?

Theme	Valued Eden Characteristics (Number of mentions in brackets)
Build Materials	Build materials (24); Stone buildings (7); Stone walls (4)
Built Form	Architecture (8); Traditional buildings (3); Unspoilt settlements (3); Settlements (2); Small villages (2); Development layout (1); Sympathetic development (1); Diversity of housing (1); Public Houses (1); Street layouts (1); Setting of settlements (1); Linear settlements (1); Lack of windfarms (1)

Theme	Valued Eden Characteristics (Number of mentions in brackets)
Diversity	Mix of old and new (3); Mix of town and country (1); Diversity (1)
Flora and Fauna	Wildlife (9); Trees (6); Hedgerows (1)
Infrastructure	Footpaths (8); Cycling/walking opportunities (5); Settle - Carlisle railway (2); Bridleways (1); Country lanes (1); Traffic-free roads (1); Narrow streets (1); Cobbled streets (1); Railway lines (1)
Location	Connectivity (4); Close to National Park(s) (3)
Natural Environment	Open spaces (48); Landscape (17); Rivers (11); Tranquillity (7); Natural environment (5); Countryside (1); Hills (1); Lake Ullswater (1); Verges (1); Wide sky (1)
Rurality	Rural nature (9); Farming identity (6); Sparsely populated (3); Pace of life (2); Working villages (1)
The People	Community/family (16); Local people/accents/dialects(2); Small traders in market towns (1)
Views	Views (48)
Other	History/heritage (5); Beauty (4); Air quality (3); Character (2); Self-sustainability (1); Vibrancy of Kirkby Stephen (1); Lack of deprivation (1); Outdoor lifestyle (1); Village life (1)

5.6.3 As indicated by Table 6, Eden's open spaces and views are the two characteristics that are equally valued by respondents and significantly more so than any other characteristic. Eden's build materials received the third highest number of mentions followed by its landscape. Whilst community/family is also highly valued, this characteristic, along with others falling under 'The People' theme, is not a planning consideration (i.e. it does not have the ability to influence planning policy).

Question 22

- 5.7.1 Question 22 asked, “*Do you think your town, village or hamlet has its own unique character or do you think it is similar to other towns or surrounding villages and hamlets?*” It then asked respondents to describe their settlement, as they understand it, and whether there are other settlements with the same or similar character. A total of 109 respondents answered at least part of this question (85.83% of all respondents to the survey).
- 5.7.2 Respondents were from a diverse range of settlements (46 different settlements in total). The responses received to the first part of this question are presented in Table 5.7 whilst the responses to the second part of the question are presented in Appendix 3 due to the length of the table.
- 5.7.3 As Table 7 illustrates, very few respondents who answered this question were from the same settlement, making it difficult to robustly identify any trends. Unsurprisingly, the greatest number of respondents (21 in total) were from Penrith. In respect of the District’s four towns, more respondents considered them to have their own, unique character than being similar to that of other settlements.

Table 7: Question 22 – Does your town, village or hamlet have its own unique character or is it similar to others?

Name of Town, Village or Hamlet	Has its own Character	Character is Similar to Other Settlements
Alston	3	-
Appleby	5	1
Armathwaite/Wetheral	-	-
Bampton	-	1
Brampton	2	-
Brougham	1	-
Church Brough	-	1
Cliburn	-	1
Clifton	-	2
Crosby Garrett	1	-
Crosby Ravensworth	-	1

Name of Town, Village or Hamlet	Has its own Character	Character is Similar to Other Settlements
Dale, Ainstable	-	-
Eamont Bridge	-	1
Gamblesby	-	1
Great Strickland	1	1
Hartley	1	-
Hesket Newmarket	1	-
High Hesket	1	1
Ivegill	1	-
Johnby	1	-
Kirkby Stephen	6	-
Kirkoswald	-	1
Langwathby	1	-
Lazonby	5	1
Little Salkeld and Langwathby	1	-
Low Hesket	-	1
Market Brough	1	-
Matterdale End	-	1
Morland	1	-
Nenthead	1	-
Newbiggin-on-Lune	-	1
Newton Reigny	-	1
Ousby	2	-

Name of Town, Village or Hamlet	Has its own Character	Character is Similar to Other Settlements
Pallet Hill	1	-
Penrith	14	7
Plumpton	-	1
Reagill	1	-
Roundthwaite	1	-
Shap	3	-
Skelton	-	2
Sockbridge	-	1
Stainton	1	-
Temple Sowerby	2	-
Threlkeld	1	-
Tirril	-	2
Winton	1	-

5.7.4 Appendix 3 sets out the description that respondent's provided about their settlement, along with their views on whether there are other settlements with the same or similar characteristics. Respondents collectively commented in respect of 47 different settlements (including some which are outside of the Eden District local planning authority area, these being Bampton, Crosby Ravensworth, Crosby Garrett, Matterdale End, Roundthwaite, Threlkeld and Wetheral). Of these, respondents suggested that 32 settlements were considered to have the same or similar characteristics as their own settlement for a variety of reasons; some referring to the settlements having similar histories, layouts, settings, build materials and out of character developments. The majority of respondents, however, did not explain what the similarities were between their own settlement and others.

5.7.5 In describing their own settlement, many respondents alluded to the age, style, layout and materials of buildings and value the contribution that these make to the character of their settlement. Several respondents alluded to houses being set around a village green(s) (Gamblesby, Langwathby, Little Salkeld and Temple Sowerby) with others making reference to the linear

nature of their village (Brampton, Cliburn, Great Strickland, Low Hesket, Market Brough and Ousby). A clear appreciation for the historic nature/aspects of several settlements came across strongly from several respondents with comments including reference to: the historic parkland in Johnby; the long history of Lazonby and Morland; the cobbled setts in Alston and Nenthead; the traditional market squares in Greystoke and Penrith; and the many old, stone buildings found in multiple settlements across the District.

- 5.7.6 A number of respondents alluded to settlements being surrounded by countryside/agricultural fields with views to the Lake District and/or North Pennine hills (Brampton, Church Brough, Cliburn, Johnby, Temple Sowerby, Threlkeld and Tirril). Several settlements were also described as working, farming villages (Cliburn, Clifton, Reagill, Shap and Skelton) and some described as being remote, rural or tucked away (Alston, Church Brough, High Hesket, Johnby, Lazonby, Newbiggin-on-Lune and Tirril), leading some to make reference to the lack of services and facilities and in some instances public transport (Cliburn, High Hesket, Newbiggin-on-Lune). A small number of respondents, however, indicated an appreciation of the peacefulness of where they live (Church Brough, Hartley, Plumpton and Skelton) whilst others expressed a pleasure in the vibrancy and/or viability (Kirkby Stephen, Langwathby, Lazonby) and strong, friendly community feel of where they live (Alston, Ivegill, Kirkby Stephen, Kirkoswald, Lazonby, Morland, Nenthead, Newbiggin-on-Lune and Penrith).

Question 23

- 5.8.1 Question 23 asked, *“In your nearest town, village or hamlet what buildings would you describe as examples of poor quality design – do you think they are ugly and why?”* A total of 95 respondents answered this question (74.8% of all respondents to the survey).
- 5.8.2 Altogether, 24 different settlements were mentioned in response to question 23 and, as Table 8 indicates, 90 different replies were received – these being a combination of individual buildings, specific housing developments and general comments. Many respondents listed multiple examples of buildings they consider to represent poor quality. Buildings receiving three or more mentions are as follows:
- New build development (21);
 - Voreda House, Penrith (8);
 - Carleton Meadows residential development, Penrith (4);
 - Samuel Kings School, Alston (3);
 - Environment Agency building, Penrith (3);
 - Kentucky Fried Chicken, Penrith (3);
 - New Squares, Penrith (3);
 - Omega Proteins, Penrith (3); and

- Agricultural Buildings (3);

Question 24

- 5.9.1 In contrast to question 23, question 24 asked, “*In your nearest town, village or hamlet what buildings would you describe as examples of high quality design – do you think they are beautiful and why?*” A total of 81 respondents answered this question (63.78% of all respondents to the survey).
- 5.9.2 Whilst fewer respondents answered question 24, compared with question 23, 120 different replies were received – these again being a combination of individual buildings, specific housing developments and general comments. Only older buildings and Penrith Town Hall received three or more mentions – the former receiving eight mentions and the latter five mentions. Table 8 (columns four and five) summarises the responses received.

Table 8: Questions 23 and 24 – Examples of Poor Quality and High Quality Design

Settlement	Poor Quality Design (Q23)	Total	High Quality Design (Q24)	Total
Ainstable	Pump House	1	-	
Alston	Building opposite Moredun Garage	1	Alston House	1
	Building opposite Spar	1	Chemist	1
	Old Bank, Front Street	1	Lovelady Shield Hotel	1
	Old Church, Front Street	1	Lowbyer Manor Country House	1
	Samuel Kings School	3	New butchers	1
			The Butts	1
			Town Hall	1
Appleby	Westmorland Builders	1	Alms Houses	1
	Certain housing estates (incl Westmorland Place)	2	Cloisters	1
	Costa (signage)	1	Kingstone Cottages, Battlebarrow	1
	Housing built 1980s - 2000	1	New Cricket Club	1

Settlement	Poor Quality Design (Q23)	Total	High Quality Design (Q24)	Total
	Housing in yards and passages	1	Older properties, Boroughgate	1
	New Co-op	1	Red House	1
			St Anne's Hospital	1
			Upper part of Chemist	1
			White House, Boroughgate	2
Armathwaite	1960s style house near bridge	1	Low House	1
Brampton	Newer bungalows	1	-	
	Pre-fabricated houses	1	-	
Brougham (near to)	-		Pembroke Farm	2
Clifton	Story Homes development	1	-	
Crosby Garrett	Lorry depot	1	Church	1
	Bungalows	1	Cottages	1
			Small bridges	1
Crosby Ravensworth	-		Stoneworks Garth	1
Glenridding	-		North House	1
Great Salkeld	-		New builds	1
	-		Conversion	1
Great Strickland	-		Old School	2
Greystoke	-		Greystoke Fields	1
			Houses around the Cross	1

Settlement	Poor Quality Design (Q23)	Total	High Quality Design (Q24)	Total
			Boot & Shoe Public House	1
Hackthorpe	New houses (Lonsdale Park)	2	-	
High Hesketh	Elm Close	1	Mid C20th houses	1
			Sandstone houses on northern tip	1
Ivegill	60s/70s bungalows	1	The Grange	1
	Former Council housing	1		
Johnby	Mid-late C20th housing	1	Thornycroft extension	1
			Bank barn conversion	1
			Johnby Hall - barn conversion	1
Kirkby Stephen	Mill Gardens	1	Birkbeck Gardens (4 houses)	1
	New builds	2	Conversion of older buildings into housing	1
	New house at end of Park Terrace	1	Grey Gables	1
	Terraces at entrance to White Ox Farm	1	Main Street Buildings	1
			Old Courthouse	1
			Redmayne House	1
			St Michaels Church	1
Langwathby	Langwathby Hall Farm development	1	St Peter's Church	1
	Low Farm development	1		

Settlement	Poor Quality Design (Q23)	Total	High Quality Design (Q24)	Total
Lazonby	B[?] Mill	1	Church	
Low Hesket	-		Hesket Hall	1
Lowther	-		Fernleigh	1
			Skiddaw House	1
Market Brough	-		Dial House	1
			High Street buildings	1
Matterdale End	-		Traditional stone buildings	1
			Barn conversion	1
Morland	Damson Bank	1	Cobblestone Corner	1
	Hornbeams	1		
	Jacksons Croft	1		
Newbiggin	-		Tymparon Hall	1
Newbiggin-on-Lune	-		Conversion of farms/barns on the road to Kirkby Stephen	1
Newton Reigny	New-build adjacent to Blossom Barn	1		
Ousby	Infill dwellings	2	Ivy House	2
	Willan Trading development	2		
Penrith	Apartments Old London Rd/Roper St	1	Adapted older buildings	1
	Bland shop frontages	2	Angel Lane area	1
	Bridge Lane (between Kemplay Bank & Victoria Rd)	1	Around St Andrew's Church	2

Settlement	Poor Quality Design (Q23)	Total	High Quality Design (Q24)	Total
	Brookside	1	Barclays	2
	Carleton Meadows	4	Brentfield Way-sandstone houses	1
	Carleton Road houses	1	Brougham Fields, Carleton Rd	2
	Castle Retail Park	1	Brunswick Square	1
	Council houses behind Sainsbury's	1	Butchers Block	1
	Doctors	1	Carleton Manor Park	2
	Empty shops	1	Castletown	1
	Environment Agency building	3	Clock Tower area	1
	Flats incl. new build, esp. Roper Street	1	Devonshire Arcade	1
	Former Co-op building	2	Devonshire St listed bldgs	1
	Gilwilly Industrial Estate	1	Field House Gardens	1
	KFC	3	Former Clarks Shoe Shop	1
	Kilgour Rd/Victoria St housing	1	J&J Grahams (delicatessen)	2
	Low buildings by Coronation Gardens	1	HSBC	2
	McDonald's	1	Mansion House	1
	Morrisons	1	Most of Town centre	1
	New Squares	3	New Streets terraces	1
	Omega Proteins	3	Old shops	1
	Pategill	1	Parklands buildings	1

Settlement	Poor Quality Design (Q23)	Total	High Quality Design (Q24)	Total
	Woodberry Heights	2	Railway station	1
	Petrol Filling Stations	1	Sandstone buildings surrounding Scaws	1
	Raiselands Croft	1	Scaws Dutch-style houses	2
	Richardson's corrugated building	1	Social housing near Sainsbury's	1
	Sainsbury's	2	Star Fruits	1
	Sainsbury's car park	1	The Fairways	1
	Town Centre - non-stone buildings	1	The Foundry	1
	Ullswater Community College	2	Thorpefield	1
	Ullswater Rd shopping sheds [Castle Retail Park?]	1	Wordsworth Street houses	1
	Voreda House	8	Booths	1
	Penrith vernacular (ie small windows)	1	Great Dockray	1
			Police HQ	1
			Town Hall	5
Pooley Bridge	-		Properties near the river	1
Shap	Large, new-build houses	1	Modern house on Main Street	1
	Pebbledash houses	1		
Skelton	Skelton School	1	-	
Sockbridge	New development near Thorpefield	1	-	

Settlement	Poor Quality Design (Q23)	Total	High Quality Design (Q24)	Total
	New development opposite Sockbridge Hall	1		
Soulby	-		Newlands Villa	1
Stainton	New builds on small plots	1	Older, well-built properties	1
Temple Sowerby	The Meadows Development	1	Barks Mill	1
	1960s bungalows on edge of large village green	1	High Green House	1
	Infill houses in back gardens	1	Merchants Houses around the Green	1
	New houses next to Sycamore House	1	Sheriff's House	1
	Crofts Development	1	The Grange	1
Tirril	Broad Ing devt	1	Tirril Farm cottages	1
	Thorpefield	1	Tirril Hall	1
Winton	-		Winton Manor Court	1
General comments	Agricultural buildings	3	Barn conversions	2
	Eden Housing Association houses	1	Camping Pods	1
	Generic Council estates tagged onto many villages	1	Churches	1
	Greenfield development	1	Cumbria Homes developments	1
	Mid-late C20th buildings (certain ones)	1	Development surrounded by adequate green space	1
	New Build Development	21	Don't know any	1

Settlement	Poor Quality Design (Q23)	Total	High Quality Design (Q24)	Total
	Poor materials	1	Renovated farm buildings	1
	Poor shop signage	1	Old, stone farmhouses	1
			Modern buildings in keeping	2
			Buildings using natural materials	2
			Older buildings	6
			Pre-C19th buildings	1
			Red sandstone buildings	1
			Schools	1
			Stone buildings	2
			Sustainable, retrofitted homes	1
			Sustainable/low environmental impact buildings	2
			Wildlife-friendly buildings	1

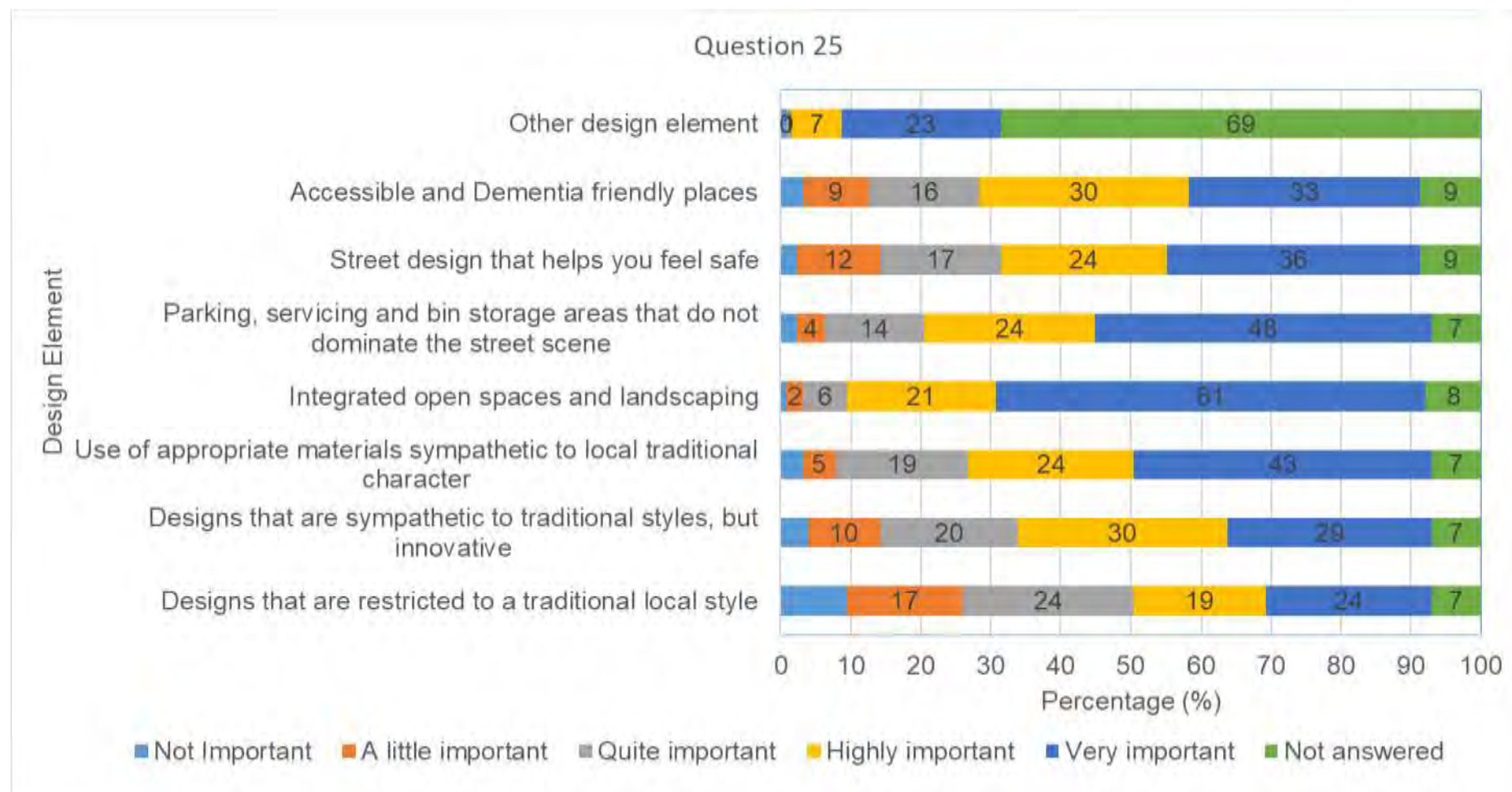
Question 25

5.10.1 Question 25 asked, “How would you score the following design elements in new development for their contribution to well-designed or beautiful places? Please score each item on a scale of 1 to 5, with 1 being least important and 5 being most important?” A total of 120 respondents answered this question (94.49% of all respondents to the survey) with the results presented in Figure 12.

5.10.2 As Figure 12 illustrates, ‘integrated open spaces and landscaping’ is the design element considered most important in contributing to well-designed or beautiful places (61% of respondents scoring this as very important and a further 21% as highly important) by a significant margin. This is followed by

'parking, servicing and bin storage areas that do not dominate the street scene' and 'use of appropriate materials sympathetic to local traditional character' with 48% and 43% respectively identifying these as very important. The element considered least important was 'designs that are restricted to a traditional local style' although 43% of respondents still thought this was highly important or very important in contributing to a well-designed or beautiful place.

Figure 12: Question 25 - How would you score the following design elements in new development for their contribution to well-designed or beautiful places?



- 5.10.3 The question also allowed respondents to put forward their own ideas on what other design elements are important in new development. Only 48 (31% of respondents) took the opportunity to do so. Suggestions were broad and varied and, as such, very few were made by four or more respondents. To assist with analysis and presentation, suggestions were broadly grouped by theme and are presented in Table 9. Some of the suggested design elements lent themselves to being placed in more than one category/theme but, for the avoidance of double counting, were only placed within one of them.
- 5.10.4 As Table 9 indicates, the greatest number of suggestions, by far, related to the built environment. The most common suggestion related to the use of sustainable materials in the construction of new developments (eight mentions) followed by energy-efficient/sustainable buildings (six mentions), accessible/adaptable homes (five mentions), development layout (four mentions) and provides for biodiversity (four mentions).

Table 9: Question 25 - Design elements in new development that contribute to well-designed or beautiful places

Theme	Suggested Design Elements That Contribute to Well-designed or Beautiful Places (Number of mentions in brackets)
Built Form	<p>Appearance: Sympathetic development (3); Innovative/Modern designs (2); Scale of development (2); Materials (1); Appearance of development (1); Detailing (1); Avoid pastiche design (1); Mix of house styles (1)</p> <p>Construction: Minimise waste during construction (1); Provision of Construction Environmental Management Plan (1)</p> <p>Development Types: Accessible/adaptable homes (5); Affordable homes (3); Retirement homes (2); Smaller developments (2); Affordable homes with local restrictions for young people (1); Housing mix (1)</p> <p>Gardens: Houses with larger gardens (1); Space to grow fruit/vegetables (1)</p> <p>Layout: Development layout (4); Landscape integration (3); Houses with adequate space around them (2); Relationship between new development and existing open space (1); Site characteristics (1); Natural light (1)</p> <p>Location: Avoid greenfield land (2); Location of development (2)</p> <p>Materials: Use Westmorland slate tiles (1); Stone walls (1)</p> <p>Storage: Sufficiently large garages (1); Incorporation of cycle storage (3);</p>

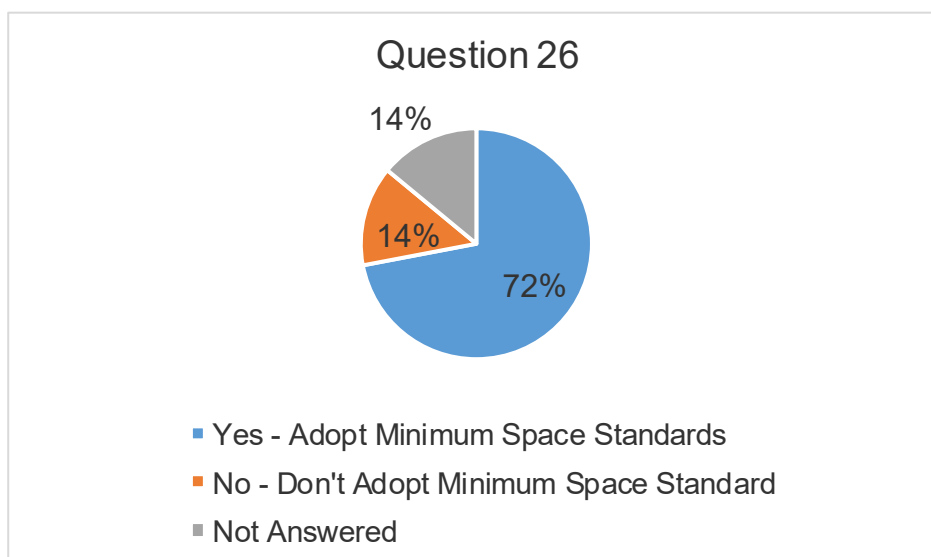
Theme	Suggested Design Elements That Contribute to Well-designed or Beautiful Places (Number of mentions in brackets)
	Sustainability Credentials: Sustainable buildings (from energy perspective) (6); Sustainable construction/ materials (8); Orientation of development (1); Passive heating/cooling (1); Passivhaus (1); Renewable energy installations (1)
Drainage	Water/drainage (2); Permeable drainage strips adjacent to pavements (1)
Flora and Fauna	Provides for biodiversity (4); hedgerows/trees (2); Planting (2); Compulsory tree & hedge planting & maintenance (1)
Travel Infrastructure	Cyclists: Cycle lanes (2); Pedestrians: Pedestrian priority over cars (2); well-lit footpaths (1); pedestrian-friendly developments (1); pedestrian shelters (1); Remove traffic/pedestrianise Penrith Town Centre (1) Roads: Wide roads (1) Other: Active travel options (2); public transport (1)
Open Space	Accessible public spaces (2); Public open space (2); Safe public spaces (1); Play areas (3)
Parking	Provision of sufficient parking spaces (2); Parking to be provided at rear of buildings (1)
Public Realm	Appleby - more seating & planting (1); High quality public realm (1); More bins needed (1); Appropriate shop signage (1)
Other	Avoid/minimise light pollution (3); EV charging points (2); Village/community hall (1)

Question 26

5.11.1 Question 26 asked, “*Should policies relating to new residential developments adopt the national minimum internal space standards?*” A total of 115 respondents answered this question (90.55% of all respondents to the survey).

5.11.2 As Figure 13 illustrates, the majority (72%) of respondents indicated that they thought new residential development should adopt the national minimum internal space standards.

Figure 13: Question 26 - Should policies relating to new residential developments adopt the national minimum internal space standards?



5.11.3 The question asked those who responded 'no' to explain their answer. Only 18 respondents (14%) replied with a 'no' and a summary of their reasons (where one was provided) is set out below:

- If adopted, we'll only see dwellings meeting the national minimum standards being provided (2 mentions);
- We have adequate land to exceed minimum space standards (2 mentions);
- Not everyone wants/can afford a larger home (2 mentions);
- We need choice and diversity to meet different needs (2 mentions);
- National minimum space standards are optional/if all homes were expected to have been built to these standards Government would have made them mandatory (2 mentions);
- Minimum space standards are too small (1 mention);
- Being close to family is more important than space (1 mention);
- National minimum space standards stifle innovation (1 mention);
- Meeting national minimum space standards could give rise to excess land use and prevent the adaptation/conversion of buildings (1 mention);
- Common sense should be applied to security and health (1 mention); and
- All bedrooms need to be made large enough for adults (1 mention)

5.11.4 A total of 91 respondents (72%) indicated that they thought policies relating to new residential developments should adopt the national minimum internal space standards. A small number of these also chose to provide an explanation for their answer, a summary of which is provided below:

- National minimum space standards are small/should be bigger (2 mentions);
- Insufficient new build properties have adequate space (2 mentions);
- Housing should be provided that meets everyone's needs and takes account of how these change over a life time (taking account of the needs of expanding families, older people and those with disabilities (4 mentions);
- Larger homes are needed for health, well-being, home-working and hobbies (1 mention);
- Additional internal space can be created by giving less space to cars/parking (1 mention);
- National minimum space standards are supported but it is important to understand the wider implications for viability and construction timescales (1 mention);
- It's logical (1 mention); and
- There should be no divergence from national policy (1 mention);

Additional Information

5.12.1 The survey closed by asking respondent's if there was any additional information they wished to provide. Forty-three respondents took the opportunity to do so. These comments related to climate change, design, biodiversity and/or other matters. The comments have been grouped by these themes in Table 10 although it is also recognised that these themes, and many of the comments, are interlinked.

Table 10: Additional Comments

Climate Change
<p>We are building too many homes. We cannot sustain this and protect our natural environment and green spaces. Tough decisions have to be made to tackle the housing and environment issue locally. We need to stop second home ownership and we need to stop offering domestic housing for holiday lets. We have a housing crisis and all properties should be used as main residences - that way, we wouldn't have to build quite so many new rural houses.</p> <p>More needs to be done to safeguard village and rural housing for local people, to safeguard our local heritage and culture which is as important as bats and bees.</p>
<p>Measures need to be taken now to stop people buying 2nd homes and 3rd homes in the area.</p>
<p>Solar panels and wind turbines should be integral.</p>
<p>I agree with climate change policies. But, these should not be politically motivated. Affordability and accessibility should be a higher priority than climate mitigation. No political motivation to save the climate should allow changes to local planning over and above national guidelines, however desirable, as this could impact on the poorer of the district and contribute to young people leaving the area to find an affordable place to set up home and join the property ladder.</p>
<p>High Hesket has been ruined by local builders who are only interested in profit. Why doesn't Eden focus on brownfield development and the change of use of former commercial properties?</p>
<p>More affordable housing needs to be built. Too many large contractors I.e. Story Homes get planning permission then say it's unaffordable to build affordable houses and get them reduced i.e. recent development in Greystoke. What is to stop the new developments that have sustainable features to them "becoming unaffordable" to the housing developer and allowing them to ditch the measures? Also who is responsible for the upkeep of the sustainable measures? Permeable roads within a development will that be the council, the home owners or the developer? Same for SUDs. Accountability needs to be thought through carefully.</p>
<p>The National Association for AONBs declared a climate and biodiversity emergency in 2019, these two issues being inseparable . https://landscapesforlife.org.uk/projects/colchester-declaration. The declaration is driving national discussion and action across the network of AONBs alongside delivery of the statutory AONB Management plans. The review of the local plan is welcomed and any changes should recognise the importance of conserving the character of our protected landscape from inappropriate development.</p>

Climate Change

In 2015 an Open Space Study was carried out to inform the current Local Plan. This study was flawed. 34 small villages and hamlets were not surveyed many lost previously protected Amenity Open Space. The rationale for removing the Amenity Open Space designation is not known and no records of this can be found. The only protected Open Space designation is currently Publicly Accessed Open Space. Once again the rationale for this decision is not known and no records can be found. This is not mandated by NPPF and is a disaster for the Eden Valley villages situated in an area of great beauty and biodiversity. Loss of Open Spaces not currently protected will ultimately have a negative impact on the effects of climate change. EDC should address these issues by producing an Open Spaces SPD as soon as possible **[FOUR SEPARATE RESPONSES RECEIVED WITH THIS/SIMILAR COMMENT]**.

Our old buildings, full of character, built of local materials and of a scale appropriate to the surrounding area enhance the character of where we live. The problem is these old buildings lack any kind of sustainable heating, insulation, or other 21st Century amenities. It will be expensive to make them efficient, economical and desirable to live in. The modern developments provide homes for first time buyers, more cheaply but we need to look at sustainability and amenities in the long term for young home buyers now.

I would especially like to see the council looking at ways to make the area as sustainable and climate-crisis aware as possible. I'd like to see spaces like the Beacon (the whole of the Beacon land not just the town side), Cold Springs, Cowraik quarry and little patches of woods and fields (eg Scaws field) be protected from development and provide a natural space for wildlife and biodiversity to flourish. I'd like for the area to take the climate crisis seriously and look at developments that really take that on board and plan for future problems like flooding and drought. Eg water systems to store rain water in times of drought, flood management, renewable energy sources, encouragement for sustainable food growing, support of farmers to be able to farm in a sustainable and wildlife-friendly way planting hedges etc.

Wind turbines are not mentioned in these questions, but I am concerned that the lack of protected status for the Eden Valley, compared to surrounding areas, might lead to future applications for wind farms which will damage the area's exceptional landscape character and quality and impact negatively on climate change through concrete and steel use, battery back-up, construction traffic and so on. Measures to combat climate change mentioned in the questionnaire and in the 'Response of the Friends of the Lake District to the Eden Local Plan Partial Review August 2021', such as energy efficiency and restoring carbon storing habitats are much more important and effective, in my view.

Climate Change

The role of transport networks and infrastructure plays a critical role in tackling climate change. To support decarbonisation of the UK economy the Government has proposed to achieve net zero carbon emissions by 2050. For surface transport, this would mean that road transport emissions would need to be near-zero and rail would need to be fully decarbonised by 2050 (Department for Transport, 2021)

The draft Cumbria Transport Infrastructure Plan (CTIP) is being jointly prepared by Cumbria County Council and Cumbria Local Enterprise Partnership. The purpose of the CTIP will be to set the strategic transport policy framework for the period 2022-2037.

In the UK, transport was the largest carbon emitting sector in 2019. The move to a net zero carbon economy presents particular challenges in a predominately rural area. This is due to the inherent need for people to travel further to access services and the difficulties of delivering effective public transport solutions, given low density of population. Active travel can play a key role in the decarbonisation of transport networks. It is also an enabler to better health and the regeneration of town centres. This principle is clearly established within the Cumbria Recovery Strategy (Cumbria Local Resilience Forum). In respect to active travel, the Partial Review should take account of the role it could play in establishing a comprehensive active travel network to increase the number of journeys made by walking and cycling and consider how it could most effectively support: the development of a Local Cycle and Walking Infrastructure Plan for Penrith; the integrating and linking of new development with walking and cycling infrastructure both on and off site; the development and delivery of strategic walking and cycling corridors, including the A66 corridor. Consideration should be given to the protection of existing linear routes, for example disused railways that can support the development and delivery of these corridors.

Regarding digital connectivity, the Partial Review should take account of the role it could play in ensuring all new developments incorporate the highest standard of digital connectivity and infrastructure available to encourage people to reduce carbon intensive travel.

In respect of electric vehicle and transmission, the Partial Review should take account of the role it could play in the delivery and distribution of infrastructure to support the decarbonisation of our transport networks. In particular it is considered important for new development to support the roll out of electric charging infrastructure.

Regionally the necessity for improved connectivity within Cumbria is strongly recognised as part of TfN Strategic Transport Plan. This highlights the potential opportunity within Cumbria and the barriers that poor connectivity creates for the economy. The decarbonisation of transport networks needs to be undertaken in a manner that recognises these issues and in particular ensures that the transport needs are met at the same time as moving towards the delivery of net zero.

Climate Change

In respect of rail infrastructure, the Partial Review should take account of the role it can play in articulating the case for enhanced rail connectivity, through improved stations, services and rail infrastructure for both local and long-distance journeys and consider how it could best: promote the role of the station at the heart of Penrith and other towns and enhance the case around accessibility for all users and maximise opportunities of HS2 and support the role of the network in the effective planning of services.

In respect of road infrastructure, the Partial Review should take account of the role it can play in securing investment and subsequent delivery of improvements to reduce congestion (and associated carbon emissions) together with the rollout of electric vehicles.

Cumbria is a largely self-contained functional economic area. The great majority of trips made are local and within Cumbria which offers opportunity for modal shift to sustainable transport modes.

There is a need for better connected town centres, making the most of interchanges between modes and increasing opportunities for non-car travel. In particular, it is important for transport infrastructure to be positively integrated with the public realm and to deliver place-based solutions that align transport, the built environment, and land use activities.

In respect of bus networks, the Partial Review should take account of the role it could play in supporting innovative approaches to the delivery of new bus services in particular in considering how new developments can support the delivery of improved services.

In respect of enhancing active and sustainable travel with the heart or town within the heart of town centres the Partial review should take account of the role it could play in making connectivity a core element in the design of successful public spaces.

Supporting this, the partial review should seek to promote best practice through the design process and effective approaches to travel planning. It should also consider if a review of the Infrastructure Delivery Plan is necessary.

Consideration should also be given to the following studies and topics: Penrith Parking and Movement Study (September 2020); Penrith Transport Improvement Study (2015) evidence for Eden Local Plan IDP; and The Penrith Transport Improvements Study (updated in 2017 to confirm the deliverability of schemes and prepare concept designs) identified a range of highway and sustainable transport schemes necessary to support the growth of the Eden Local Plan.

Design

Cumbria Development Design Guide states that parking should be designed so it does not detract from visual amenities of the area. The use of different types of surfaces, e.g. permeable surfacing (such as Grasscrete), and landscaping should be considered. The character of a development and the street scene will be tarnished by excessive parking. The Partial Review should take account of the role it could play in ensuring parking in all new developments is well designed and will not cause obstruction to pedestrian and cycle movement, private driveways and property, free movement of emergency vehicles, or bus and refuse vehicle routes.

The Guide provides parking guidance to support Local Planning Authorities in assessing the potential impacts of development on a site-by-site basis within the context of the Development Plan.

In respect of lighting, the Guide states that the main purpose for the provision of lighting in residential developments is to make the space safe to use. That being said, lighting materials are often selected in accordance with the way they will contribute to the streetscape aesthetic which can compromise performance criteria such as energy efficiency and illumination levels. The Partial Review should consider what role it can play in ensuring adequate level of illumination will be provided on development sites to make road users visible to one another, to encourage walking and cycling and to help create safe and attractive places in Eden.

Areas around villages need to be protected. Our rolling countryside fields and fell views are so fundamentally important they ARE Eden.

We need to stop giving farmers carte blanche to erect huge, metal, ugly agricultural buildings on green field sites near neighbours or where they are visible from the road. There seems to be one rule for farmers and another for everyone else.

There should be wide open spaces and new houses should have large gardens to accommodate the growing of fruit and vegetables and to benefit mental health. New builds all have very small gardens.

A lower density of housing across the valley should be welcomed.

Housing is generally developer-led. Are they likely to take on any suggestions that are not cost-effective? Do you have the power to enforce any policy?

Absolutely critical is absolute numbers of houses. These need to be incorporated sensitively within an environment. Building houses around squares or greens is better than streets. Services need to be provided for bigger developments, rather than just dumping a huge housing estate with no extra services or planning adequately for increased traffic on roads.

Providing greenery - trees on streets, landscaping - is a saving grace of all design - and helps provide cool areas against climate change. Too much concrete/tarmac provides water run off and encourages flooding, as well as attracting heat and being in general extremely unsuited to rural landscapes.

Design

Strengthening of Policy DEV5 - Design of New Development to provide better guidance and prescriptive detail to the requirements of "10. Incorporates appropriate crime prevention measures". Examples - avoiding conflict of uses, development layout to optimise surveillance opportunities, orientation and positioning of buildings to directly address access routes and public realm, avoiding designs that feature 'blank' and inactive elevations, connectivity to surrounding development and effects on permeability, demarcation of public and private space to promote ownership, placement of Public Open Space to encourage legitimate use, legibility of access routes and avoidance of superfluous links, appropriate landscaping schemes, careful and sensitive street lighting, dwelling exterior lighting schemes, protection of buildings against forced entry, addressing vulnerabilities to motor vehicle and cycle crime, deployment of CCTV if appropriate.

I haven't remarked on any new buildings in Penrith, because I can't think of anything that warrants a mention. A lot of talk has been about the empty retail sites the New Squares. It is time to acknowledge that there should be change of use for many of them. The old pub (Two Lions) is derelict and needs to be renovated if at all possible. Or maybe knock it down?

It would be nice to think that Eden could approve new homes larger than the government guidelines, but probably a bit too far for now.

Sport England advocates for active design because we know that not all people take part in formal sport and recreation and the design of the communities in which people live can help them be more active.

Active Design is rooted in Sport England's aims and objectives to promote the role of sport and physical activity in creating healthy and sustainable communities.

Active Design is supported by Public Health England and is part of our collaborative action to promote the principles set out in Public Health England's 'Everybody Active, Every Day', to create active environments that make physical activity the easiest and most practical option in everyday life. Good design should contribute positively to making places better for people, to create environments that make the active choice the easy and attractive choice for people and communities. [See Appendix 5 for remainder of response].

The Eden Local Plan should ensure the delivery of high quality development which is sustainable, accessible, safe for its lifetime and promotes a sense of place and responds positively to the prevailing character of Eden. High standards of sustainable design in all new development which contribute to ensuring Eden remains an attractive place to live and work, both now and in the future. There is an opportunity for Eden to be an exemplar in the delivery of sustainable development given the high quality natural environment within the district and its close proximity to the Lake District National Park and Yorkshire Dales National Park.

Design

The Partial Review should take account of the role it could play in ensuring new development proposals take into account the need for energy conservation and efficiency in their design, layout and choice of materials, and should demonstrate that at least 50% of all energy needed for both construction and operational use will be sourced from renewable energy (Department for Business Energy and Industrial Strategy, 2018).

The principles should be introduced in the early stages of the design process and proposals for renewable, low carbon or decentralised energy schemes should be supported provided they do not result in unacceptable harm which cannot be successfully mitigated.

The Cumbria Development Design Guide states that priority must be given to the use of sustainable drainage systems (SuDS), and the protection and enhancement of biodiversity links with the incorporation of certain SuDS features. Therefore, SuDS should be prioritised in drainage designs for development sites.

Biodiversity

Trees, hedges and wildflower meadows should be a requirement of all new developments. All new developments should have ponds for frogs and newts and there wildlife, hedgehog highways, bat bricks, swift bricks, and other in-built places for wild animals to live - that have been displaced by humans. Astro turf should be banned or require planning permission.

If you destroy a field or hedgerow to transplant a housing estate, mitigation would be to buy fields and allow them to rewild and plant trees.

Priority needs to be given to upgrading sewerage and drains from small settlements which continue to use obsolete and aging infrastructure which presents a threat to the environment and can easily damage bio diversity and the health of the local eco system.

Biodiversity

There is a danger that development of any human infrastructure will diminish the prospects for biodiversity and human wellbeing. So, for example, additional phone masts and conversion of agricultural land into tourist venues might individually not seem like much of a change. However such creeping development will harm the local nature and landscape that we hold dear. On the other hand, measures to convert from intensive agriculture to eg agro-forestry should be encouraged. Ideally any improvements should be landscape-scale so for example whole mountains should be encouraged to reduce grazing which would avoid having unsightly new fences. Schemes that encourage commercial fruit and veg growing, along with local markets, should be encouraged. Natural regeneration of trees and a mosaic of habitats should be encouraged. Plastic trees guards should not be used if at all possible. Having an ecologist and energy analyst on the planning team would help considerably, if not already present. The local plan should set out a vision for land use (outside of built up areas) that helps people live healthy lives and helps the planet recover from excess carbon emissions and unsustainable use of fertilisers, pesticides and herbicides. There should be a target for this land to absorb CO2 while still producing food, and also ensure that all designated areas such as SSSIs are improving in quality and the bulk of other land also improves for biodiversity, eg so that wildflower meadows can become the norm again.

Other

In my area, drainage, sewerage systems and electricity is not conducive to increased development. Traffic management also needs to be carefully considered.

Why are new builds are limited to certain villages and location? I repeatedly see applications refused for remote/isolated places where it doesn't make a difference to anyone. We have no real public transport to speak of, and so every house will need cars to get around, so restricting development to predesignated hubs shows the Council has its head buried deep in the sand so as not to see real life!

More consultation with local parishes. Councillors know what villages need, spaces for building and what will be acceptable to residents.

More logical use of buildings, i.e. combining library and tourist information office

I think that allowing tasteful renovation of cow houses into housing (residential or holiday) would prevent the loss of these historic buildings that you see crumbling about the place.

Maximise all benefits of each plan that you make.

Other

More new properties should be built to help locals get onto the private housing ladder in both the Villages and Towns in Eden. At present they are been out priced by those moving into Eden which has increased house prices. The knock on effect is that locals are moving out of the area as they can't afford the inflated prices due to historical lower wages in Eden.

This issue, if not addressed has implications, if we don't provide available housing for young local families we will have an unbalanced population, an older population which puts more strain on the NHS and care services.

Save Penrith Beacon from development - more than 7,000 local residents objected during the masterplan engagement. You need to put local residents at the heart of all planning and decision making. You also need to put nature, the environment and wildlife at the heart of decision making. We are in a climate and biodiversity crisis. You need a holistic approach to the district - planning should be just one piece of the puzzle for a better life for all residents (not for the few). Be brave, innovative, fair and democratic. Start acting for the people and not for the developers. I realise this is hard as National policy is all for Build Build Build. We don't have a housing crisis, we have an affordability crisis. The Governments housing target of 3,000 per annum is made up, everyone knows this.

Despite the limited scope of the partial review I would like to see currently disused stretches of railway track bed and associated infrastructure [such as bridges] incorporated into the Eden Local Plan so that they can be protected and preserved from future development and, in the fullness of time, realise their latent potential as footpaths, cycle ways and reinstated heritage railways.

Please look at infrastructure of the area before allowing any more housing development. The infrastructure in the area hasn't kept up with all the developments I.e. health care, schools, emergency services, roads, services like water sewage etc. More needs to be done to encourage more shops to open in town p my

I think the exercise has been framed as part of a partial review - I imagine that is laid down by the whole planning process. But I hope that it doesn't preclude a radical re-imagination of policies at this particular time when that is in my view urgently required.

Without adequate policing you cannot achieve any planning success. Penrith's Georgian layout makes this more difficult and therefore more important.

Other

I agree with what the Friends of the Lake District have said in their response to this partial review.

At the present time Penrith has a real problem as many new houses on the open market are unaffordable to local people. We know there is a whole area in Carlisle called Little Penrith where many of our younger people go to live, even though they work in Penrith, as they are more affordable. Unfortunately they then lose the family support that is so important to many eg child care etc.

Due to market demand, new developments do not include enough affordable elements and other houses are sold quickly. The housing shortage is exacerbated because smaller houses with room for an extension are going for this option thereby removing these houses from being potentially affordable.

6. Next Steps

- 6.1 The purpose of the consultation was to invite comments on the scope of the Eden Local Plan Partial Review. All responses submitted in response to the consultation will be used to help inform the next stage of the Partial Review and ultimately the policies to be submitted to the Secretary of State for examination. At this stage in the process it is not expected that the Council will respond to every comment and issue raised in the consultation.
- 6.2 Alongside the feedback received during the consultation, Eden District Council will continue gathering evidence documents to shape and underpin the drafting of new planning policies relating to climate change and design. As per the Council's adopted Local Development Scheme, the next stage in the process is anticipated to be the publication of the Partial Review Local Plan for public consultation (Regulation 19) in the first half of 2022.

Appendix 1 - List of Consultees Notified of the Consultation

Organisation	Title	Surname	First name
2030 Architects		Hart	Tracey
2030 Architects	Mr	Hughes	Rod
Action with Communities in Cumbria	Mr	Richardson	Fran
Addis Town Planning Ltd	Mr	Addis	Daniel
Ainstable Parish Council	Mrs	Lawson	Kimberley
Ainstable Parish Council	Mr	Vear	Nigel
Allerdale Borough Council	Mr	Kerrigan	Kevin
Allerdale Borough Council – Planning Policy			
Alston Moor Business Association	Ms	Folkard	Louise
Alston Moor Parish Council	Mrs	Johnson	Chris
Alston Moor Partnership	Mrs	Johnson	C
Anchor Hanover			
Appleby Chamber of Trade	Mr	Guest	Phil
Appleby Edibles	Ms	Teathers	Lucy
Appleby Heritage and Training Centre			
Appleby History Archaeological Society	Mr	Wilson	Chris
Appleby Town Council	Mrs	Lowthrop	Karen
Asby Parish Council	Mr	Lambert	Joe
Askham Parish Council		Bell	Charlene
Atkinson Homes Ltd	Mr	Cowperthwaite	Ross

Organisation	Title	Surname	First name
Bampton Parish Council		Bell	Charlene
Bandleyside Parish Council	Mr	Kelly	Rachael
Barton and Pooley Bridge Parish Council	Mrs	Mackey	Jill
Bell Ingram	Ms	Newton	Catherine
Bolton Parish Council	Dr	Leyland	Shelagh
Bowcliffe LLP	Ms	Ford	Rachel
Bowes Parish Council	Mrs	Overfield	H
Broadgrove Planning and Development Ltd		Walters	Richard
Brough Parish Council	Mr	Bedford	Andrew
Brough Sowerby Parish Clerk	Mr	Palphreyman	Bryan
Brougham Parish Council		Fancott-Beynon	Caroline
Burnetts		Payne	Bruce
Caldbeck Parish Council	Mr	Smith	Simon
Carlatton & Cumrew Parish Council	Ms	Crozier	J
Carlisle City Council			
Castle Carrock Parish Council	Ms	Meynell	T
Castle Sowerby Parish Council	Mrs	Kelly	R E
Castles and Coasts		Moore	Justyna
Catterlen Parish Council	Mr	Barbour	Francis
Civil Aviation Authority			
Cliburn Parish Meeting	Mrs	Kelly	Rachael
Clifton Parish Council	Mrs	Kelly	Rachael

Organisation	Title	Surname	First name
Community Housing Project Development (address unknown)	Mr	Lloyd	Andy
Corsellis	Dr	Harvey	T.C.
Cotherstone Parish Council	Ms	Mashiter	Judith
Countryside Properties		Rawlings	James
Crackenthorpe Parish Meeting	Mrs	Kelly	L
Crosby Garrett Parish Meeting	Mr	Saunders	Stuart
Crosby Ravensworth Parish Council		Barnes	Christian
Culgaith Parish Council		Fleming	John
Cumbria Action for Sustainability (CAfS)			
Cumbria Association of Local Councils		Hutchinson	Sonia
Cumbria Constabulary	Mr	Hunton	Andrew
Cumbria Council for Voluntary Service	Mrs	Bowen	K
Cumbria County Council		Megson	Phil
Cumbria County Council	Mr	Parsons	Jeremy
Cumbria County Council	Mr	Rawle	David
Cumbria County Council – Infrastructure Planning			
Cumbria County Council – Public Health Enquiries			
Cumbria County Council	Ms	Beverley	Leanne
Cumbria Disability Network			
Cumbria Local Access Forum	Mr	Ecroyd	C
Cumbria Local Enterprise Partnership	Mrs	Hewitt	Jen

Organisation	Title	Surname	First name
Cumbria Wildlife Trust	Mr	Bullard	P
Cumbria Wildlife Trust	Mr	Harpley	David
Cumbria Woodlands			
Cushman and Wakefield	Miss	Gradwell	Hannah
Cycle Active	Mr	Ford	C
Dacre Parish Council	Ms	Carter	Becx
Dalston Parish Council	Ms	Milburn	S
Department for Education	Mr	Pilgrim	John
Dufton Parish Council	Mrs	Watson	Sandie
Durham County Council	Mrs	Robinson	Michelle
Eden Access Forum			
Eden Heritage Ltd	Mr	Railton	Martin
Eden Housing Association	Mr	Clasper	John
Eden Open Spaces Group	Mrs	Holmes	Linda
Eden Outreach			
Eden Rivers Trust	Ms	Radford	Elizabeth
Electricity North West			
Environment Agency	Mr	Pickup	Jeremy
Equality Cumbria			
ERP	Mr	Broadhead	Edward
Essar Oil UK			
FFT Planning			
Forestry Commission	Mr	Simms	Graham

Organisation	Title	Surname	First name
Foskett Hylton	Mr	Foskett	Peter
Friends of the Lake District	Dr	Wilshaw	Kate
Friends of the Lake District	Mrs	Woodend Wall	Lorayne
Genesis Homes	Mr	Blue	John
Gladman Developments		Collis	Andrew
Glassonby Parish Council	Miss	Wilson	Pamela
GR Architects		Rae	Greame
Grayrigg Parish Meeting	Ms	Lewis	Rebecca
Great Salkeld Parish Council	Ms	Lytollis	Rachel
Greystoke Parish Council	Mrs	Kelly	Rachael
Gwyn Clark Town Planning		Clark	Gwyn
Harraby Green Associates	Mr	Hutchinson	Angus
Hartley Parish Meeting	Mrs	Payne	Kathy
Hawes and High Abbotside Parish Council		Cartwright	Francesca
Hesket Parish Council	Mrs	Beken	Lisa
Highways England	Mr	Billinge	Ryan
Historic England		Cumbers	Henry
Historic England		Hrycan	Emily
Historic England, Planning Adviser (North West), Historic Environment			
Holt Planning Consultancy Ltd	Mr	Willison-Holt	Andrew
Home Builders Federation (HBF)	Mrs	Harding	Joanne
Home Group		Brailey	Elsa

Organisation	Title	Surname	First name
Home Group	Miss	Smailes	Joanna
Homes England	Mrs	Pitt	Rachel
Housing 21		Cutmore	Lyndsay
Hunsonby Parish Council	Mrs	Teasdale	Helen
Hutton Parish Council		Jones	Ian
Hyde Harrington		Hutchinson	Angus
Ian Ritchie Land Agents	Mr	Ritchie	Ian
Impact Housing		Shaw	Bryonie
Impact Housing Association			Duncan
Impact Housing Association		Willmott	Anne-Marie
Kaber Parish Meeting	Mr	Duckett	Louise
King's Meaburn Parish Meeting	Mr	Addison	R I
Kirkby Stephen Town Council		Barnes	Christian
Kirkby Thore Parish Council	Miss	Nicholson	Lindsay
Kirkoswald Parish Council	Mrs	Lytollis	Rachel
KLR Planning Ltd		Read	Karen
Knaresdale with Kirkhaugh Parish Council	Miss	Walton	E
Lake District National Park Authority	Mrs	Allen	Paula
Lake District National Park Authority	Mr	Allison	Rob
Lake District Ramblers (no address)	Mr	Shepherd	Charles
Langwathby Parish Council	Mr	Fleming	John
Lartington Parish Council	Mr	Jerred	I C
Lazonby Parish Council	Ms	Wyatt	Rebecca

Organisation	Title	Surname	First name
Lichfields	Mr	Willis	Alastair
Little Strickland Parish Meeting	Mr	Langridge	Patrick
Local Nature Partnership			
Long Marton Parish Council		Nicholson	Lindsay
Lowther Parish Council	Mr	Leece	JC
Lunedale Parish Council	Mr	Sunderland	Roger
Mallerstang Parish Meeting	Mr	Prentince	John
Manning Elliott Partnership	Mr	Cottam	David
Marcus Laing		Utleay	Jemma
Marine Management Organisation	Miss	Telford	Kathleen
MAZE Planning Solutions	Mr	Watt	Andrew
Meller Speakman		McClean	Kate
Melmerby Parish Council	Mrs	Beken	Lisa
Mickleton Parish Council	Mrs	Towler	K
Milburn Parish Council	Mrs	Todd	Joan
Ministry Of Defence Safeguarding, Statutory Safeguarding Team Local Plans, Defence Infrastructure Organisation			
Ministry of Housing, Communities and Local Government	Mr	Putman	Robert
Mobile Operators Association, c/o Mono Consultants Limited		Wilson	Carolyn
Morland Parish Council	Mrs	Beken	Lisa
Muker Parish Council		Alison Stringer	Nick Turner &
Mungrisdale Parish Council		Flemming	Christine

Organisation	Title	Surname	First name
Murton Parish Council		Watson	June
Musgrave Parish Council		Strong	Heidi
Nateby Parish Meeting	Mrs	Whitehead	Judith
National Grid (Avison Young)			
National Grid Gas Transmission (Cadent Gas)			
National Housing Federation	Ms	Burns	Monica
National Trust	Ms	Brett	Sue
Natural England		Natural England	Consultation Service
Network Rail		Stephenson	Jill
Newbiggin Parish Meeting	Mr	Walker	James
Newby Parish Meeting	Mrs	Hancock	Meg
NHS England			
NHS North Cumbria Clinical Commissioning Group			
North Pennines AONB Partnership	Mr	Woodley-Stew	C
North Yorkshire County Council			
North Yorkshire Police			
Northern Gas			
Northumberland County Council	Mr	Naples	Rob
Northumberland County Council	Mrs	Dormand	Helen
Northumbrian Water	Mrs	Dobson	Katherine
Orton Parish Council	Mrs	Longworth	M
Ousby Parish Council	Mrs	Kelly	Rachael

Organisation	Title	Surname	First name
PACT	Ms	Sutherland	Christine
Patterdale Parish Community Land Trust	Ms	Teasdale	Maddy
Penrith and The Border	Dr	Hudson	Neil
Penrith Chamber of Trade and Commerce	Ms	Cunningham	Kate
Penrith Town Council	Mrs	Richardson	Rosalyn
PFK Planning and Development	Miss	Lancaster	Kayleigh
Placed Town Planning Limited	Mr	Harrison	Chris
Plainview Planning Ltd		Clark	Abbie
Planware Limited	Mrs	Thompson	Tracy
Plenmeller with Whitfield Parish Council	Mrs	Saunders	Susan
Prospus		Woof	Tom
PSG	Mrs	Bell	Stephanie
Richborough Estates		Gresham	Jordan
Riverside		Hogarth	Lisa
Riverside		Robinson	Rebecca
RSPB	Ms	Denman	Blanaid
RSPB	Mr	Sutton	J
Savills (UK) Ltd	Mrs	Longstaff	Jennifer
Sebergham Parish Council		Kelly	Rachael
Shap Parish Council	Mrs	Scott-Smith	Jean
Skelton Parish Council	Mrs	Kelly	Rachael
Sleagill Parish Council		Tonkin	Lucy

Organisation	Title	Surname	First name
Sockbridge & Tirril Parish Council	Miss	Nicholson	Lindsay
Soulby Parish Council	Mrs	Fancott-Beynon	Caroline
South Lakeland District Council	Ms	Chamberlain	Laura
Sport England, Planning Team			
SSA Planning Limited	Mr	McGovern	Mark
St Cuthbert Without Parish Council		Broatch	Hazel
Stainmore Parish Council	Miss	Walton	Janet
Stanhope Parish Council	Mrs	Anderson	S
Stansgate Planning Consultants Ltd	Mr	Murphy	Andrew
Stephen Mansbridge, Chartered Building Surveyor		Mansbridge	Stephen
Stephenson Halliday Ltd		Edwards	Nick
Steven Abbott Associates	Miss	Evason	Courtney
Steven Abbott Associates		Skelton	Alastair
Story Homes	Mr	Hayward	David
Story Homes Ltd	Mr	Fenton	Paul
Story Homes Ltd	Mr	McNally	Adam
Swarbrick Associates (uk) Ltd	Mr	Rogers	Keane
Talk Talk	Mr	Connell	S
Taylor Wimpey	Mr	Haggon	Chris
Tebay Parish Council	Mrs	Longworth	M
Temple Sowerby Parish Council	Mrs	Fancott-Beynon	Caroline
Tetlow King Planning Ltd	Mrs	Elstone	Elaine

Organisation	Title	Surname	First name
Tetra Tech Planning	Mr	Hale	Graham
The Coal Authority	Mrs	Lindsley	Melanie
The Open Spaces Society	Mr	Bainbridge	J
The Theatres Trust	Mr	Anthony	Ross
Two Castles Housing Association		Brown	David
Two Castles Housing Association		Fuller	Jeanette
United Utilities	Ms	Butler	Sarah
United Utilities	Mrs	Gaskell	Gemma
United Utilities	Ms	Gaskell	Gemma
United Utilities	Ms	Levenson	Ellie
United Utilities	Mr	Sherratt	David
Waitby Parish Meeting		Roche	Adele
Warcop Parish Council	Mrs	Strong	H
West Allen Parish Council	Mrs	Ingman	B
Wetheral Parish Council	Mrs	Tarrant	S
Wharton Parish Meeting		Woof	Tom
Winton Parish Meeting		Linda	Johnstone
Woodlands Trust	Mr	Dunne	J
WYG Ltd		Hardy	Margaret
Yanwath & Eamont Bridge Parish Council	Mrs	Noble	Annette
Yorkshire Dales National Park Authority	Mr	Stockton	Peter
YoungsRPS	Mrs	Marks	Helen

Consultee Type

- Statutory Consultees and others: 240
- Landowners: 4
- Private Individuals: 51

Method of Contact

- By Email: 295
- By post: 26
- By SMS: 0

Appendix 2 - Letter/email sent to consultees

Your Reference:
Our Reference: RA/AD/Policy
Enquiries to: Rachael Armstrong
Direct Dial: (01768) 212321
Email: loc@eden.gov.uk
Date: 1 July 2021



Dear Sir/Madam

**Re: Eden Local Plan 2014 – 2032 Partial Review (Climate Change and Design):
Regulation 18 Scoping Consultation**

My reason for writing is to inform you of the Council's decision to commence a partial review of the Eden Local Plan 2014 - 2032 and to advise you that the Council is consulting on the scope of the partial review between Friday 25 June and 12 noon on Monday 9 August 2021.

Background

On 11 October 2018, Eden District Council formally adopted the Eden Local Plan (ELP). Although in September 2019 the Council took the decision to commence a full review of the ELP, it has now taken the decision in April 2021 to prioritise a partial review of the ELP to consider climate change and design matters.¹

The Council is keen to complete the partial review and adopt the new policies, in as short a timescale as possible, so as to start making a difference as soon as possible in guiding new development.² This will enable the Council to make a positive impact on the sustainable future of Eden District. With that in mind it is necessary to keep the scope of the new policies narrow and the content of the policies focused on key priorities. This means the Partial Review will not cover all planning policy matters relating to climate change and design.

It is anticipated that the Partial Review will entail the introduction of two new policies which will replace parts of the adopted ELP. The intention is that the two new policies will be supported by a new Design Supplementary Planning Document (SPD). The Design SPD will be prepared simultaneously with the partial review to indicate how the new policies will be interpreted and applied.

Please note that as the Local Plan partial review focuses specifically on climate change and design it will not be revisiting the spatial strategy (settlement hierarchy), housing and employment allocations and numbers.

Why we are consulting

¹ The Council's decision can be viewed by accessing the Report to Executive 20 April 2021 at <https://democracy.eden.gov.uk/relListDocuments.aspx?Cid=131&Mid=2834>

² The Council's Local Development Scheme (LDS) setting out the timetable for the preparation of the Partial Review can be accessed at www.eden.gov.uk/overview-its-sci-and-idp

www.eden.gov.uk

Oliver Stinnett
Assistant Director Development



We are at the early stages of the partial review and we would like to hear your views on the priority climate change and design issues that should be addressed by the new policies. Your input is important at this early stage as this will help to influence the scope of these policies. As we are at the start of the process, no decisions have yet been made.

Climate change relates to a number of planning policy areas including flood risk and water management, biodiversity, sustainable construction and energy efficiencies, renewable energy and transport. We want to understand your climate change priorities when preparing the new policies.

Similarly 'Design' and what is 'high quality design' can cover a number of considerations including the relationship between buildings and open spaces, the relationship of new development to its surroundings, the appearance of buildings, their accessibility and internal room sizes. We would like to hear from you as to what elements of design, a new policy should cover to help us to secure high quality design. The Government is proposing to introduce national design codes and with your help, we want to prepare local design guidance and codes that reflect your views on what constitutes good quality design.

How to get involved

We have put together a few simple but key questions we would like you to answer. We would prefer if you could respond online at www.eden.gov.uk/ELP-partial-review-consultation. Comments are invited via:

- Completion of an online questionnaire
- VideoAsk – a web app that also works on Android and iPhone and allows you to record a video of your answers to our consultation questions –try it out!

Alternatively if you are unable to respond online you can fill in a paper copy of the questionnaire available at libraries or on request from Loc.plan@eden.gov.uk / Telephone: 01768 817817 and return by post to:

Planning Policy, Eden District Council, Mansion House, Penrith, CA11 7YG

The consultation will run for just over 6 weeks from Friday 25 June to 12 noon on Monday 9 August 2021.

If you have any queries, please contact: Loc.plan@eden.gov.uk or Telephone: 01768 817817.

Timescales and next steps

Following this consultation the Council will consider all the responses and prepare a Consultation Response Report. Early in 2022 the Council will publish the new draft policies and any consequential amendments to the adopted Eden LP for a further public consultation (Regulation 19) together with supporting evidence. The proposed amendments to the Eden LP including the new draft policies and the representations received in response to the Regulation 19 public consultation will then be submitted to an independent Inspector for examination later in Spring 2022.

Thank-you for your time in taking part in the partial review.

Yours faithfully



Oliver Shimell
Assistant Director Planning and Economic Development

Appendix 3 - Copy of Statutory Public Notice

EDEN DISTRICT COUNCIL

Regulation 18 Public Consultation on the Partial Review of the Eden Local Plan 2014 - 2032

Eden District Council is undertaking a consultation, under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations on the partial review of the Eden Local Plan 2014 – 2032.

The purpose of the Local Plan Partial Review is to incorporate new policies into the adopted Local Plan that set out the Council's approach to addressing climate change while also strengthening the design criteria that must be met by new developments.

Eden District Council is inviting everyone (residents, businesses and organisations) to respond to the consultation by completing a short questionnaire. The responses received will help to inform the drafting of new policies in relation to climate change and design.

Further details about the consultation, including how to respond to the survey, are available on the Council's website at www.eden.gov.uk/ELP-partial-review-consultation from Friday 25 June 2021.

Alternatively, if you need to request the questionnaire in an alternative format, please contact the Planning Policy Team on the telephone number below.

All comments must be received in writing by 12 noon on Monday 9 August 2021.

If you have any questions or queries in relation to the Partial Review of the Eden Local Plan 2014 - 2032, please contact a member of the Planning Policy Team on 01768 817817 or by email at loc.plan@eden.gov.uk.

Appendix 4 - Question 22: Survey Responses

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Alston	<p>It was built on mining and farming going back centuries and the buildings, work ethic and resilience in the face of nature (mostly the harsh winters) and other set backs (loss of employers, foot & mouth etc.) has produced a strong feeling of community.</p> <p>People coming to the area seem to value the uniqueness of the cobbled street (although not so much of it is left) and the age and style of most of the buildings, it does seem to draw people to the area either to visit or set up home.</p> <p>There is also the fact that although Alston is a town the countryside is all around you and just a few minutes' walk in any direction will take you there.</p>	Garrigill and Nenthead, both with similar histories with Nenthead being a purposely village for the lead mines.
	Alston's character reflects its position at the harsh end of the landscape spectrum: more independent, more isolated, more extreme. It deserves (if it can't have a hospital or an ambulance!) at least its full set of cobbles, not just a "look at our heritage!" sample of what it used to look like.	

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Appleby	Historical buildings, local small business, river walks	Kirkby Stephen, Brough, Crosby Ravensworth, Kirkoswald, Penrith
	I think Appleby has its own character, focused on the castle at its centre and being built on the deep 'loop' of the river Eden. The wide street of Boroughgate running from the castle down to the church give it a unique feel.	Other towns and villages do have a similar character as they do have a similar layout (wide main/market street - Kirkby Stephen, Penrith) and other villages are built close to the River Eden. Some villages/towns have similar building materials (red sandstone).
	I think Appleby has its own character, focused on the castle at its centre and being built on the deep 'loop' of the river Eden. The wide street of Boroughgate running from the castle down to the church give it a unique feel.	
	Road/street system responds to configuration of River Eden; some basic small housing as in Chapel Street; some larger housing in streets such as Boroughgate; some housing on the Sands built above the flood line known at the time of building.	Not quite, as bend in River Eden is unique in Cumbria.
	Appleby has a distinct character through its history as a county town with a Mayor and Council. It elected over 250 Members of Parliament in its own right until 1832.	Not in Eden or Westmorland

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Armathwaite/Wetheral	Exceptionally beautiful	Many: Glassonby, Dalston, and the numerous villages in the Eden Valley
Bampton	A cluster of traditional houses, converted outbuildings, farmsteads and businesses of various sizes, surrounded by fields, open countryside and hills/fells, with further buildings scattered in the landscape.	Morland (without the fells)
Brampton, Appleby	Brampton is a linear settlement, which is interspersed with large open spaces between buildings on the eastern side, which give iconic views onto the North Pennines AONB, These views are probably the most panoramic (all three pikes can be seen clearly in one vista) available from a settlement bordering the North Pennines AONB, south of Blencarn.	There are other villages which are linear in pattern, but they do not have the large open spaces enabling the spectacular, panoramic views of the North Pennines AONB at such close range - Brampton lies about 1Km from the North Pennines AONB boundary and each open space has a public footpath running through it and the road alongside it , which means it can be enjoyed by many people.

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
	Brampton is a linear hamlet with regular breaks in the buildings allowing open and iconic views out across the North Pennines Area of Outstanding Beauty. This character is potentially threatened by potential building development presented as infill by developers and probably matching that criteria within the broad national framework. Specific local criteria needs to be robust to protect Eden's local heritage and character within the national framework whilst still allowing sustainable development where it is needed in key hubs.	
Brougham	It is a split hamlet with two communities. The original rural hamlet of outlying farms and dwellings. Rural. Then the 70's development in a large block which is the urban development - no integration	Clifton. The original linear village but integrated and now a new village built at end of village. No integration and no community.
Church Brough	'Tucked away' but close to major transport links. Relatively quiet and peaceful with wonderful views of the Pennines to the east and the Lake District national park to the west.	Winton, Brough Sowerby et al

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Cliburn	Traditional cottage style housing on the whole, with few pavements, grass verges and stone walls. Linear in style for the most part (although two new cul-de-sac type developments have been allowed in recent years) with the village divided by a central crossroads. Fell views. Working farms. Ancient church. No public transport. No amenities (all lost as few young families can afford houses here, so the school shut, as did the pub because of all the houses now used as second homes). Most green spaces in the village now all being built on (like all the other villages nearby). Ugly, metal agricultural buildings springing up like chicken pox on the roadside next to domestic houses, blighting the look of the hamlet and creating noise nuisance.	Similar characters in most nearby villages, eg Morland, Newby, King's Meaburn, Great Strickland, Temple Sowerby, Sleagill, Reagill (I would have said Clifton Dykes, until the council gave permission for 5 enormous inappropriate out-of-character houses recently which has ruined that tiny little hamlet forever).
Clifton	The village has like many lost its amenities and yet grown in size with the mass build housing developments that have doubled the housing stock with estates that are replicated across the region by developments that do not add character just copies.	
	Agricultural villages with traditional sandstone homes & farms as well as more modern housing developments on A6	Hackthorpe, High Heskett, Plumpton, Shap

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Crosby Garrett	probably a mix of industrial buildings (viaduct / railway cottages) large lorry depot farm houses and cottages (sandstone mix) converted barns bungalows (ad hoc mixture of styles) open village green overlooked by the church on the hill stream runs through the village but this is mostly dry during the summer small bridges over stream	Great Asby is similar, possibly Nateby
Crosby Ravensworth		Orton, Shap, Great Asby, Strickland, etc.
Dale, Ainstable	I haven't been there long enough to answer.	Not sufficient knowledge.
Eamont Bridge	[No response provided]	[No response provided]
Gamblesby	Buildings mostly dating from 1800s around village green.	Langwathby, Hunsonby, Temple Sowerby, Melmerby, Skirwith, Milburn, Dufton, Hilton
Great Strickland	Linear, with a mix of properties.	
	It has managed to retain pretty much a linear pattern of development and has so far avoided mass identi-kit housing. We still have our lovely church and I much admire the architecture and style of our village hall. Too many trees have been chopped down and this is heart breaking. EDC why don't you do a tree survey for every village before its too late. Its too easy for people to simply chop down the trees.	Most villages surrounding us are similar with the exception of Hackthorpe.

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Hartley	Peaceful	
Hesket Newmarket	[No response provided]	[No response provided]
High Hesket	Rural settlement on the Roman road which current is being over developed and is going g to lose the integrity of the village	
	Now an over developed dormitory village. Too many houses and zero amenities.	
Ivegill	Small and friendly but supremely private.	Yes
Johnby	<p>Our hamlet has a remote upland feeling to it, with a the landscape of open views of historic parkland enclosed in high limestone walls and ancient field systems between woodlands and coppices, looking down across the Eden valley. There are limestone crags and some limestone pavement all around and many old quarries and limekilns. The hamlet contains an historic Hall, the remains of a significant medieval village and an ancient rookery surrounded by old yew trees. The road verges leading up from the hamlet are significant for wild flowers and the farmland is a habitat for hares as well as nesting birds such as curlew and lapwing. We often have different weather up here from Penrith and even from Greystoke, our nearest village.</p> <p>There is a mixture of traditional sandstone and modern housing.</p>	There are a couple of other hamlets of similar character nearby, being the others on this strip of limestone, such as Lamonby and Hutton Roof, but each of these hamlets its own distinctive characteristics.

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Kirkby Stephen	A working Market town that still has an auction sitting on the edge of two national parks. The town hosts walkers on the coast to coast route from St Bees to Robin Hoods Bay	No, I think each town/village has it's own intrinsic character.
	Warm, welcoming and suitably small in size. This is at risk given current developments	Nateby, Ravenstondale, Hartley, Winton all add to the local character
	There is a tendency for local buildings of a certain age to be constructed out of brockram broccia stone - which is quite unique in character	Surrounding villages use the same characteristic stone
	Kirkby has a vibrant feel and has a very good Community spirit, A view expressed by local people and visitors	
	The Conservation Area is mainly Brockram built with historical features. I don't expect new houses to replicate that although the overall colour of a soft brown might be observed. for example, this is not a tile brick or tile area.	Most have some similar characteristics but older Eden is built of stone not timber frame with yellow sandstone or red brick briquettes and plastic windows. Don't try to match because that is the way to fail.
Kirkoswald	Strong friendly community	
Langwathby	Large village green which gives definition to the village centre and which is used for communal activity. Viable centre, with village shop, pub, churches and village hall. Better than average communications with reasonable roads and a train station. Buses are useless.	Not many, in combination

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Lazonby	The central part has many old buildings but new development has taken away a lot of the character.	
	Mixed types of people, with many young families and a functioning primary school and local co-op shop and active local church and Village Hall	
	Has large amount of sandstone buildings Railway station Local shop, school Small number of footpaths	Kirkoswald Glassonby Gamelsby Armathwaite
	The village currently has a strong community character. Whilst it retains its ruralness, it also benefits from being viable in functional terms with its school, railway station, swimming pool shop and so on. It also retains connection to neighbouring villages for example because of the nearby GP surgery at Kirk Oswald. However there is some risk that excessive house building could damage the character of the village.	Langwathby and Armathwaite have some similar characteristics.
	Lazonby seems a large sprawling village with the main street with 'arms' spreading out behind that street though not always visible at first.	
	Lazonby - a medieval settlement characterised by small dwellings interspersed with larger villas after railway development. Farmsteads	Great Asby, Clifton etc....many around.
Little Salkeld and Langwathby	Village Green	

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Low Hesket	Single row housing either side of the road, diverse mix of old and new houses, beautiful gardens, hedgerows and wildlife.	High Hesket, Plumpton, Clifton, Hackthorpe, villages on A6 corridor
Market Brough	Linear development with rapidly disappearing subsistence farming plots behind many properties. Largely stone construction under heavy slate slab rooves. Numerous plaster/render facades gentrifying many properties on the main/high streets. The majority of the new build makes no effort to blend with the local vernacular would not be out of place anywhere in the country.	Market Brough has similarities to both Appleby and Kirkby Stephen
Matterdale End	It is dominated by traditional Cumbrian stone longhouses (with a mix of other stone built properties).	It is similar to Dockray and Ulcat Row.
Morland	Attractive stone buildings, long sense of history, strong and friendly community	Crosby Ravensworth, Maulds Meaburn, Kings Meaburn, Kirkoswald, Armathwaite
Pallet Hill	Wide Greens and set back housing in Newbiggin, old building and a market square Greystoke.	Askham and Newbiggin have similar set back housing for grazing.
Nenthead	Friendly and quirky buildings and roads. some roads still have cobbles in the village.	No
Newbiggin-on-Lune	Friendly small rural community, that has interdependencies on the wider area given it has no shops/services.	
Newton Reigny	It just seems to be being taking over by large 'executive' unaffordable homes with no outside space	

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Ousby	Ousby comprises an elongated series of ancient hamlets, with dwellings and farm buildings constructed of vernacular materials in locations, positions and designs to withstand the force of the Helm wind.	Ousby is a unique string of spaced ancient hamlets with older buildings of vernacular architectural design. It is not built around a village green but does accommodate other natural features within the landscape eg becks, springs, land levels etc
	Ousby comprises an elongated series of ancient hamlets, with dwellings and farm buildings constructed of vernacular materials in locations, positions and designs to withstand the force of the Helm wind.	Ousby is a unique string of spaced ancient hamlets with older buildings of vernacular architectural design It is not built around a village green but does accommodate other natural features within the landscape eg becks, springs, land levels etc
Penrith	Although it's a growing large town it does have an old fashioned (in a good way) town centre. The buildings are very distinctive. It's geographical position between the Lakes and Pennines makes the views very important to the residents.	
	But only in as much as it's a town with much modern residential development	Appleby, Shap,

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
	Old market town which has been a thriving centre for the rural economy but now in decline and spoiled by empty shops (e.g. New Squares) and sprawling new housing	
	Penrith has such a strong sense of community! Might just be because so many people work at the same places but it's genuinely lovely.	None! Closest I have found was Lincoln. Small place, lots going on!
	Penrith has always been a centre within a rural and largely farming community. It may have lost the major function of an agricultural market town as tradition had it but it still thrives as the commercial & entertainment hub of a much wider area.	
	Old-fashioned, being the times and not benefitting from technology	
	Older buildings give the town character such as the Monument clock, St Andrew's church, the narrows and old buildings such as Dockray Hall and the George Hotel all built in different periods using different methods and materials making them interesting to look at. I would like to see more modern materials being accepted in development.	Appleby is similar to Penrith with lots of old buildings/materials present.
	Significant number and range of sandstone buildings, eg. churches, public buildings, castle, mansion houses, railway station. Many small squares and areas within the town with special character, eg. series of former market spaces.	Not such a range of buildings with character, though significant in their own right.

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
	<p>Medieval street layout, small connecting alley ways, red sandstone terraces, beautiful tall houses on Portland Place and small cottages dotted around. The scale of the main banks indicates a past prosperity, and together with the clock tower and band stand define the town centre. Pedestrianised Angel Lane is calming, just wish more of the town centre could be pedestrianised, to give people time to appreciate the fine old buildings. St Andrew's Churchyard provides some green open space in the centre, and more open areas would enhance the town centre.</p> <p>We also have modern buildings (empty Co-op) which are an eye sore now, could better use be made of them (flats?)</p>	
	<p>Penrith centre has a very dispersed layout, it's utterly charming and we need to make the most of it. Perhaps our housing developments need to be inspired by it. With houses clustered around small open areas. I live and work in Penrith so I don't know the other places do well.</p>	
	<p>Diverse, providing for outlying villages, enabling activities</p>	
	<p>It's character has been destroyed by empty shops businesses etc & high business rates & too much housing developments</p>	
	<p>More developed and industrial than many of the villages. More of a business hub.</p>	<p>Not sure</p>

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
	Obviously Penrith is larger than surrounding villages but it still feels reasonably rural as it's surrounded by fields. I hope these fields don't get eaten up by too many new developments as it really is a beautiful area.	
	I think it's Eden in a nutshell while also being connected to the rest of the world. This can be reflected in the development with traditional style but fit for modern needs.	I think Appleby to be the closest to Penrith in terms of character.
	In the main commercial. apart from its churchyard and library it is lacking public space away from the danger, pollution and noise of cars. It lacks too local community participation and enterprise. I welcome the appointment of a Sustainability Officer at the Town Council who appears to prioritize community led initiatives. I do think it is essential that the authorities now bring environmental concerns and community led initiatives to the fore.	
	It is a typical market town with parochial attitudes and a developing sense of selfishness commensurate with the lapse into the American dream which used to be liberty but now is greed	Stick a pin in the map and you've got one

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
	See above for physical features. Penrith is relatively small in that you are able to walk north to south relatively easily and quickly although walking east/west takes longer as it was originally built within the dip to enable better defences. It is comfortable, friendly and has a great community feel. Penrith feels slightly old fashioned but this is not necessarily a bad thing.	Appleby and Kirkby Stephen are similar but much smaller.
Plumpton	Quiet, residential village with space and nature.	e.g. Calthwaite, Catterlen
Reagill (part of Crosby Ravensworth Parish)	Small working farms and businesses	Yes, but each individual
Roundthwaite		Yes
Shap	Not as outwardly pretty as some but has its own sense of 'being' and charm.	
	Mixed farming, quarrying commuters, welcoming to visitors and enough shops, cafes, pubs to make it feel pretty much self-contained	Very few of a similar size and amenities. maybe Lazonby and Alston, although Shap has better national communications.
Skelton	Quiet village, surrounded by farms, the surrounding landscape is shaped by industrial dairy farming	Ellonby, Johnby, Lamonby, Laithes

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
	Skelton has it's roots in farming, but the farms are disappearing, the post office and local shop(s) have gone. It's a nice community, but small villages have become bedrooms for people working elsewhere.	many of the nearby villages, Ellonby, Lamony, Laithes, New Biggin are similar in nature, but each village develops it's own character by the people, business and agriculture and local topography , becks, fells road system etc.
Sockbridge	Same appearance as other villages, but not kept as well as Askham.	
Stainton	Central core of older buildings, a school, a church, a pub and a hotel, small village shop,	Not many have ALL of these
Temple Sowerby	Unique view directly to Cross Fell from the village green. Wide open village greens with housing clustered around. Known as Queen of Westmoreland villages for the number of its gracious properties - many listed, in sandstone or old brick.	Milburn but on a much smaller scale. Dufton
Threlkeld	It is a beautiful village with very unique views of Blencathra and St John's. It has lovely greenery but could do with some larger green spaces. It is made up of a variety of houses many having their own characteristics with lumps and bumps which makes it unique and appealing.	

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
Tirril	Although there is nothing outstanding about Tirril, it is a thriving rural community on the edge of the Lake District, providing accommodation for workers in local businesses and in Penrith. It does not suffer from the boom and bust tourist income experienced by 'honey pot' villages such as Pooley Bridge (just down the road).	
	For the most part it's a small, Lakeland village with differing types of housing, but with the danger of becoming overrun by housing that doesn't reflect the local ambience.	Skelton, Newbiggin, Greystoke, Langwathby, Kirkoswald
	Medium-sized and small, well-maintained and varied housing surrounded by agricultural land and views towards the Lake District	Greystoke and Penruddock similar countryside but very different housing
	Old, traditional buildings, with views of the Lakeland mountains and Pennines, set in agricultural land.	
Winton	Traditional building materials, stone or rendered or whitewashed façade, slightly higgledy-piggledy layout, low walls, open space.	
[No response provided]	To some degree every town, village and hamlet has its own character due to the unique interplay in each place between the various factors that contribute to 'character', but it is also true that many settlements share character elements, such as use of local sandstone as a building material or particular aspects of building design.	

Please provide the name of your town, village or hamlet	Please describe the character of your town, village or hamlet, as you understand it	Are there other towns, villages or hamlets with the same or similar character (if so please state)
		<p>No two places within Eden can be considered the same and this diversity of place should be supported and promoted through the development of the plan. Such a focus on local distinctiveness is central to the changes being promoted through the updated NPPF and should be a foundation for the Partial review.</p>

Appendix 5 - Full Responses to Open-Ended Survey Questions by Respondent Type

A number of the responses below have been edited either to remove personal information or to summarise lengthy answers. The responses in their original form were used for the analysis.

Q17 – What actions are most important to you in tackling climate change and biodiversity loss?

- Other climate change priority (1)

- Other climate change priority (2)

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
Statutory Consultee	ANON-FGZT-C1EE-S	We consider that the protection of the historic environment and taking action to tackle the worst effects of and adapt to climate change are compatible goals through: Understanding sustainability over the long term Sympathetic, informed maintenance, upgrade and reuse of existing buildings and historic places is a sustainable approach Taking a 'whole building approach' leads to sustainable decision-making Considering the whole-life carbon of materials leads to more sustainable decisions	Sustainable agricultural practices
	ANON-FGZT-C13C-5	Protecting green spaces and providing more green spaces in urban areas for urban cooling	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C13G-9	Waste Management and Circular Economy principles should be taken into consideration when planning new spaces e.g: providing facilities where waste energy/water/material can be re-used in the proximity to benefit houses/businesses.	Green spaces/corridors and SuDS should be a must in new developments as they provide multiple benefits: <ul style="list-style-type: none"> - cooling function - surface water management - recharge of aquifers (SuDS) - water quality - biodiversity enhancement - recreational - positive impact on transport e.g: cycle paths (possibly away from the main roads but close to housing developments).
Parish Council	ANON-FGZT-C13E-7	All new building, commercial, agricultural and residential must have renewable energy as a condition of development e.g. solar, wind, ground source.	Installation of sufficient standardised EVC in all settlements and commercial developments. Improvements to recycling measures to ensure reduction in landfill and unnecessary production of new items.
	ANON-FGZT-C132-M	Create a Section 106 option for developers /landowners to financially support community energy generation schemes and/or commit to providing affordable homes in the same location as the proposed project.	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	BHLF-FGZT-C16H-D	Larger new developments should be within cycling or walking distance of places of work which should be distributed evenly rather than being in one area. A developers should include an active travel plan and should liaise with public transport operators to make this a more attractive way of getting to the town centre.	
District and/or County Councillor	ANON-FGZT-C1XK-J	We need to maintain and where possible expand open green space particularly in residential areas. If cycling and walking are to become favoured modes we need children and young adults to develop cycle, walking and independence skills. If this is to happen open green space to explore and experiment is a prerequisite.	
	ANON-FGZT-C1HW-E	More sustainable building methods, materials and procurement policies (given that the embodied energy of buildings can be a major part of their carbon contribution).	Sustainable communities - planned so that amenities and services (health, education, shops, employment, green space etc.) can be reached by active transport or convenient and affordable public transport - in a reasonable timeframe.

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1AJ-T	Educate residents about how they can make a difference. E.g. recycling. We need food waste recycling to be delivered equally across all Eden households.	Cut down on plastic packaging. Reward Eden retailers who sell items loose, without unnecessary packaging.
Planning Consultant	ANON-FGZT-C151-N	Reduce CO2 and reduction in light pollution due adverse impact on biodiversity and peoples well being	
Community Group	ANON-FGZT-C1E4-8	Re use existing brown field sites before building on green land.	
Developer and/or landowner	ANON-FGZT-C1H2-9	Education on ways to reduce carbon usage from a young age, recycling, composting, other energy sources	
	ANON-FGZT-C1EW-B		Improved electronic communications (which would allow people to travel less). Low cost parcel deliveries from a single central depot.

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1HV-D	A doubling of council tax on holiday chalet/homes and second homes to pay for the increase of cycle routes and more regular bus services to discourage car use.	To STOP any developments of any kind that affect flood plains, water basins that contribute to high volume of water being dumped into the river in a short limited period. Limiting % of the external space of a new build allowed to be concrete or non-absorbing material. Planning application needed to increase this area of non-absorbing area.
	ANON-FGZT-C1AH-R	Pedestrian and cycle infrastructure, linking to public transport, and not forgetting rural areas where it is becoming increasingly unsafe to cycle and walk.	Reducing tarmac in rural areas as well as urban to try and alleviate surface water problems during heavy rainfall and greater use of better materials, such as gravel, in parking areas.
Other organisation	ANON-FGZT-C1EJ-X	Reuse of rain and waste water	Reduction in the use of concrete

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1AE-N	<p>The protection of Open Spaces in villages and hamlets within the Eden Valley.</p> <p>Open spaces within the settlements provide easily accessible areas for all to enhance health and wellbeing through exercise, recreation, learning, and contact with others and with nature.</p> <p>Their role in mitigating climate change include:</p> <ul style="list-style-type: none"> Helping to reduce the risks the effects of flooding. Moderating temperatures and harm from increasingly frequent heatwaves. Absorbing and storing carbon A role in reducing air pollution Supporting and enhancing biodiversity Helping to maintain and restore healthy functioning natural ecosystems by providing eco-corridors. 	<p>The value of TPO which are issued within villages.</p> <p>It seems that destruction of trees with TPO orders can easily be achieved by developers by promising to plant other trees/shrubs as mitigation.</p> <p>In reality it will take many years for the benefit of re-planting to take effect, especially when Carbon sequestration and root system affect on water uptake (flooding) is considered.</p>

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	BHLF-FGZT-C1DW-A	<p>Maximise green infrastructure from open countryside to green roofs and walls in terms of both quality and quantity. This should include protecting existing green infrastructure for its many ecosystem functions and services.</p> <p>As well as existing functions/benefits provided, the potential of any piece of green infrastructure to provide additional functions should be explored and recognised</p> <p>When new development does take place, measures must be included to maximise the retention of ecosystem services through careful and imaginative consideration of how new green infrastructure can be delivered within a development.</p>	<p>Tackling Light pollution delivers on both climate change and biodiversity objectives as lighting choices (quantity and design) impact on both energy saving and biodiversity.</p> <p>Dark skies are a key asset to the rural economy, people's health and well-being and landscape character. Yet Penrith, in particular, shows significant expansion of light pollution affecting the setting of the town, as well as the wider area.</p>
	ANON-FGZT-C13Z-V	<p>Reducing energy usage should be part of all considerations that drive sustainability. It doesn't matter how we secure energy, it all causes environmental problems so reduction is the most valid strategy.</p>	<p>High energy efficiency from all equipment and materials used will help drive down the need for current energy consumption or worse, higher energy consumption.</p>

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C169-X	Reduce the environmental damage of tourist "honeypots" and promote "green" tourism in attractive but undervisited areas, by appealing to visitors walking, cycling, using local public transport instead of motoring. Make public transport access TO the District from afar easier. E.g. reopen the railway station in Tebay to permit immediate access on foot to two National Parks-. More generally make Staycationing in the District an appealing alternative to foreign travel.	Make the infrastructure of the District one in which residents can lead a less transport-intensive routine life. This means much improving rural accessibility and village services. Promote working from home, improving high quality internet access or a growth of tourist demand for accommodation. As tourist demand grows local amenities like shops, cafes, and better bus services become more sustainable to the benefit of visitors and residents alike.
	ANON-FGZT-C13W-S	Promoting renewable energy generation, at individual and community scale, and including onshore wind.	Requirements for Whole Life Carbon calculation and ambitious targets for GHG emissions reduction for all development. See guidance from UKGBC, LETI, etc.
Private individual	ANON-FGZT-C15E-9	Sustainable transport is more than ev points. Council needs to put pressure on the County to ensure that public transport is available to Eden's residents all of whom are getting older - see the demographic predictions,	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C156-T	<p>It must be very difficult for you to understand but often in real world terms, the means of achieving the objectives that you state, are in opposition to the results realised.</p> <p>The real world effect is not accounted for when considering "sustainability" or "environment" but is very real for my family who as your fee paying customers rely on yourselves to "do the right thing" whatever that may be.</p> <p>Might it be possible to in future, consider things a little more holistically, in a joined up way rather than follow a mechanical consultation process that is designed not to account for real word realities.</p>	
	ANON-FGZT-C15J-E	Creation of wildflower and wildlife friendly verges instead of mowing.	All new housing to have solar panels and EV charging points incorporated. All new housing to meet the highest standards of insulation.
	ANON-FGZT-C1FM-2	Wildlife corridors and habitat to separate from farmland. Protection of waterways.	Creation of green spaces and leisure facilities.

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1FQ-6	Conservation and protection of existing Green Open Spaces and identification and protection of other valued Open Spaces by communities, this will enable conservation and protection of biodiversity and enable the spaces to contribute towards carbon dioxide "locking"	
	ANON-FGZT-C1EQ-5	Creation of new green spaces and protection and enhancement of existing green areas. i.e. avoiding greenfield development and building on green spaces in towns.	Active peat bog preservation
	ANON-FGZT-C1E6-A	Better public transport alternatives	
	ANON-FGZT-C1EB-P	Reintroduction of incentives to move away from fossil fuel driven vehicles to all-electric	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1X5-V	<p>Maintaining and adding to the natural environment.</p> <p>Building on brownfield sites as a priority and in higher density</p> <p>Where any building does take place, ensuring a significant number of trees are introduced.</p> <p>Requiring people to maintain the number of trees/shrubs in their gardens.</p> <p>Requiring people not to pave over green gardens to any significant extent, and where this is done, to do so with gravel or another substance that allows water to soak away gradually.</p>	Restoring damage to natural environments, specifically soil.
	ANON-FGZT-C1XY-Z	Mitigation through the planning system should not impact the poorer in our society through increased housing costs	Changes to the local plan should not be developed in isolation from other wider socio-political changes taking place. Such as transport infrastructure and the economy. The local plan should not be politicised and should be inclusive and easily accessible for comment.

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1XD-B		High levels of insulation and sealing to control temperatures within buildings coupled with air recirculation and heat recovery systems and air conditioning options in anticipation of hotter weather conditions.
	ANON-FGZT-C1HF-W	Do not build on existing flood plains (like those of rivers Eamont and Eden	We are still building houses with impermeable driveways next to impermeable pavements and roads. This will enhance floods
	ANON-FGZT-C1H1-8	Be diverse in encouraging energy production with good installation of low visual impact power sources ie Biomass, Energy from Waste, Hydro, Solar, Heat pumps especially in new development areas.	Be very careful of High visual impact power sources which would completely disfigure Eden ie Wind turbines.
	ANON-FGZT-C1H7-E	Developments permitted on brown field sites only	An end to intensive livestock farming
	ANON-FGZT-C1A8-8	Solar panels or other green energy sources for older buildings should be encouraged via easier planning permission, including older listed buildings. Not just for new buildings.	More cycle paths to encourage people to move away from cars and allow them to travel safely on a bike. Bike storage in the towns and villages would be good too.

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1AY-9	Wider and more flexible financial support to install EVC points on private/shared driveways would support the roll out of EVs. Better footpath/ pavements that can be shared and used as Cycleways could be installed on many of the local roads/verges without too much environmental damage	Biodiversity of farmland is important
	ANON-FGZT-C13U-Q	The rise in temperatures due to climate change should be considered when designing new homes by providing means of keeping the homes cool during hot weather.	
	ANON-FGZT-C13H-A	Future proofing development. It's often too easy to knock a building down and start again so new development must be retrofittable for new demands.	
	ANON-FGZT-C15D-8	Upgrading the existing housing stock to reduce carbon usage and fuel poverty will be a considerable challenge which might be a part of planning and building control policy and operations.	Commercial developments that negatively affect the environment should be avoided, even if the immediate infrastructure is OK. For example, don't extract too much water, create single-use plastic products or extract unsustainable resources such as peat, coal etc. Developments that tackle existing waste streams such as anaerobic digesters should be encouraged.

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C13A-3	Restoration of peat bog as habitat and carbon sink.	Low or no carbon transport and access: more routes, greater frequency and affordability of public transport (buses and trains) along with more extensive and better connected public footpath network.
	BHLF-FGZT-C16X-W	Grants available for solar to those on low income not just on benefits... support to make current housing sustainable	
	BHLF-FGZT-C164-S	Flood risk in the lower reaches of the Eden could be reduced by planning and constructing surge containment in the upper reaches of the Eden valley such as has been done successfully upstream of Pickering in N Yorks which no longer floods	
	BHLF-FGZT-C16B-7	Policy should put more weight on sustainable design in brownfield site development - be this through retrofit and energy efficiency measures, renewable technology, biodiversity net gain and all other measures suggested. While regulating the price so that development stays affordable.	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	BHLF-FGZT-C1DN-1	Peat bog restoration	Banning of heather burning on grouse moors
	BHLF-FGZT-C1DF-S	Taxing larger vehicles appropriately.	
	ANON-FGZT-C15S-Q	To protect all intrinsic Landscape character characteristics such as existing dry stone walls, natural hedgerow boundaries, and existing mature trees. Protection zones for trees to be 2.5 times wider than area just under the crown of the tree.	Wherever possible build on brownfield sites and stop the loss of soil/carbon sinks from development on green field sites
	ANON-FGZT-C15V-T	Rewinding verges, communal green areas in towns and villages to cut council costs and increase bio diversity ensuring a reversal of climate change.	
	ANON-FGZT-C15R-P	protecting peat bogs / natural landscapes	Protecting hedgerows/trees in the areas planting/ protecting woodlands.
	ANON-FGZT-C1FG-V	New developments and changes to windows, barn conversion etc. should all be required to have double glazed windows. If these are in a listed building then they should be discrete, but should still be a requirement.	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1FX-D	To reduce carbon impact by reducing rather than recycling, repairing rather than consuming.	Council departments, schools, NHS etc. to buy local produce to reduce carbon emissions. Farmers to be encouraged and given an incentive to grow fruit and vegetables rather than solely focus on meat and dairy.
	ANON-FGZT-C1ES-7	Plant trees, stop building houses, buy a few fields strategically scattered and allow to go wild.	
	ANON-FGZT-C1E3-7	Well-insulated housing	Adequate number of charging points in well-chosen areas
	ANON-FGZT-C1XF-D	Reducing emissions of greenhouse gases (GHGs) Providing efficient and affordable public transport Encouraging walking and cycling by providing better footpaths and cycleways Providing and protecting more green spaces	see above
	ANON-FGZT-C1XG-E	Household and commercial recycling	
	ANON-FGZT-C1XM-M	Protection of trees and forests with a reforestation programme	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1X6-W	Encouragement & assistance for owners of older properties to enhance building structure to improve insulation and reduce reliance on gas, oil etc for heating.	
	ANON-FGZT-C1HU-C	We need a climate change priority that does not rely on battery powered vehicles, the disposal of these batteries will generate the next pollution catastrophe. We also need to reduce the carbon footprint of imported food, we need more locally sourced food and to tax climate unfriendly imported food such as Almond Milk which consumes 16.25 gallons of water to produce 1 pint of Milk.	Also need desalination plants in the south of the England to produce fresh water rather than having the infrastructure to pump water from the North to the South.
	ANON-FGZT-C1H3-A		Rejoin the EU
	ANON-FGZT-C1H4-B	Grants for all properties for insulation	Subsidised Finance schemes for switching to electric vehicles
	ANON-FGZT-C1HY-G	Rewilding areas linked up. Do only verge cutting for safety. All open spaces more trees ponds grass cut less	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1AS-3	Transport decarbonisation. A concerted effort should be made to reduce total travel demand, particularly by car. Urgent policy interventions by the district must include: Immediate halting all road building within the district (including RIS2 schemes). Limiting of private motor vehicle access into the national park. Increase the level of public transport services operating in the district. Work with shared mobility providers such as car clubs CoMoUK and liftshare.co.uk to increase vehicle occupancy rates. Apply a range of policies to increase active travel (walking cycling and e-bikes). The district council should engage with leading research in this area to aid decision making	Eden district council must adopt a Paris compliant carbon budget and enact policies to meet it.
	ANON-FGZT-C1AZ-A	Creation of jobs in the sustainable sector and employment in these jobs. Also including apprenticeships and grad schemes to get people involved in the industry locally	Change of land use. I.e. reforestation in area surrounding new developments and inclusion of greens spaces. Also making it clear air quality protection has been included in the design. Air quality is decreasing and measures needs to be put in place in existing and new developments.
	ANON-FGZT-C1A5-5	A balanced approach that does not arbitrarily use the 'latest idea' at the detriment of the system as a whole.	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C1A6-6	Regenerative farming, traditional methods. Ban mono-cropping and build the evidence base of ruminant farming as a carbon sink	Re-wilding the land, restore peat bogs and woodlands
	ANON-FGZT-C1AX-8	Facilitation of solar power generation, integrated with new buildings.	
	ANON-FGZT-C1AB-J	Safe cycle and pedestrian routes on All roads and highways, separated from the motor road by at least 2 metres. Motorways should have similar cycle and pedestrian associated carriageways, separated from the carriageway by a 4 metre strip containing a living barrier, i.e., a hedge	Positive reporting on all local climate change mitigation initiatives with encouragement for public participation and consultation as part and parcel of that reporting
	ANON-FGZT-C13F-8	Using flower beds, green spaces and verges to benefit wildlife, store carbon and reduce flood risk - this is any easy quick win on all the space EDC is responsible for but you'll need to retrain your staff. Even just having longer grass stores more carbon.	Explore all your planning levers to promote locally grown and produced food, consumed locally. Food brings climate change, well-being and equity together.
	ANON-FGZT-C13T-P	I do not want wind farms built on fens or new housing developments on green land There should be more local bus services so people do not rely on cars And also more cycle lanes	Cycle lanes and footpaths

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C136-R	Extension of specific protection to landscapes, fields and terrain around recognised important sites of bio diversity or rare habitats, for example Sites of Special Scientific Interest, which may be threatened by development in close or near proximity, including intensive farming practises and residential and industrial building projects.	
	ANON-FGZT-C13X-T	Create a Section 106 option for developers /landowners to financially support community energy generation schemes and/or commit to providing affordable homes in the same location as the proposed project. If this is not possible consider implementing a community infrastructure levy scheme (CIL) so that local communities can determine how to improve the environment with ready access to necessary funding to make such projects viable in smaller settlements.	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C13Q-K	<p>BNG is simply Greenwashing. It's best to leave the greenfield sites and wildlife alone.</p> <p>2. protect the Open Spaces in villages and hamlets within the Eden Valley, that were removed with the adoption of the current local plan and revert back to the previous policy. Or create a supplementary planning document that would protect the open spaces in villages and hamlets.</p> <p>3. Stop building the wrong houses, in the wrong places, for the wrong people. You appear to be developer/investor led at EDC and not building for the local identified need?</p> <p>4. policy on second homes, holiday lets and AirBnB properties is pushing out the local people's chances of buying properties in their areas.</p> <p>5. control the ever expanding tourism and caravan parks devastating effect on nature & wildlife.</p> <p>6. Trees and wildlife habitat in Eden. At the moment there seems to be no consideration or protection for trees, wildlife habitat and wildlife</p> <p>7. Please can we have a new policy to protect trees, countryside and wildlife habitat.</p>	<p>Every decision EDC and the planning department are making should have climate change and the prevention of biodiversity loss at the heart of decision making.</p> <p>Developers and investors have too much sway and power we are destroying our natural world just for a few peoples personal gain and wealth</p> <p>We need a holistic approach to growth in the District It should be about growing the wellbeing of the entire district. It should be better schools, better hospitals, better play areas, more trees, more wildlife. Better leisure facilities and public transport. More culture and art.</p> <p>It seems that the destruction of trees and even trees with TPO orders can easily be achieved by developers by promising to plant other trees/shrubs as mitigation.</p>

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
		<p>7. It's greenwashing declaring a climate emergency if you continue to allow the destruction of our heritage, countryside and wildlife for investor/developer led housing -which is happening right now with EDC.</p> <p>8. Protect the entirety of the Beacon.</p> <p>9. Houses are being oversupplied in the villages and heritage is being lost for developer profit.</p> <p>10. Public transport in the District - is very poor and this should be a focus and stop approving development that is car dependent sprawl in the villages.</p> <p>11. River pollution - where is the all the sewerage and water going with all this new development?</p>	In reality it will take many years for the benefit of re-planting to take effect, especially when Carbon sequestration and root system affect on water uptake (flooding) is considered.
	ANON-FGZT-C13B-4	Incentives for adding solar panels to existing properties.	

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C16Q-P	<p>The living planet is already facing multiplying catastrophes as a consequence of human activity, We must do the very most we can as individuals, families and communities - to reduce the degradation we are causing, to appreciate how and why this is happening, to encourage each other to respond whenever we can. We will need to fundamentally change our purposes and ambitions, our attitudes towards others and towards other than human life and engage with each other and with rest of nature. This is a vital responsibility and opportunity for us all but especially for our local government and for the economic, social and political leaders in our community. To suggest the priorities that you have set out are unfortunately nowhere near enough to change our direction of travel - just as measures considered necessary 10 years ago were insufficient then.</p>	<ul style="list-style-type: none"> - a major inversion of ideas away from an ever-expanding economy of producing and consuming towards encouraging and facilitating community and wellbeing... including coming together to learn, deliberate and decide in response to all the challenges we are facing - drastically reducing the harm to nature, multiplying the trees and wild flowers and care over habitats, doing the most we can to curtail the use of energy and the planet's 'resources' - and cultivating instead relationships and activities of a caring nature, living lightly on the earth and closely with, enjoying growing our food locally for example without harming insects, increasing the health and biodiversity of soils and generally caring for nature. - encouraging and expecting a community-wide learning and sharing of responsibility-

Consultee Type	Response ID	Other climate change priority (1)	Other climate change priority (2)
	ANON-FGZT-C16Z-Y	Climate change measures need to be cost effective to users. (i.e. There no point in mandating all electric heat if it's too expensive for consumers) The priority should be a joined up approach by national and local government while listening to consumers and product installers for feasibility.	
	BHLF-FGZT-C1DE-R	Farming practices that enhance the biodiversity of farmed areas.	

Q18 (a) - What three things would you like to see happening as part of new developments that, in your opinion, would contribute towards mitigating against climate change and help towards a zero carbon future?

a) I would like to see

b) I would like to see

c) I would like to see

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
Statutory Consultee	ANON-FGZT-C1EE-S	<p>Policies should recognise the importance of sustainability over the long term.</p> <p>The UK has the oldest buildings stock in Europe, thanks to the skills of the conservation sector in 'repair and reuse'. Indeed, comparatively Eden has an older building stock than the national average. Opportunities for the sympathetic reuse and adaptation of existing buildings including heritage assets should be sought.</p>	<p>Policies on heritage assets should refer to the importance of regular maintenance.</p> <p>By caring for and reusing heritage assets we can: 1) Save energy and carbon dioxide through better maintenance, management and energy efficiency measures 2) Avoid the carbon dioxide of constructing new buildings and places</p> <p>Promotion should be given to skills needed to maintain historic buildings, which make use of low-carbon, sustainable materials and practices, these can also be applied to current and future construction.</p>	<p>Policies should recognise the distinction between historic and modern fabric.</p> <p>Protecting and enhancing the historic environment, while also mitigating and adapting to climate change. This encompasses the whole life carbon of building materials – their reparability, durability, reusability and suitability for future conditions.</p>

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C13C-5	<p>Create Walkable communities & Connected walking & cycling routes</p> <p>All destinations should be connected by a direct, legible and integrated network of walking and cycling routes. Routes must be safe, well lit, overlooked, welcoming, well-maintained, durable and clearly signposted.</p>	<p>A network of multifunctional open space should be created across all communities (existing and proposed) to support a range of activities including recreational and landscape features including Sustainable Drainage Systems (SuDS), habitat and allotments). Facilities for sport, recreation and play should be of an appropriate scale, positioned in prominent locations, co-located with other appropriate uses.</p>	<p>The co-location and concentration of retail, community and associated uses to support linked trips should be promoted.</p> <p>Creating multiple reasons to visit a destination, minimising the number and length of trips and increasing the opportunities to participate in physical activity.</p> <p>The internal and external layout, design and use of buildings should promote opportunities for physical activity.</p>
	ANON-FGZT-C13G-9	<p>Reduction of greenhouse gas emissions and response to the climate crisis should be a priority consideration and a cross cutting theme throughout the Local Plan to ensure new development contributes to sustainable development and achieving the goal of a zero carbon future.</p>	<p>Energy efficiency and use of renewables (solar, wind turbines and ground/air source heat pumps) as a common feature for all new developments. Grey water systems and other innovative water efficiency measures to help dealing with water drought events and to reduce the waste of clean water.</p>	<p>Community heating districts/networks (examples of 'waste' heat coming from industries and used as a heating system to grow vegetables). Affordable housing should be integrated into the community with consideration given to addressing fuel poverty and ensuring homes meet the needs of occupants for their lifetime.</p>

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1AU-5	Consideration of sympathetic energy efficiency intervention for older housing stock, that does not impact on character, historic significance or conservation. Energy efficiency and good design for new buildings contributing to local character.	Integrated small scale sympathetic renewable energy options where appropriate. Large scale renewable developments should be located nationally o have no impact on protected landscapes.	
	BHLF-FGZT-C16Y-X	The Partial Review should take account of the Cumbria Development Design Guide (2017) (the Guide). The Guide includes sustainable urban drainage system (SuDS) parking design principles, servicing and lighting standards. SuDS features should be included in any major development for dealing with both the control and quality of surface water and also link with the protection and enhancement of biodiversity.		

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
Parish Council	ANON-FGZT-C13E-7	Small vertical blade wind turbines alongside all major roads to generate electricity from traffic flow.	Electric charging systems within road surfaces to charge traffic, as in Scandinavia.	Community heating networks
	ANON-FGZT-C132-M	Community heating networks in rural areas potentially enable settlements to become energy self-sufficient.		
	BHLF-FGZT-C16H-D	See emerging Penrith Neighbourhood Development Plan, Policies 1, 2 for further details about pv panels etc.	Houses should have outdoor space to enjoy a garden and grow their own food It is also important that new developments have secure public green space in the centre with play equipment for children and to allow the community to to hold their own events and build a sustainable community.	Developers should be encouraged to look at using more sustainable or recycled building materials eg from plastic waste and looking to have facilities for power generation and storage.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
District and/or County Councillor	ANON-FGZT-C1XK-J	Housing with sustainable electricity generation thereby minimizing or cancelling electricity bills. Fully insulated homes minimizing the requirement for heating.	Electric car charging points (x2) in all new homes. Cycle parking and safe storage in all new homes.	A minimum requirement for safe open green space to allow children and young adults to develop walking, cycling, and independence skills. These spaces need to be made impossible to access via mechanised modes to prevent parking from occurring.
	ANON-FGZT-C1HW-E	Ultra energy efficient building standards (Passivhaus or similar) so that homes (and commercial buildings) require minimal energy input to heat/cool.	Solar PV and solar thermal as standard on all new domestic developments and solar PV on all new commercial developments - so that, ideally buildings become carbon negative.	Developments linked by safe and separate cycling and walking provision (including secure cycle storage) and/or affordable and convenient public transport. In remote communities where public transport is more difficult, there will need to be EV charging provision and/or EV shared or "on demand" carrier provision.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1AJ-T	solar panels incorporated in every new build much easier and cheaper than retrospective installation. some solar panels look heavy and unsightly. all EDC buildings to have solar panels.	Safe cycle routes for families going to school. Good school cycling policy and plenty of secure cycle stores on site.	Footpaths on every new development, taking pedestrians away from roads and vehicles Encouraging walking to school, the shops and other leisure sites.
	ANON-FGZT-C13J-C	The most important consideration is good quality, affordable homes in sufficient numbers that are efficient to heat and cheap to maintain		
Planning Consultant	ANON-FGZT-C151-N	Reduced light pollution, only using dark sky compliant lighting if any. No exceptions.	Renewable resources used in ALL development. No exceptions	Additional planting with all developments to get a biodiversity net gain. No exceptions.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C139-U	<p>Any policy requirement for on-plot renewables and energy efficiency measures should be aligned with national policy and building control standards, unless any uplift can be robustly justified by viability evidence to demonstrate it is deliverable. This is set out in the Planning Practice Guidance (Paragraph: 009 Reference ID: 6-009-20150327):</p> <p>In the absence of this evidence there is a risk that the Council will not be able to deliver its plan-led growth and affordable housing delivery will be particularly affected.</p> <p>District heating is something that should be explored at a strategic scale, for instance on new settlements or significant urban extensions, if viable. We do not consider that district heating is something that will be deliverable in Eden.</p>	<p>Sustainable transport measures including cycle storage and electric vehicle charging (slow charge) points should be encouraged. Good principles of urban design and excellent pedestrian/cycle connectivity to encourage people to not use the car.</p>	<p>Space to grow vegetables on sites (i.e. allotments) if supported by evidence around demand and feasibility e.g ongoing management costs for occupiers.</p>

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
Community Group	ANON-FGZT-C1E4-8	Small scale, local wind, solar or hydro projects feeding into individual buildings.	Buildings should be self-sufficient in generating power.	Rainwater harvesting for flushing toilets or compost toilets.
Developer and/or landowner	ANON-FGZT-C1H2-9	Solar panels will help to generate more of the electric required if we are to proceed down the route of solely electricity heating for houses and offices and running vehicles. In relation to cost of purchase and build in new properties it might be seen more beneficial and efficient to install air source heat pumps and underfloor heating but ideally both would be better	New developments provide electric vehicle charging options will be necessary and at speed if consumers are to be convinced to purchase an electric vehicle. Future building regulations will determine the installation of such charging points particularly in new homes.	It is important to protect wildlife habitats but ultimately it also depends on the growth in homes and business premises, we aspire to for our area and local young people. Therefore our opinion would include offsetting by providing such lost habitats with others

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C13N-G	A fabric first approach should be pursued in line with the Building Regulations Part L Update which provides improvements to energy efficiency and carbon emissions in new build development. Align with National Policy (NPPF) but also Building Regulation requirements in order to be consistent. Future policies which encourage a fabric-first approach should be well-evidenced and tested to be viable.	Green and Blue Infrastructure is integral to any scheme being brought forward and that water management is at the forefront of any technical considerations. Future policies which encourage the integration of Green and Blue Infrastructure should also consider the updates to the NPPF as well as being, well-evidenced and tested to be viable.	Alternative energy sources and the successful integration of Electric Vehicles will be key for future schemes and a shift towards sustainable modes of transport such as cycling, the usage of buses and alternative fuel transport. Future policies which encourage sustainable forms of transport such as Electric Vehicles should be well-evidenced, tested to be viable but also technically deliverable with thought to the wider energy network.
	ANON-FGZT-C1FJ-Y	much more in the way of safe cycleways & safe pedestrian walkways. Recent developments in Penrith have secured no where near enough (if any) developer funding to improve or provide infrastructure which would encourage people to cycle/walk. One of the biggest problems is lack of traffic calming/physical speed deterrents to make cyclists and/or pedestrians feel safe	a better attempt to build carbon neutral homes whether this be one off builds or multi unit developments. Technology & innovation is out there now but the developers (particularly the national house builders) are loathe to use it because its easier & cheaper for them not to incorporate it. Planning conditions would force their hand	a way to capture solar gain/excessive natural heat to be used when the sun isn't thing for heating etc.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1EW-B	Bigger gardens.	Protected space within housing developments, i.e more planted areas, more playspace, more traffic free streets, cycleways etc	
	ANON-FGZT-C1HC-T	Solar panels as standard	Cycling errors take priority over roads	Protection for existing flora given higher priority than building.
	ANON-FGZT-C1HV-D	Regulations to produce quality rather than quantity builds. Emphasis away from large companies producing cheap poor quality builds. Putting local building into hands of local builders. Raising the standards of material used for durability. Eg locally sourced stone (to last 100s of years not cheap products done to a low spec.)	Smaller size of builds. 2/3 bedrooms for starting and end of property ladder. Terrace and semi- detached. To encourage smaller families and to provide homes for single parents.(reflecting society) To encourage older couples to down size. The emphasis on centre of Penrith redevelopment for accommodation with financial incentives to encourage small businesses within walking / cycling.	All development built with means of contributing to own energy consumption(solar,wind) and water storage.
	ANON-FGZT-C1AT-4	New houses built to Passive House standards, with maximum insulation as well as solar panels to minimize energy use.	Cycle paths and cycle storage, and traffic free areas, as well as EV charging points	Private and community gardens for food production and composting, with schemes to educate and encourage.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1AH-R	Garden space for vegetable growing, both private gardens and allotments, community garden and orchard space.	Trees and native-species hedges retained or planted in developments, with thought to their future growth, connectivity with each other and the needs of wildlife using them with appropriate care plans in place to ensure they can't be automatically removed at the whim of residents. No more token little single trees on their own surrounded in tarmac!	More use of renewables, including solar panels as standard and new housing positioned to get maximum benefit from them. Far more use of solar panels on business premises, especially the large roofspace of warehouse and industrial sites.
Other organisation	ANON-FGZT-C1EJ-X	Waste water and rainwater that is reused in homes by diverting to toilets or water butts etc.	Fibre broadband as standard	Rather than solar panels, photovoltaic shingles and windows
	ANON-FGZT-C1AE-N	Greater protection of Open Spaces within villages and hamlets, irrespective of whether they are publicly accessed or privately owned. Any development should be limited to small sites and brownfill.	Greater enforcement of Tree Protection Orders	Greater use of renewable energy sources when building new houses

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	BHLF-FGZT-C1DQ-4	There are numerous considerations that may need to be factored that could contribute to mitigating against climate change and help towards a zero-carbon. Technologies will need to be developed and proved and then mainstreamed supply chains will need to be created; new skills and training developed for production and maintenance of new technologies, and person capacity built. The Council will need to ensure that the any policies introduced are deliverable and viable and have the support of all of the industries and sectors involved.	The Council should note that a new cross sector Future Homes Task Force has announced that a multi-million-pound Delivery Hub will be set up to manage the home building industry's drive to meet the environmental targets set out by Government. The Task Force comprises of representatives from across all the sectors that shape new homes including government, house building, utility provision, material suppliers and environmental groups	

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	BHLF-FGZT-C1DW-A	<p>1. It is essential that the location, design and layout of new developments contributes to making sustainable and active travel the most convenient option and reduces reliance on and domination of the private car also contributing to health and well-being and ensuring that new developments are comfortable, safe and pleasant to live in, integrate well with their surroundings and have character and a sense of place. Locational choices should include a genuine prioritisation of brownfield sites and existing buildings. The overall carbon footprint can be much lower than building brand new development on greenfield land, especially when factors such as (existing or potential) carbon sequestration lost through developing site are taken into account.</p>	<p>2. It is essential that all new developments include the highest possible levels of energy and water efficiency as well as being powered by renewable sources as standard. Energy efficiency and energy demand should be considered in relation to external and internal lighting choices (quantity and design), which will also reduce light pollution.</p>	<p>3. A policy requirement to recognise and factor-in the existing and potential ecosystem functions of undeveloped land when assessing suitability for development is needed If net zero is to be reached, new development will need to be carbon negative in order to balance off existing development, which is mostly carbon positive. This approach should also be applied in relation to biodiversity i.e. What biodiversity/biodiversity functions will be lost if the site is developed? If the site is developed, will the overall impact on biodiversity be better or worse (net positive or net negative) if those losses are taken into account alongside the impact of the development itself?</p>

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
		It will also help to focus development in town centres and other locations where there is existing development, enabling more sustainable and active travel.		The incorporation of climate change mitigation / adaptation factors and biodiversity net gain into new developments is indivisible from good design. Given the extremely high environmental and landscape quality of Eden district we would welcome the Local Plan review introducing strong policy wording in respect of cumulative impacts in order to avoid net environmental losses and deliver net environmental gain.
	ANON-FGZT-C13Z-V	Only authorise projects that consume less than countries average consumption of energy.	Only authorise projects that use high efficiency materials and energy consuming devices.	Never authorise projects other than conservation projects on flood planes.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C169-X	The things you list as examples above- that is solar panels as standard on new developments, space to grow your own vegetables, secure cycle storage and 'district' or community heating networks which take advantage of larger scale generation and renewable energy sources such as excess heat from industrial processes.	The District Council to use its might in order to purchase utilities such as electricity on behalf of residents, and to pass on the savings to households, offering substantial discounts to low income households.	<ul style="list-style-type: none"> - discourage costly road building by Highways England. -speed limits on minor roads reduce the default maximum from 60 MPH to 40MPH on safety and pollution reduction grounds. - incentives to shift passenger and freight traffic from the M6 to rail -publicity by the Lake District National Park that plays down the" honeypot" destinations and highlights currently relatively undeveloped ones. -reintroduce explicit subsidies for rural bus services

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C13W-S	Requirement to reuse and retrofit of existing buildings over demolition except in exceptional circumstances, for example if doing so would cause more GHG emissions than the combined emissions of demolition and new build. The comparison should be demonstrated using established Whole Life Carbon methodology, e.g. RICS.	Requiring all new buildings to achieve PassivHaus standards for energy use. For example space heating load should be limited to 15 kWh/m2/year. All retrofit development should restrict space heating requirements to 35 kWh/m2/year.	All developments must demonstrate that they contribute positively to the ecology of the site by enhancing and/or restoring it and by setting aside an area for nature in accordance with a framework to be developed for Eden, appropriate to the siting and scale of the development. Ideally this should follow the requirements laid out in the International Living Future Institute's "Living Building Challenge", Place Petal.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
Private individual	ANON-FGZT-C15E-9	No more peaking power plants based on diesel being allowed in Eden. These are dirty, polluting engines that have no space in a carbon zero LA	More work done on how the villages can be supported to be carbon zero. The economies of scale don't seem to work for these communities and they therefore lose out on funding and initiatives.	The Local Plan containing more policies that support healthier proposals. Currently economic advantages over-ride air quality, noise, protection of the environment, our landscapes and ecology. d) the council needs to employ expertise or staff who are qualified in countryside protection, not only to represent the designated sites, but also those areas of high quality, landscape and biodiversity that are currently being ignored.
	ANON-FGZT-C15G-B	Use of brown field sites to preserve biodiversity	Environmentally sustainable heating	Electric vehicle charging points
	ANON-FGZT-C156-T	Planners being responsive to applicants so they can proactively seek to understand real life, real world situations and try to help.		

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C15T-R	Each house having it's own source of power such as small wind turbine, solar panels, ground source heating	Open space that encourages wildlife, bees etc.	
	ANON-FGZT-C15J-E	Solar panels, EV charging points, Air and ground source heat pumps Community heating networks, Community spaces, Community fruit orchards, Tree planting		
	ANON-FGZT-C1FM-2	Renewable energy solutions for whole areas.	Electric vehicle charging points	Prioritise our natural habitats and ecosystems
	ANON-FGZT-C1FQ-6	Conservation and protection of existing Green Open Spaces and identification and protection of other valued Open Spaces by communities, this will enable conservation and protection of biodiversity and enable the spaces to contribute towards carbon dioxide "locking"	Greater protection of trees - especially enforcement of TPO's Trees are an excellent method of carbon dioxide removal from the atmosphere	Greater provision of electrical charging points in the region - Appleby has no charging facilities

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1F5-A	Air source pump technology for heating in new developments	Better use of brownfield sites rather than always building on green field areas	
	ANON-FGZT-C1EQ-5	More use of green technology in new builds. e.g. solar and wind power and rain water harvesting	New housing estates required to build facilities nearby to reduce car travel. e.g schools, shops. And EDC ensuring this happens and developers can't wriggle out of a commitment by altering details of their plans	
	ANON-FGZT-C1EV-A	Low cost public transport using electric vehicles + EV charging points in all car parks.	Subsidised installation of insulation / solar panels / other measures to reduce fuel bills / fuel use for low income households. Fitted as standard for all council / housing association properties.	Allotments associated with all schools and nurseries to encourage children to take part in vegetable growing + composting scheme for all food waste from schools dinners. Surplus vegetables to be redistributed to the community

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1E6-A	Increased home and business energy generation and renewal energy sources: solar panels, domestic wind turbines, micro hydro electric, chp boilers, heat pumps and home batteries, together with better home/business insulation and power storage.	More investment in self drive EV capability.	
	ANON-FGZT-C1EA-N	Standard integration of PV panels, domestic battery storage solutions, highest energy efficiency possible, green space (i.e. gardens) to reduce concrete/tarmac density and allow urban planting within *usable* gardens Air source heat pumps as standard. Ban gas connection, LPG or oil tank installations. If a larger development then perhaps a PV farm should be integral.		
	ANON-FGZT-C1EB-P	Where feasible, newly developed properties to have solar panels and/or heat source pumps.	Community heating networks would be an important alternative to 'a' above.	

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1XN-N	Solar panels on all buildings		
	ANON-FGZT-C1X5-V	Developments concentrated in town hubs, where there is less need for single car use to access services and where there are commuter bus/transport networks.	More concentrated new developments eg terraces not detached houses. And on brownfield, not greenfield sites.	Solar panels as standard on public buildings and all new developments as well as "passiv haus" standards (or approaching) on new developments.
	ANON-FGZT-C1XY-Z	Community heating networks are a great idea. The built environment and where it is placed should be decided by the local community via the local plan through an inclusive process. The energy use of a building should be part of national policy and the choice of how to meet any national target should be by the home owner or developer.	New off grid communities near to infrastructure to cut down on need for excessive transport via roads.	Relaxation of conservation rules in EDEN to allow the use of double glazing and other climate mitigating changes to traditional listed buildings.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1XD-B	Siting to minimise travel	Greater use of renewable source building materials and recycled/recyclable building materials.	Communal heating systems and local waste processing that does not result in pollutants being dumped in rivers - in fact, all discharges to watercourses should cease.
	ANON-FGZT-C1HF-W	1. Not just solar panels: should be illegal to build a house that needs current kind of gas or electric central heating. Every house should be heated by a modern system that doesn't cost for everyday heating. Every window should be intelligent glass to keep out or let in the sunshine as part of the whole heating/cooling system.	2. We must build flats. To save diminishing land space for growing food, outdoor exercise, wild life corridors. People here think flats are like those depicted in TV crime programmes: dirty, unsafe, unsuitable and unloved. Ask people who have lived in London or New York in a flat: lovely views, helpful concierge, great locations.	3. Once again, don't build on the flood plain. Our government says it must be built on. Maybe, just very maybe, if on stilts or engineered to rise up and down. But the cost of stress let alone cost of house and contents, should rule this out.
	ANON-FGZT-C1HP-7	No more green field developments in my village.	No further development in my village.	Less pressure on utilities within my village.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1H1-8	New builds to have integrated solar on a new roof. Encourage construction companies to position the building for optimum power output and energy efficiency rather than housing density.	All new builds to have suitable EV charging included attached to the building. For those which do not have parking they can be encouraged to supply one at a nearby facility for general use.	Encourage new builds or major refurbishments to include heat pumps in their design. For bigger developments communal Ground source system need to be encouraged
	ANON-FGZT-C1A8-8	Solar panels and domestic wind turbines	Bike storage	Trees, bushes and green spaces in towns and villages and more trees along rivers, flood planes and towns
	ANON-FGZT-C1HT-B	Community heat and power programmes which provide heat / steam / hot water to local houses removing the need for individual boilers, central heating and hot water systems. These are often based on farms and utilise biomass, manure etc to generate heat and gas to power these schemes. Many of these are community owned and run with some subsidy from local and central government.	Air and ground source heating systems being standard in new builds. The technology involved in these is improving all the time, particularly air source pumps. These are no more difficult to install in new builds than traditional central heating systems.	

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1AY-9	Renewable energy on a small local scale that benefits communities and not big wind farm industries, small hydro plants locally financed and benefited from.	More secure cycle storage on car parks etc	More EVC charging points
	ANON-FGZT-C13H-A	Every single development to include renewable energy sources as the default. Every roof should have solar panels for example.	Developments to have contributions to climate mitigation measures, forest planting for example, included in 106 agreements.	The local authority to should commit to identifying and allocating land for new woodland/wetland etc in the same way they must allocate land for development.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C16N-K	More consideration for wildlife in building design, road building etc, i.e. swift boxes incorporated into buildings; bat, bird, butterfly etc boxes incorporated into garden design, hedgehog 'highways' built into gardens; Consideration given to routes used by badgers, foxes, deer etc with tunnels under or 'green' bridges over busy roads incorporated to reduce the number of wild animals killed on the roads every week.	More green space and tree planting in new and existing housing estates and space for allotments/community farms Which increases happiness and reduces depression and ill health. Currently developers do not need to incorporate enough green space and often just a bit of grass. Waste ground/empty green space on frequently by residents for 'leisure', should be enhanced for residents, wildlife and biodiversity with tree planting, wild flower planting and the opportunity to be used for community farm/vegetable growing.	Better public transport; better cycle ways and footpaths; more street design focussed on pedestrians and cyclists rather than cars; park and walk/cycle/bus ride schemes.
	ANON-FGZT-C15D-8	The highest insulation standards should be used wherever possible so any new housing or commercial development should in effect overall put energy into the system rather than use it.	All development should work with nature so any house should have a garden with fruit and veg growing encouraged, and flats should have access to on-site allotments.	Any development above a few houses should have community facilities built-in eg exercise area and community garden, a shared building for to build a sense of community. Also shared office space.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C13A-3	solar panels on all new developments	Low or no carbon access and transport: more extensive and better connected public footpath network along with more a more extensive and cheaper public transport network with more frequent services.	Restored peat bogs and other carbon storing habitats.
	ANON-FGZT-C16P-N	TOTAL RECYCLING OF WASTE	CONVERSION OF ALL ORGANIC WASTE INTO BIOFERTILIZER	EXCESS WATER STORED AND USED IN HYDRO SCHEMES
	BHLF-FGZT-C16X-W	Passive houses.... Facing south for solar gain and sustainable air/heat exchange, well insulated and sustainable.	More 1 bed properties for young people in social housing- not necessarily flats	
	BHLF-FGZT-C164-S	1. Community power sources utilising waste heat and shared sustainable electricity generation	2. Minimum standards of insulation for all new construction	3. Recharging points for electric vehicles at all public buildings powered by renewable electricity sources where possible
	BHLF-FGZT-C16B-7	1. Wildlife corridors that link habitats but are also accessible to public	2. District heat networks & community energy in large scale developments	

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	BHLF-FGZT-C1DN-1	Loads of cycle paths/designated cycle routes/reduction of speed limits on quiet lanes so people can cycle safely and kids can learn safely.	Train lines and train stations re-established so we can get to work without having to drive.	Water turbines everywhere practical - using our gills and waterfalls to create energy.
	BHLF-FGZT-C1DF-S	Garden space	Footpaths rather than car access	Play areas
	ANON-FGZT-C15S-Q	Renewable energy sources to include community heating networks Areas for vegetable allotments/community orchards	More space for recycling boxes and cycle storage	Areas for vegetable plots/allotments/apple orchards and prioritise environment around buildings. On large scale developments, existing established gardens to be integrated into the scheme, and new nature habitats created eg. lake with walks and mini woodlands.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C15C-7	<p>It's a brilliant suggestion for all new builds to have solar panels on but Builders would pass the cost on to the people buying the houses, which are outside the affordability of many local people.</p> <p>Renewables aren't yet a viable option for new builds. Lower cost and a better installation and serving infrastructure needs to be in place before it's incorporated into planning policy. If it's not, it will make houses even less affordable for local people.</p>	Less dense housing developments and more green spaces left undeveloped.	All hard surfaces, eg driveways, should be permeable (though permeable materials should not be more expensive to buy than regular pavers).
	ANON-FGZT-C15P-M	<p>Community infrastructure delivered as part of developments that can help with community building and also help deliver green services and local energy needs.</p> <p>From community hubs to shared community work space through to community heat and energy production.</p>	Adaptable homes that can evolve with the needs of the occupants over time without need to move due to growing family old age or medical needs and work from home space.	Green community transport and developments that enable 5 minute commutes so that things residents need can be accessible close by.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C15V-T	Rewinding if verges and communal green spaces	Extensive accessible recycling facilities for items currently not recycled by EDC e.g tetrapacs	Use of hybrid/ electric buses in a massively improved public transport system.
	ANON-FGZT-C15U-S	Continue to allow wood burning stoves - ensure rural areas are able to have efficient and effective heating ie not air source heat pumps		
	ANON-FGZT-C15R-P	upgrading/ utilising existing redundant buildings within towns to prevent over development of green belt / new housing developments	more emphasis on community spaces / parks etc within towns	protection of hedgerows , trees , stop overgrazing , planting of trees. use of upper river catchment areas to create wetland areas / meanders to slow the flow of the river - preventing flooding downstream
	ANON-FGZT-C15H-C	Renewable energy resources, eg solar panels	EVCs and ability to store electricity on batteries	More recycling
	ANON-FGZT-C1FG-V	Solar panels on all new developments, or a wind turbine that can be erected close by and used by residents for street lighting etc		

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1FV-B	The green spaces in the county maintained instead of building houses on	Empty factory units/shops converted into housing to prevent further loss of green spaces	Reduced building in rural villages where facilities are limited or non existent and more building in townships where existing facilities are to reduce number of cars needing to travel excess journeys
	ANON-FGZT-C1FX-D	Renewable energy sources - solar panels on new builds, heat pumps instead of oil.	Farmers should be given an incentive to grow fruit/veg on some of their land and have agreements with the council to buy the produce and use in local departments/schools etc. We have a huge amount of green space in Cumbria yet most of the fruit/veg coming into the County is from elsewhere causing higher carbon emissions.	Community space for people to grow your own food. I have a very small garden and there are only 2 allotments in the village with huge waiting lists yet we are surrounded by empty fields. I would love to have a joint space to grow vegetables.
	ANON-FGZT-C1F7-C	Space to grow own fruit and vegetables or a communal area set aside for that purpose	Better public transport provision for rural areas	More use of renewable energies

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1ES-7	Solar panels are fine in theory... but on housing they can become a maintenance nightmare. Panels on flat top factories/retail have scale and are easier to maintain.	Fewer in fill houses. It's all very well to talk about biodiversity whilst destroying fields and woods for new houses.	
	ANON-FGZT-C1FD-S	Solar panels/small wind turbines for houses / estates as standard and grants for houses already built, realistic approach to how older properties can move to more renewable/sustainable energy efficiency,	new houses built that adapt for all life stages so communities can live and grow together,	more new houses with actual gardens (maybe clauses to prevent concreting over too much ?)
	ANON-FGZT-C1EG-U	Repurposing of old buildings in the middle of towns (Penrith) rather than extending sprawl in flimsy new builds on the outskirts. Which increases extra building on infrastructure and rips the heart out of towns.	Localised alternative fuel sources (turbines on roofs, solar panels, ground source, dirty water recycling).	Better layout and thought of the main thoroughfares in and around Penrith to reduce cars and pollution right in the middle. To allow more people to come to Penrith to shop, eat, and live. Rather it being an extending sprawl eating into the green spaces around. Please NEVER EVER allow building on the Beacon.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1E1-5	Solar panels installed Well insulated houses Electric charging points installed		
	ANON-FGZT-C1E3-7	Solar panels on all new developments, both private housing and industrial units	District heating systems making use of excess heat generated by industrial and other processes. Use methane generated by animals if practical	
	ANON-FGZT-C1E8-C	Solar panels as standard	Gardens (with existing trees and hedges preserved on new developments) and water-permeable drives/car parking	High-speed broadband to the property to assist work-from-home
	ANON-FGZT-C1EY-D	Better transport links around Cumbria, cheaper if possible!	Food waste recycling schemes.	Large scale tree planting and biodiversity friendly land management
	ANON-FGZT-C1XE-C	Solar panels on all new developments	New developments not built on flood plains	Community heating networks where appropriate

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1XF-D	More emphasis on sustainable infrastructure (footpaths & cycleways), and less on car parking.	Houses only allowed where public transport is available	Insistence on local occupancy conditions. (EDC seems to require local occupancy conditions, but withdraw them willingly and easily, whenever developers request it, blatantly to make more profits.)
	ANON-FGZT-C1XG-E	Park and ride implementation with electric buses	On street recycling bins, more bins on streets, more information about how our waste is processed, stop using blue plastic bags for household waste!!! Must be an alternative?	Tree planting initiatives involving locals
	ANON-FGZT-C1XM-M	Viable Community renewable energy generation		

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1X6-W	All new buildings should include at least one “green” technology e.g. p.v solar, solar thermal water, air or ground source heating, mechanical ventilation & heat recovery systems. The highest standard of thermal efficiency should be expected from all new builds and modifications to improve older building stock should be actively encouraged.		
	ANON-FGZT-C1HZ-H	Funding for solar energy More green spaces/ greenery. Living green walls help with insulation on building facade		
	ANON-FGZT-C1HU-C	Removal of cycle lanes and restriction of cyclists as they are clogging up the narrow rural roads. More trees planted. Greater consumption of locally produced food rather than imported	Students more engaged (from primary years onwards) in the area that they live, for example, visits to farms etc.	

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1H6-D	Triple glazing mandatory on all new houses at time of building	Low energy ventilation systems mandatory in all newbuild houses that capture heat from outgoing air. These have become mandatory in some countries in northern Europe which are ahead of us e.g. Germany and Denmark	Inspection of all newbuild houses for sources of heat loss as part of routine building inspection to ensure that standards are met in practice as well as in theory e.g. looking sources of his loss around windows.
	ANON-FGZT-C1HX-F	Help for existing developments to convert from heating oil to energy efficient alternatives	Bigger gardens to encourage veg growing and planting for nature	Solar panels as standard
	ANON-FGZT-C1H3-A	More emphasis on public transport	Encourage people to take short journeys by cycle or walking	
	ANON-FGZT-C1H4-B	Solar Panels permitted on all existing properties without planning permission even in conservation zones	Improved public transport in rural areas	Park and ride schemes in major towns/cities
	ANON-FGZT-C1HB-S	Allotments reintroduced Improved rural transport links, to reduce the usage of cars Car sharing schemes	Walking groups for children to get to school Solar panels and solar powered outside lights on new and existing buildings	Previously closed permissive footpaths reopened Outside spaces are important

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1HY-G	All new buildings solar panels and big enough area for trees gardens. Less density housing. If u own a property must have someone living in it 6 months of year.		
	ANON-FGZT-C1AS-3	reduce the car dependence of new housing developments by using the transport for new homes checklist within the planning application assessment	active travel promotion through; cycle storage, cycle infrastructure	Immediate introduction of higher energy efficiency standards to future proof new homes rather than allowing delay.
	ANON-FGZT-C1AZ-A	Increase of urban green spaces. They have many benefits - increasing carbon storage, increasing air quality, improves drainage, increase biodiversity. But also increase mental and physical health.	More focus on using local supply chains and materials made from recycled materials. For example permeable pavements/drives or even roads in new developments made from recycled goods. Also recycling points on all new developments.	Renewable heating and/or electricity mandatory for all new developments. I.e. Air source heat pumps, solar panels etc. A form of SUDs mandatory for new developments such as green roofs or larger scale SUDs I.e. wetlands Also rain water storage mandatory considering with climate change droughts will be more likely.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1AG-Q	More trees planted that help soak up water and prevent flooding. Other natural methods of flood prevention rather than reactive man made systems.	Improved public transport for rural areas and improved cycle ways to reduce car use.	
	ANON-FGZT-C1A5-5	Maintain wetlands/peat bog to capture carbon	Increase the number of trees planted for water management and co2 benefits	Solar as part of construction
	ANON-FGZT-C1A6-6	Solar panels	Water turbines	More trees
	ANON-FGZT-C1AA-H	The planners etc listening to local people who have a knowledge of the local area from living there. When things are declined by planning for a valid reason they should not simply be pulled in front of a committee who have the power to overturn it but do not have the in-depth knowledge re flooding bio diversity unnecessary development in rural areas that does not have the infrastructure (shops bus routes etc) to support		

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C1AX-8	Use of solar energy should be facilitated and integrated into new developments and modification of existing buildings and developments.	Residential development should include a degree of private outdoor space. These spaces should be capable of being used to grow vegetables and fruit, even by means of balconies on apartment buildings.	Secure cycle storage is as important as private parking spaces and garaging within residential development.
	ANON-FGZT-C1AB-J	Solar roofing tiles on all new builds, including domestic, public and private businesses, best available insulation against heat and cold with No exceptions and enforceable by legislation. Safe cycle storage prominent in public spaces. All busses, coaches and trains to include accessable cycle storage for passengers with free carriage. Why not a return to a decent sized luggage compartment, compatable with te number of carriages	Small and medium sized hydro schemes on all local water courses. solar panel 'farms' with panels raised high enough to accommodate grazing stock beneath them, thus providing shelter for such stock	An increase in road tax on all vehicles over an agreed bhp, priority for electric public service vehicles An evaluation on the value and cost/benefit to society of all large farm machinery. Positive input from the farming community as to what they are prepared to do and achieve, properly costed and to the benefit of the communities in which they work and operate

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C13F-8	Insulation and passive house retrofit (enerphit). For homes but also commercial premises and public buildings. Much of the insulation focus has been on homes, but our schools, hospitals, offices and shops needs sorting. it is difficult to insulate sandstone from the inside. reconsider some of the restrictions on planning in conservation areas and listed buildings to allow them to meet their climate breakdown responsibilities.	District heating linking public buildings and homes. Eg Local schools and the houses surrounding them. The school will use the power in the day and the homes in the evenings. Schools have large roofs for solar and fields for ground source heat pumps.	An end to properties being built to out dated environmental standards - being built to standards at the time they went through planning. Also the standards of new builds often fall short of what was agreed /promised and what action can EDC take on this?
	ANON-FGZT-C13T-P	I do not want to see wind farms on fells or sites of special scientific interest I want to see more local bus services so people are not using private cars I want to see space to grow your own vegetables I do not want new developments built on green land but instead old buildings being repurposed.	More local bus routes so private cars are less used later train services on the Settle to Carlisle railway More cycle routes	No new housing developments on green land but already existing buildings repurposed.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C136-R	Improved traffic free cycle networks where no alternatives exist to cycling on an A road or busy link road.	Restoration of specific protection to amenity open spaces without public access that was lost through an oversight during the creation of the Eden Local Plan. These provide rich bio diversity and bring nature into the heart of their communities.	Greater enforcement and support for tree protection orders with serious deterrents to developers who are prepared to include cost of financial penalties for breaches and unauthorised felling within their budgets for building development.
	ANON-FGZT-C13X-T	Community heating networks in rural areas (eg anaerobic digesters, screw bores in becks and solar farms that still allow sheep/cattle to graze beneath the panels or a combination of all these) to take advantage of larger scale energy generation and potentially enable settlements to become energy self-sufficient. With improved battery technology becoming more widely available, these options are increasingly possible for Eden's rural villages, inspite of our climate that lacks sunshine in winter months.		

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C13Q-K	<p>Build for identified need. Prioritise brownfield sites for development and stop building on greenfield sites. Build only local occupancy or affordable houses in the villages. Some of the recent big developments in Penrith are so rammed in that there is little space for gardens etc. What's your policy to prevent all new housing being built from becoming second homes, holiday lets, investor homes and Airbnb?</p> <p>7. All new houses should have green energy.</p>	<p>Less housing. Especially as using brick that I have not seen anywhere locally. More focus on building things other than houses, say an art gallery or a new swimming pool or a heritage visitor centre.</p>	<p>Listening to the concerns of local residents rather than developers and investors. Please stop approving all this dreadful identi-kit housing throughout the District. Please start building the homes for the identified need of the District. Please restore fairness and democracy by involving local communities in decision making especially planning. Please turn the Town Hall into an art gallery and Mansion House into a Museum and Visitor Centre for the District. Please stop running EDC purely for the developers and investors. Please start running EDC for the people.</p>

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C131-K	Allotments being used / run efficiently	More nuclear energy generated	Realistic understanding that the UK does not currently generate enough electricity and that using electric cars is not the answer as the electricity still has to be generated to power them people are just feeling self righteous as they are not burning the oil / petrol but the power stations still have to do it
	ANON-FGZT-C134-P	More garden space less concreted gardens		
	ANON-FGZT-C13B-4	Solar panels as standard on new developments.	Electric car charging points as standard on new developments.	Battery storage attached to solar panels for powering properties at night.
	ANON-FGZT-C138-T	Solar panels as standard on new buildings	Space for growing food and creation of biodiverse green spaces including encouragement & support for individuals and businesses to improve biodiversity in green spaces they own/use.	Community heating networks

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C16Q-P	<p>yes, all those though the industrial processes producing 'excess heat' perhaps should not be part of what is imagined.</p> <p>Town free of vehicles. Well mixed settlements with learning and facilities, woodlands and recreational areas for community activities. Materials for buildings completely reconsidered - concrete and plastics forbidden. There is otherwise no possibility of net-zero greenhouse gases or ending the plastics pollution of the air or the oceans .</p>	<p>radical interventions in economic arrangements are possible to introduce almost immediately. a period of social 'ownership or management of town spaces where social enterprises only will be welcomed and conditional on facilitating carefully nurtured green spaces nearby. a local basic income to encourage less consuming and inequality and achieve community and ecological ambitions. Funding from banks for community and environmental projects alongside local or national government funds providing security</p>	<p>The immediate conversion of empty shops into accommodation or community/educational/repair and re-use workshops or meeting places - involving the schools and colleges - and town car parking spaces into mini woodlands, Newton Rigg as a pioneering college for ecologically sound agroecology, serving the local farming community and the community's fruit and vegetable growers and tree nurseries. Perhaps a partnership with the local primary and secondary schools and FE college.</p>

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	ANON-FGZT-C16C-8	Sustainable energy sources/efficiency in all new buildings and assistance to residents to convert existing properties to be energy efficient too.	More consideration for wildlife in building design, road building etc, i.e. swift boxes incorporated into buildings; bat, bird, butterfly etc boxes incorporated into garden design, hedgehog 'highways' built into gardens; Consideration given to routes used by badgers, foxes, deer etc with tunnels under or 'green' bridges over busy roads incorporated to reduce the number of wild animals killed on the roads every week.	More green space and tree planting in new and existing housing estates and space for allotments/community farms. Which increases happiness and reduces depression and ill health. Currently developers do not need to incorporate enough green space and this is often just a bit of grass. Wwaste ground/empty green space frequently by residents for 'leisure' should be enhanced for residents, wildlife and biodiversity with tree planting, wild flower planting and the opportunity to be used for community farm/vegetable growing.
	ANON-FGZT-C16Z-Y	installing solar panels on roofs where there is actually a benefit. Not just willy nilly.	Allow the buying and selling back of domesticly produced electricity (Solar panels, small wind turbines etc) neutral. (the same fee for buying as for selling back to the grid),	Offer Plug ins for electric or hybrid cars as part of the new build houses.

Consultee Type	Response ID	a) I would like to see	b) I would like to see	c) I would like to see
	BHLF-FGZT-C1DE-R	All of the [examples] above.		

Q19 - Which of the following characteristics are important to the character of your town, village or hamlet?

- Specific buildings which help define the character

- Other characteristics which I think are important to the character of where I live

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
Statutory Consultee	ANON-FGZT-C1EE-S	Eden has one of the most significant historic environment's in the north of England which includes a wealth of buildings, structures, monuments and parks and gardens including a large number of those deemed of the highest significance nationally. Within the district (including the area within national park land) there are 296 Scheduled Monuments, 45 Grade I listed buildings, 149 Grade II* listed buildings (with a further 1,776 buildings listed Grade II), two Grade II* Parks and Gardens (with a further four Grade II Parks and Gardens), and the English Lake District World Heritage Site.	Within Eden we understand there are currently 17 conservation areas. The character and appearance of these areas are special and contribute significantly to the historic environment and sense of place of the District. Parts of the district are also important to the setting of the two national parks, the Yorkshire Dales and the Lake District World Heritage Site. There is also a wealth of non designated heritage assets, with heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
	ANON-FGZT-C1AU-5		A landscape without obvious large visual intrusion. Abundant biodiversity.

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	BHLF-FGZT-C16Y-X		Paragraph 130 of the NPPF (2021) states that Planning policies and decisions should ensure that developments: (d) establish or maintain a strong sense of place... (e) optimise the potential of the site ... and (f) create places that are safe, inclusive and accessible and which promote health and well-being, ... These principles are considered robust and the Local Plan should support development which will facilitate social interaction and create healthy, inclusive and sustainable communities.
Parish Council	ANON-FGZT-C132-M	Use of vernacular materials such as local red sandstone for walls and local slate for rooves, rather than the cheaper and incongruent yellow/orange bricks and concrete roof tiles	Retention of historical open/green spaces between ancient hamlets that are inherent to the character of my and many other centuries-old East Fellside villages ie. not every inch of green space should be filled with as many dwellings as possible to maximise profit for the landowner
	BHLF-FGZT-C16H-D	Devonshire Street, New Streets, the older houses on Castletown	The yards and ginnels, closeness and variety of heights and sizes of old buildings, the roofscape which is not regular or even. Sandstone or stuccoed frontages and the greenery throughout the town and especially in the New Streets. Penrith is built between hilly areas which can be seen most easily from the top of Beacon Hill.

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
District and/or County Councillor	ANON-FGZT-C1XK-J	When building in established communities greater care should be taken in attempting to blend new properties. Building materials should be selected to blend with the local vernacular, stone lintels coins should be used to 'connect visually' with the established properties. Green space flora and fauna should be retained and enhanced wherever possible.	In my community and many others in Eden properties are individual we don't have rows of mirror images. Where new development takes place numerous styles should be used to blend with the established and allow for individual personalisation.
	ANON-FGZT-C1AJ-T	Red sandstone - local material defines the conservation areas of Penrith, giving it's unique character for a market town. The Banks in the main square.	Retaining stone walls in new developments. They are sustainable, provide habitat for plants and animals and define the town's character. It is always disappointing when developers tear down stone walls and ancient hedges to be replaced by harsh red brick or poor quality wooden fences, which don't stand the test of time. Stone walling is a skill which will provide jobs for young apprentices.
Community Group	ANON-FGZT-C1E4-8	Local materials used help to repeat style.	Hedgerows
Developer and/or landowner	ANON-FGZT-C1H2-9		Diversity between old and new design/buildings

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C13N-G	Future policies which encourage the integration high-quality design should align with the updates to the NPPF as well as being well-evidenced with regard to landscape ad heritage characteristics. any future policies which refer to design characteristics should be fully viability tested.	building materials, styles and visual character of nearby settlements and properties to ensure the character of a future residential scheme is well-related and visually in-keeping.
	ANON-FGZT-C1HV-D	All new builds should be in keeping with existing characteristic of local community. Local material used externally to blend in.	Give Parish Council the power to suggest alterations to a design that might improve the hostility towards applications where there is one. Much more flexibility and consultation at community level.
	ANON-FGZT-C1AT-4		The age and individuality of the buildings helps give the character of a place, which can be obliterated by swamps of uniformly aged houses regardless of the care taken in the design.
	ANON-FGZT-C1AH-R	Old farmhouses and ancient hall (Johnby Hall) built in a very specific local sandstone.	I have described these below in answer to 22.
Other organisation	ANON-FGZT-C1EJ-X	Protection of the Kirkby Stephen Conservation Area still waiting for a management plan, no new building within it and restrictions on use and change.	

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	BHLF-FGZT-C1DW-A	In order to secure good design and to protect and enhance the character of settlements and the landscape overall, all the factors listed in the survey must be taken into account. Landscape character, visual amenity, tranquillity (including dark skies), habitats within and around the settlement such as woodlands and waterways, shorter views, wide views and glimpse views (rather than just distant views) and the scale and grain of development should also be included in the list. Specific historic features of all kinds (not just buildings) are important as is the sense of history. The character of a settlement is also very much influenced by its relationship to protected landscapes.	
	ANON-FGZT-C13Z-V	Energy efficient	
	ANON-FGZT-C169-X	Presumption against new building. Latter a threat both to character and incompatible with the absence of mains services: water supply, sewerage and gas.	Think that passing hikers and touring cyclists appreciate its individuality, age and air of peacefulness.

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C13W-S	Natural and local materials are important but we need to use a broader palette of materials including recycled products as part of a circular economy and ensure they are good quality and long-lasting rather than being fixated on them 'matching' original. Character of place should be a living, evolving attribute, not atrophied.	Woodland and tree cover are sparse or missing and should be reinstated to bring more character and diversity of wildlife to this area.
Private individual	ANON-FGZT-C15E-9		Open nature of village green
	ANON-FGZT-C15G-B	All of the buildings in the historic heart of the village. There should be a conservation area. Church, Morland House, Square, Water Street	The open fields between lower gate and cobblestone corner give the village its rural feel
	ANON-FGZT-C156-T	The ability for buildings and the location of them to be prioritised in response to need - real needs in the community, not those of developers or tourists, for example.	Family and community considerations.
	ANON-FGZT-C15T-R	Buildings to fit in with the local environment using local materials such as sandstone	
	ANON-FGZT-C15J-E	Red sandstone	

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C1FM-2		Natural environment and wildlife.
	ANON-FGZT-C1FQ-6		<p>Many villages in the Eden Valley have "gaps" between building - this should be conserved to prevent "tunnels of housing"</p> <p>The setting of a village within its surroundings should be taken into consideration and more weight should be given to protection of valued landscapes.</p> <p>Building outside the village boundaries and on green open spaces should not be permitted as the effects on both the ecology and amenity of the area are severely impacted</p> <p>There should be more designations of protected Open Space - not just publicly accessed Open Space</p>
	ANON-FGZT-C1EV-A	The Old Quaker Meeting House in Tirril has recently been bought and is being redeveloped for residential use. It is a valuable asset for Tirril's local history and I hope that its character will be respected and historic interior retained.	Public footpaths are a vital asset / local amenity for exercise and mental health, enabled access to countryside around our village. The footpath along the river Eamont has significantly deteriorated in recent years.
	ANON-FGZT-C1E6-A		Low rise development using local materials. I don't think that we can retain a "chocolate box" housing stock, but any new build should reflect local character and not a suburban housing estate.

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C1XN-N	All listed buildings	
	ANON-FGZT-C1X5-V	<p>Temple Sowerby is a "hamlet". It's character is retained through controlling development, rather than allowing it to become another "Stainton".</p> <p>There are 2 character types: Georgian brick and sandstone buildings - TS House Hotel, Linden House, The Grange, Grange Cottage, High Green House, Sherriff House, Park House, Counting House, etc Vernacular cottages - such as most of those around the large main greens to the East of the former A66 eg Lowthian Cottage, Hillside etc</p>	Wide village greens surrounded by houses
	ANON-FGZT-C1XY-Z	Public sector buildings (such as the town hall) that are difficult to manage from a Climate Change perspective should be used to create an example to other traditional buildings of how to mitigate against climate change. 90% of buildings in Eden require retro fit mitigation and the council should not just ignore its traditional historic buildings in this respect.	Open space. Villages are essential rather than just expanding traditional market towns.
	ANON-FGZT-C1XD-B		Clean air

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C1HF-W	Old sandstone buildings	
	ANON-FGZT-C1HP-7	Wildlife levels to remain at their current state.	
	ANON-FGZT-C1H1-8	Old Stone Farm buildings and Barns have alot of history in this area. Once the history is destroyed it is lost for good.	The distant and nearby views around Eden need to be maintained for future generations to treasure. Bad development, or unsuitable corporate industrial development will ruin Eden treasured landscape ie Wind Farms)
	ANON-FGZT-C1A8-8	Better insulated windows should be allowed as replacements on listed buildings. New heritage designed pvc ranges that look exactly like wood windows are still being rejected when they are much more energy efficient and last longer.	Open areas in towns and villages to be made more attractive. Penrith has some beautiful flower baskets and boxes, but other surrounding villages don't make the same effort.
	ANON-FGZT-C1AY-9		Rustic and rural rather than a growing feeling that we are becoming a housing estate.
	ANON-FGZT-C13U-Q	Building materials used should be in keeping with properties in the surrounding area. Homes need to be built with sufficient space between properties to allow maintenance.	

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C13H-A	We're a red sandstone town that can see, and be seen from, many, many miles away.	The independent shops highlight a resilient local character. We should protect that.
	ANON-FGZT-C13A-3		Lazonby and the Eden Valley: natural beauty and tranquillity; landscape value (close up and in distant views); traditional local building materials. Absence of onshore wind farms in this area between the Lake District National Park, North Pennines AONB and Yorkshire Dales AONB.
	ANON-FGZT-C16P-N	PURPOSE BUILT BUILDINGS	RETURN OF SURPLUS COMMERCIAL PROPERTY TO RESIDENTIAL
	BHLF-FGZT-C16X-W		New developments should use local stone, varied layout, trees and bushes, green space each with their own character and no pebble dash. Let people build their own with their own design to allow for individuality, let people convert old buildings and STOP SO MANY SECOND HOMES/HOLIDAY HOMES!
	BHLF-FGZT-C164-S		shared community facilities limitation of HGV traffic through the village
	BHLF-FGZT-C1DN-1	village halls, pubs, shops, churches	wildlife and community

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	BHLF-FGZT-C1DF-S	Grade II listed buildings; sandstone; rendered rather than brick	Historic features: quoins; smaller windows; slate or stone roof; modest size like cottages
	ANON-FGZT-C15S-Q	Converted barn on main street through Hartley village - has large picture window facing road - with privacy screen/glass but always feel awkward walking past. Also 2 new houses built in Hartey village completely out of scale for the rest of the village and sitting on tiny plots with no garden space.	New build need to fit in with the cottage terraces and slightly larger Georgian and victorian buildings that currently exist. I also hate to see traditional windows removed and replaced with poor quality PVC.
	ANON-FGZT-C15C-7		Development should have a mix of housing types small terraces or pairs of semis. This takes up less land mass, leaving more green areas. Modern designs of sharply sloping rooves to accommodate solar panels look out of keeping in small villages and hamlets. Suburban-looking housing design should be avoided in villages and kept to towns. Development scale is massively important. Pretty villages like Culgaith have been ruined forever by the huge Otters Holt development, the design and look of which is entirely suburban and in no way belongs in a village.

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C15V-T		Natural (unmown or strimmed) verges.
	ANON-FGZT-C15R-P	churches village greens	stone walls, hedgerows, trees, country lanes
	ANON-FGZT-C1FG-V		All streets should have trees and hedges, and wildflower areas. This is for the benefit of wildlife, but also to reduce pollution and because it enhances the look of an area.
	ANON-FGZT-C1FV-B	Stop building on green field sites and keep the integrity of the rural communities. Plenty of town centre availability if you capitalise on vacant properties and units	Over development affects water supply and drainage
	ANON-FGZT-C1F7-C	Alston Town Hall, St Augustine's Church, St. Paul's Church (before it was left to deteriorate), Quaker Meeting House Market Place & Market Cross area in general	Cobbled street, Green area at Town Foot - open area space for people to rest/relax "watch the world go by", Open spaces
	ANON-FGZT-C1ES-7	Newish build on edge of Greystoke on way to Motherby. Replaced a collapsed metal barn.	
	ANON-FGZT-C1EG-U	Individuality rather everything being the same.	Greenness.

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C1E1-5	Sandstone buildings	
	ANON-FGZT-C1E3-7	St Lawrence's Parish Church, Appleby. Methodist church Appleby.: Moot Hall; St anne's Hospital; houses built from 14th century onwards	Maintenance of vistas up and down hills; trees in Boroughgate
	ANON-FGZT-C1E8-C	Quacker meeting house, Tirril Hall, Sockbridge and Tirril Reading Room	Grass verges
	ANON-FGZT-C1EY-D	Penrith town hall and the garden's out the back.	All the green spaces of Penrith, Eden community garden projects and Eden arts projects like the little boxes on angel lane, the signs and also the droving.
	ANON-FGZT-C1XF-D	Old traditional buildings in the central apart of Tirril.	
	ANON-FGZT-C1X6-W	The historic town buildings, built with local materials and good vernacular style give distinctiveness and appeal to the town centre. New commercial & residential should blend with sight lines, roof profiles and use local materials. Bland, generic developments detract from the town centre and discourage visitors and locals alike from using the area.	The open views to the hills around the area “situate” Penrith as part of the wider north lakes district. We should value this and promote the association and build/ develop with a view to preserving and promoting this for the future.

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C1H6-D	Council should adopt all new roads in a new housing estate- Rather than current system of adoption of only some of them	Spaces for children to play, and safety for them on the street on newbuild developments. Mandatory 15 mph speed limit in such developments
	ANON-FGZT-C1H3-A	Appleby Castle Boroughgate	
	ANON-FGZT-C1HB-S	Sandstone buildings in keeping with area, Sandstone walls, Hedges being replanted, Areas of the village that have part built buildings on them, reinstated	Footpaths need to be passable
	ANON-FGZT-C1HY-G	Owners should be given notice to maintain buildings. Some in Appleby town centre making it look run down. Remove old unnecessary advertising signs.	Sorry want to go back a page and note less street lighting turn off 12midnight until 5am
	ANON-FGZT-C1AS-3		Any building which incorporates sustainable design features enhances the character of the place where I live.
	ANON-FGZT-C1AG-Q	Cow'us	

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C1AX-8	Buildings constructed of local stone are important, eg. churches, public buildings, mansion houses, castles. Listed buildings and conservation areas should be safeguarded particularly. Georgian architecture.	Ease of pedestrian access, separate from the public road system.
	ANON-FGZT-C1AB-J	All buidings which reflect the local materials - Limestone and granite in Shap	
	ANON-FGZT-C13F-8	Red sandstone does define Penrith but gives us an insulation challenge. Clock tower square with Arnisons and Graham's define Penrith character to me. St Andrews. The railway station, Castle and Station Hotel. Mostyn Hall. The little squares and alleys tucked away. But I also love Penrith Playhouse	Dislike buildings that are a pastiche of the past and buildings with a boring box design and cheap bricks and concrete tile roofs. My personal preference is for traditional materials with modern design shapes, or modern materials which refence the shape and style of local buildings. North House in Glenridding achieves the former beautifully. Referencing the rather pointy shapes of the roof scape in Penrith, the gables, dormers and bay windows is very tricky with a passive house.
	ANON-FGZT-C13T-P	fells of special scientific interest	

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C136-R		The character of villages is potentially threatened by potential building development presented as infill by developers and probably matching that criteria within the broad national framework. Specific local criteria needs to be robust to protect Eden's local heritage and character within the national framework whilst still allowing sustainable development where it is needed in key hubs.
	ANON-FGZT-C13X-T	Use of vernacular materials such as local red sandstone for walls and local slate for rooves, rather than the cheaper and incongruent yellow/orange bricks and concrete roof tiles	Retention of historical open/green spaces between ancient hamlets that are inherent to the character of my and many other centuries-old East Fellside villages ie. not every inch of green space should be filled with as many dwellings as possible to maximise profit for the landowner
	ANON-FGZT-C13Q-K	Stop allowing builders and developers to build new houses much higher than the existing houses already there. They tower above the existing settlement heights. Start considering the impact that new houses have on the existing residents. Please just stop passing identi-kit housing with so little garden. Too many houses on plots.	Orchards, paddocks, garths (gaps between houses). With your new local plan, each village will simply become like an urban street with your 'infill' and 'rounding off' policy. Space, trees, hedgerows, good stone, traditional building materials. Having a church, village hall etc.
	ANON-FGZT-C131-K	historic buildings	

Consultee Type	Response ID	Specific buildings which help define the character	Other characteristics which I think are important to the character of where I live
	ANON-FGZT-C134-P		More open space & less dense housing
	ANON-FGZT-C138-T	The Beacon, St Andrews Church, sandstone houses,	Open spaces, not constantly building more houses on green spaces
	ANON-FGZT-C16Q-P	public spaces and buildings - enable the community to come together in a safe and respect-full environment where everyone is welcome like the park or village green - and without legalistic notices of permission. Penrith Library and the Cornmarket round shelter and the churchyard as a whole are good examples.	children playing, doors open, time shared, neighbours helping each other, volunteering everywhere, streets free from cars, a slower pace, a smaller scale from smaller numbers coming together to meet their needs and interests in their own ways ('bottom-up'), grass allowed to grow, wild flowers, trees and bees in abundance. Streams revealed. People's crafts, skills and imaginations apparent and valued.
	ANON-FGZT-C16C-8	Numerous shop fronts in Appleby enhance the town due to their well designed frontages, such features should be enhanced and kept.	Boroughgate is a wide and beautiful streetscape enhanced by tree and flower planting on both sides. Modern housing estates could use this layout design and create wider, greener and more pleasant streets.
	ANON-FGZT-C16Z-Y		more drainage area in new build estates. Green or gravel strips where rain water can be absorbed. proper bicycle lanes, pavements (that are planned for and not just added on)
	BHLF-FGZT-C1DE-R	The Church	Materials used that fit in with locality.

Q20 - Do you think there is a unique Eden 'character' across the whole of the district or do you think there is a diverse range of distinct characters in different parts of the district?

Consultee Type	Response ID	Eden characteristics
Statutory Consultee	ANON-FGZT-C1EE-S	The existing adopted local plan recognises the following elements to be of key importance to the historic environment of Eden as a whole: Castles, houses and their parks and gardens including Appleby, Brough, Brougham, Dacre, Dalemmain, Kirkoswald, Lowther and Penrith. Roman sites such as Voreda, and associated archaeology. Prehistoric heritage including Long Meg and her Daughters, the henges of Mayburgh and King Arthur's Round Table, and also the numerous megalithic sites, burial cairns and rock arts. Conservation areas across the district in particular Penrith and the Settle to Carlisle Railway. Remains of historic industrial activity such as sites on Alston Moor including Nenthead and Whitesyke. Historic market towns and settlements such as Penrith, Alston, Appleby and Kirkby Stephen. Upland farming landscapes and their buildings. We generally concur that all these elements help contribute towards the special character of the district.
	ANON-FGZT-C1AU-5	The protected landscapes of the District all have their own well recorded character. That character also depends on adjacent areas that contribute towards setting, especially with regard to visual impacts within and outside.

Consultee Type	Response ID	Eden characteristics
	BHLF-FGZT-C16Y-X	<p>The Eden district is a very special and diverse place with a physical and natural environment of the highest quality, which can be harnessed as a tool to drive inclusive growth.</p> <p>The towns and villages of Eden are central to this environment with Penrith and other important service centres; including Alston, Appleby and Kirkby Stephen; all playing a critical role in supporting sustainable growth.</p> <p>Supporting these towns; Eden benefits from strong national connectivity, with road transport links running east/west along the A66 trunk road and north/south via the M6 and A6. The West Coast Mainline provides direct rail links to the north and south (including London, Manchester and Edinburgh) and the Settle-Carlisle line provides connectivity for many communities. In the future, the dualling of the A66 and the introduction of HS2 services have the potential to further enhance Eden's accessibility.</p> <p>Eden has a wealth of attractive landscapes which give it its distinctive character and contribute enormously to quality of life in the district. These include the North Pennines Area of Outstanding Natural Beauty, Eden Valley, the Pennine foothills, Westmorland Fells, Howgills and Greystoke Forest.</p> <p>The Partial Review should take account of the role it could play in ensuring the distinctive character of Eden's landscapes and supporting market towns as a platform for further sustainable growth.</p>
Parish Council	ANON-FGZT-C132-M	<p>Dwellings in Eden's rural communities are generally constructed of vernacular materials and of one/two storeys with outdoor garden space - not several storeys high as in an urban environment. The buildings are located and positioned to be sympathetic to the climate and landscape eg. older buildings on the East Fellside were positioned for shelter from the Helm Wind, with no windows or doors on the side against the wind in order to prevent unnecessary draughts/heat loss.</p>

Consultee Type	Response ID	Eden characteristics
	BHLF-FGZT-C16H-D	Although generally peaceful and pastoral, Eden as a whole is a working landscape. It is not an arable area but is well known and respected for the stock it produces. It is full of small towns, villages and hamlets that are well defined with areas of open fellside, moorland, fells and small lakes. Each area is subtly different from the layout of the settlement, the stone used to build to the style and type of house
District and/or County Councillor	ANON-FGZT-C1XK-J	There are perhaps three or more style characteristics. Northern Eden has large farmsteads with large houses lazonby stone is a regular feature. That within the Lake District National Park tends to be less stark, gentler, and more often than not smaller. In the former Westmorland areas there is a blend of both these styles Appleby tends to reflect the Northern Eden vernacular whilst Kirkby Stephen, Brough areas tend to reflect the gentler Westmorland aspects but in a softer yellowish north Pennine stone.
	ANON-FGZT-C1AJ-T	Use of local materials, retention of parish boundaries, street layouts and open green spaces help define the uniqueness of the Eden Valley. Most of the Eden Valley is hilly and green fields tend to define village boundaries. It is good that most development is controlled and that the small villages retain their rural charm. Development in the market towns could be more sympathetic with the use of local building materials, but cost and viability is probably a defining factor for builders. Not sure what can be done about this problem.
	ANON-FGZT-C13J-C	There is a clear distinction between urban and rural areas and also the naturally occurring local stone. So in Kirkby Stephen the local stone is quite unique - brockram broccia. Depending on the size and location of a new development there should be some reference to local characteristics

Consultee Type	Response ID	Eden characteristics
Community Group	ANON-FGZT-C1E4-8	Dry stone walls, far reaching views.
Developer and/or landowner	ANON-FGZT-C1H2-9	Towns, villages and hamlets all differ in size, density and character in Eden. Some areas are predominantly older style or listed buildings using materials such as stone and slate and some have newer more modern build styles and materials such as render. I feel that modern houses/extensions are seen as rare (but bein Eden and would like innovative designs to become more common. For example, Nandana on Beacon Edge, an old handsome house with a modern glazed/aluminium extension, I would love to see more extensions and modern builds like this passed for planning in Eden.
	ANON-FGZT-C13N-G	Eden has an overall unique character which is reflected in the properties and communities within. The character is largely defined by its geographical location and proximity to nearby natural assets. Whilst there will be variations in this overall character across the district, there are usually commonalities to be found through building materials or building style. Story Homes seeks to be innovative and high-quality in its housing design yet respectful of local character areas.
	ANON-FGZT-C1FJ-Y	Generally across Eden the natural aesthetic character is the same & other features such as dry stone walls & the like are present across the district
	ANON-FGZT-C1EW-B	The right mix of practical and aesthetic
	ANON-FGZT-C1HV-D	Sandstone builds. More historic 'cottage' exterior. Non - conformity and more individual but a basic village type.

Consultee Type	Response ID	Eden characteristics
	ANON-FGZT-C1AT-4	there's an airiness to most of the settlements in Eden, a lack of solid and homogenous development, as well as a feeling of organic growth, rooted in the grey stone and interspersed with green.
	ANON-FGZT-C1AH-R	<p>I think both of the above statements are true.</p> <p>Eden has an overall unique character in the tradition style of buildings with wide window surrounds, so often painted in contrasting colours.</p> <p>Within that, however, there is a range of distinct characters in the different areas. For instance, the traditional houses of our hamlet are built in a very specific local pink sandstone, which is quite different from the red sandstone of Penrith.</p> <p>The landscape features also vary considerably across Eden, from rolling farmland, to limestone upland and fell country.</p>
Other organisation	ANON-FGZT-C1EJ-X	There are many similarities like render with quoins and use of local stone. the stone changes from Lime and Brockram through sandstones growing darker in colour in Penrith red sandstone. It is amazing how developers say they are matching local design characteristics and materials but the product couldn't be further from the truth. It is better that new houses are modern and different rather than just new boxes. Let's have more innovation and a green Eden.
	ANON-FGZT-C1AE-N	The Eden Valley has a very diverse range of landscapes, which is reflected in the settlements found in each area, from the type of stone used in buildings to the configuration of the villages and the setting of the settlement within its landscape. This is clearly visible as you move from the fellside villages bordering the North Pennines AONB, towards the villages in the Westmorland Dales, then to the villages bordering the Lakeland Fells, and then down into the villages within the valley.

Consultee Type	Response ID	Eden characteristics
	BHLF-FGZT-C1DW-A	<p>To some degree there is both a distinct Eden character that is broadly felt across the District but it is also true that different parts of the District have different characters and 'feels'.</p> <p>This is reflected and described in the National Landscape Character Areas, Cumbria Landscape Character Guidance & Toolkit, Lake District National Park Landscape Character Assessment (which includes character areas that extend outside the National Park boundary into the Eden local plan area), Historic Landscape Characterisation, design and planning guidelines for the North Pennines AONB and other relevant evidence-base documents (or their successors), which should be required through policy wording to inform development management decisions.</p> <p>These documents explain what the character of Eden and its composite areas is, but also what makes it that way and makes it special i.e. what is and should be valued about it.</p>
	ANON-FGZT-C169-X	<p>Tough one this! It is both That is because a unique Eden District characteristic is the huge diversity of quiet rural corners and small distinctive towns and villages.</p> <p>The fact that Eden is, as I understand it, the most rural of English local authorities is certainly a potential selling point for tourists and people considering moving to live here.</p>
	ANON-FGZT-C13W-S	<p>There is a range of fairly distinct characters across the district due to topography, land use, historic development patterns, etc. documented in depth elsewhere. I don't believe these need to be 'preserved in aspic', although I do have an objection to a growing proliferation of executive style houses being constructed in many locations as they could be anywhere in England and seem to be mostly for the benefit of house builders rather than meeting local housing needs.</p>
Private individual	ANON-FGZT-C15E-9	<p>Eden valley towns and villages; red sandstone buildings and Westmorland green slate often around a village green. As move west, the use of slate as a building material is more prevalent.</p>
	ANON-FGZT-C15G-B	<p>Agricultural with attractive small villages and hamlets often with strong communities around pubs and village halls supplemented by traditional market towns. It should have planning protection as an AONB or similar</p>

Consultee Type	Response ID	Eden characteristics
	ANON-FGZT-C156-T	Not a priority concern comparative to other things, see above
	ANON-FGZT-C15T-R	Use of stone walls and stone that is found in the locality.
	ANON-FGZT-C1FQ-6	The Eden Valley has a very diverse range of landscapes, which is reflected in the settlements found in each area, from the type of stone used in buildings to the configuration of the villages and the setting of the settlement within its landscape. This is clearly visible as you move from the fellside villages bordering the North Pennines AONB, towards the villages in the Westmorland Dales, then to the villages bordering the Lakeland Fells, and then down into the villages within the valley.
	ANON-FGZT-C1F5-A	Tranquility, space, distinctive sandstone buildings, vibrant villages, wonderful landscapes
	ANON-FGZT-C1EQ-5	Rural, pastoral farmland. Stone walls. Local stone and architecture. Views of Lake District fells and Pennines. Small market towns and villages that are for local people not just tourist centres
	ANON-FGZT-C1EV-A	Some areas have that distinctive red sandstone as building material; the River Eden itself has its own character; the market towns are all distinctive, but linked by their rural heritage and the hills and agricultural areas provide an income for many and a sense of space and greenness.
	ANON-FGZT-C1E6-A	Housing in Eden grew out of local need and materials available over a long time. It's not a one size fits all, so any new housing stock should reflect this. I'm not suggesting that everything should be a new "Poundbury" but it should reflect the local ambience, not something from the suburbs of Manchester or Leeds.

Consultee Type	Response ID	Eden characteristics
	ANON-FGZT-C1EA-N	Each village is different, and the range and scope within each village is highly varied as well, with no one key design or style - certainly not in builds post-WW2.
	ANON-FGZT-C1EB-P	Open spaces, peace and history in abundance - so worth protecting (especially from the damn horse fair). My apologies for that inclusion,
	ANON-FGZT-C1XN-N	Eden does NOT have an overall character
	ANON-FGZT-C1X5-V	Building materials of sandstone or limewashed white cottages. Low sandstone walls for front gardens, as well as drystone walls in fields Wide open green spaces, with vistas onto hill ranges of Pennines and Lake District. Small settlements in general, concentrated around village greens, which haven't expanded into suburban sprawl (other than a few exceptions such as Stainton). Villages which have grown organically over the centuries, shaped around the local landscape, rather than huge growth which ignores natural contours and features (eg Beacon Hill developments in Penrith) Lushness of the natural environment - many trees, lush river flood plains
	ANON-FGZT-C1XY-Z	Villages are an important part as are market towns. Sandstone is integral and isolated stone buildings.
	ANON-FGZT-C1XD-B	A general character for the area has already been wrecked by inappropriate designs and developments. Modern housing estate designs do not sit well in traditional villages. New housing is necessary but lazy developers do not design to blend with traditional styles or use materials local to the areas.
	ANON-FGZT-C1HF-W	Towns are full of polluting cars: people generally are wither too old to walk or they love their cars too much

Consultee Type	Response ID	Eden characteristics
	ANON-FGZT-C1HP-7	Over development of our rural communities.
	ANON-FGZT-C1H1-8	Eden involves many sparse communities, hamlets, farms etc all of which make it a hidden gem. Incorrect development would ruin it for future generations
	ANON-FGZT-C1A8-8	There are so many beautiful old white country cottages with lovely flowers and plants around them. A real benefit for everyone, despite just a few homes making the effort.
	ANON-FGZT-C1HT-B	Whilst there are some common themes across Eden there are also distinct differences too. Villages in the east seem to take a more 'traditional' layout with streets and houses on either side, some villages in the north - such as Milburn - are very distinctive and are arranged around a village green. The use of sandstone seems to be common as are stone flags for roofs.
	ANON-FGZT-C1AY-9	Upper Eden feels very different in both housing and community
	ANON-FGZT-C13U-Q	The small villages in Eden still retain the local community feel, but the larger villages and towns have lost the local community feel due to the large number of houses been built and bought by people outside of Eden as locals can't afford the price of new properties.
	ANON-FGZT-C13H-A	The landscape and transport links vary the character. In one area you can be tucked in a valley, sheltered and cosy with winding lanes and secret corners. In another you can be perched atop a hill with commanding views and bracing air. You also have places like Penrith, defined by the meeting places and as a hub and which also combines the hidden away with the open vistas.
	ANON-FGZT-C16P-N	RUS IN URBIS

Consultee Type	Response ID	Eden characteristics
	BHLF-FGZT-C16X-W	Down to local stone... sandstone, limestone.... Use local stone and NO PEBBLE DASH!
	BHLF-FGZT-C164-S	As the only major South to North flowing river in England the Edenit is unique in its own right, varying from the upland wilds at its source in the Mallerstang valley, through its agricultural heartlands downstream of Kirkby Stephen through the residential villages to the broad meanders as it approaches Carlisle.
	BHLF-FGZT-C16B-7	Especially in penrith and surrounding villages the sandstone bricks, walled gardens, village greens
	BHLF-FGZT-C1DN-1	villages within farmland (unfortunately this is intensive farming)
	BHLF-FGZT-C1DF-S	stone buildings; historic features
	ANON-FGZT-C15S-Q	Red sandstone in Appleby as opposed to local stone in Kirkby. Different local building companies in past centuries have left their mark Small passageways and quirky corners add interest.

Consultee Type	Response ID	Eden characteristics
	ANON-FGZT-C15C-7	<p>I think Eden *used* to have an overall unique character which has been ruined by inappropriate over-development in villages like Langwathby, Culgaith and Lazonby parts of which now resemble suburbia.</p> <p>Most Eden villages used to have the following characteristics:</p> <ul style="list-style-type: none"> - often a crossroads and linear housing or - a village green, around which houses were built - cottage-style design, ie sandstone or prettily painted render, with good sized gardens for families, dry stone walling and slate roofs. It is, after all, the quaint prettiness of Eden's villages which tourists love! - open fell views to most villages - agricultural buildings were never allowed on the roadside or near residential properties
	ANON-FGZT-C15V-T	Red sandstone of the Penrith area and limestone of the Eden Valley.
	ANON-FGZT-C15R-P	<p>sandstone mix buildings</p> <p>linear villages</p>
	ANON-FGZT-C1FV-B	Rural picturesque steeped in history which is being erased by too many houses in inappropriate places
	ANON-FGZT-C1FX-D	Farmland
	ANON-FGZT-C1F7-C	<p>Smaller towns - not as "busy" as the Lake District but just as beautiful and more calming.</p> <p>Buildings are different in Alston, Penrith, Appleby and Kirkby Stephen - Eden is a big area and had different industries so would have influenced the types of buildings.</p>

Consultee Type	Response ID	Eden characteristics
	ANON-FGZT-C1ES-7	Distinctly rural, very attractive, lots of old building. Let's not make Penrith into a city if we can avoid it.
	ANON-FGZT-C1EG-U	The red sandstone makes it Eden. It's beautiful.
	ANON-FGZT-C1E3-7	Victorian/Edwardian terraces built due to adjacent developments, ie Clifford Street, Belle Vue Road, Pemberton Street close to Appleby Station on Settle/Carlisle line Farm buildings in country areas
	ANON-FGZT-C1E8-C	Red sandstone in and around Penrith Waterside of Pooley Bridge / Glenridding / Watermillock Agricultural
	ANON-FGZT-C1EY-D	Each village has it's own quirks, and while the area isn't very diverse culturally with people migrating into the area, I think it's very divergent which brings a different kind of diversity.
	ANON-FGZT-C1X6-W	There are obvious differences in character when viewing the small towns of Eden as opposed to isolated farms and small settlements which also characterise our area. The uniting factor is the setting between the high ground of Pennines on one side and the Northern Fells on the other.
	ANON-FGZT-C1HU-C	The use of stone as a building material and the patchwork quilt of the fields.
	ANON-FGZT-C1H6-D	Red stone.

Consultee Type	Response ID	Eden characteristics
	ANON-FGZT-C1HX-F	Different coloured stone, differences in stone wall construction, more modern development in towns such as Penrith
	ANON-FGZT-C1H3-A	Diversity is seen in the use of local stone e.g. sandstone and limestone The topography of different villages leads to places with a distinct character
	ANON-FGZT-C1HB-S	Rural areas have sandstone buildings with slate roofs. This is in keeping with many of the villages and small hamlets
	ANON-FGZT-C1HY-G	Sandstone houses. Church Chapel, village greens historically interesting arch.
	ANON-FGZT-C1AS-3	Eden district is diverse, the landscape of the Eden valley and the Eastern Lake District differing. The tourism character of these two areas also differs.
	ANON-FGZT-C1AZ-A	Very different characteristics across the county for example near Greystoke there is the pink sandstone and over in Threlkeld there is the slate buildings. Each village has their own feel to it. The village green spaces are often heart of the community and used by many. Eden itself has mix of land use from agricultural to grazing to fells. It has wide beautiful views.
	ANON-FGZT-C1AG-Q	Cow'us, Stone walls Lots of sheep Large open spaces
	ANON-FGZT-C1AA-H	I would think neither Eden district is ruled by the builders who have the money to build and get planning permission without constructing in a manner sympathetic to the surrounding homes

Consultee Type	Response ID	Eden characteristics
	ANON-FGZT-C1AX-8	Sandstone towns and villages, eg. Penrith, Appleby, Kirkby Stephen. Carboniferous limestone villages, west and east of the Eden Valley. Older stone villages and hamlets on the fringe of the Lake District National Park.
	ANON-FGZT-C1AB-J	Small towns well spaced with services appropriate to residents and visitors. Small hamlets and villages which give an inhabited but not overwhelmingly urban feel to Eden. The people who live here and make it such a great place for people of all ages and status to live and thrive
	ANON-FGZT-C13F-8	The villages around Ullswater have similar shapes of housing to Penrith but different stone. Eden is like variations on a theme. The steep roofs and dormer windows.
	ANON-FGZT-C136-R	Settlements in Eden are either linear or nuclear in form but are established firmly within the areas unique landscape and setting. The character and heritage of these settlements can be damaged by broad application of a national framework which does not take into account local setting and factors. Open Spaces are a key aspect of the character of Eden's villages and should be protected , re establishing old protection of amenity open spaces where it was lost by an oversight in 2018 and surveying villages and hamlets to identify open spaces that might be potentially identified as new amenity open spaces.
	ANON-FGZT-C13X-T	Dwellings in Eden's rural communities are generally constructed of vernacular materials and of one/two storeys with outdoor garden space - not several storeys high as in an urban environment. The buildings are located and positioned to be sympathetic to the climate and landscape eg. older buildings on the East Fellside were positioned for shelter from the Helm Wind, with no windows or doors on the side against the wind in order to prevent unnecessary draughts/heat loss.

Consultee Type	Response ID	Eden characteristics
	ANON-FGZT-C13Q-K	<p>I think it still sort of has. But the unique character is fading due to lack of planning controls both Nationally and Locally. Wrong houses in the wrong places for the wrong people.</p> <p>EDC are allowing too much development in the villages and hamlets - building for developers and investors not the identified local need. Over decades poor planning control on the quality of design and quality of materials used has diluted the unique character of Eden District including loss of trees and hedgerows. In the last few decades identikit housing has had an adverse and negative impact on the distinct characters of the different areas of the district. With the decline of farming, the landscape is fast changing as most farmsteads are developed into housing. Farming is being replaced by tourism and its very noticeable the sprawl of caravan parks and tourism into the open countryside. - some are as big as villages. Will never understand the hot tub obsession! Can't be environmentally friendly all those chemicals. You need to act now to protect the distinct and unique character of Eden, otherwise we will just end up looking like everywhere else in the UK - Identikit housing.</p>
	ANON-FGZT-C138-T	<p>Green spaces, countryside, farms, rivers, trees, sandstone historic buildings, nature, birdlife, wildlife,</p>
	ANON-FGZT-C16Q-P	<p>The sandstone of course and the farmhouses are distinctive and the settlements are of a size to remain distinctive.</p> <p>But Penrith has become distinguished by its supermarkets and roads much like many of the nation's towns of a similar size. It is not a place for enjoying a walk - even its town centre is a dangerous place for pedestrians and cyclists.</p>

Consultee Type	Response ID	Eden characteristics
		<p>Kendal is carved up by busy roads too but large areas are car-free, there are many lanes for walking and many more trees and parks, There is much greater care and vitality and It has taken a lead in pioneering a citizen assembly on the climate crisis and superficially judging by posters in windows its residents more active politically.</p> <p>Of course the valley is beautiful but the fields belong to the farmers, most now industrial in nature and paths are few and far between and the roads are dangerous to walk along. It has no comparison with the Lakes which are wonderful for the walker and the family and relatively well-served by buses though its road are now too busy for cyclists and walkers along. The authorities must seize the moment to seriously restrict cars and set speeds and priorities for walking and cycling and health-giving and environment-respecting activities.</p>
	ANON-FGZT-C16C-8	Eden to me is a collection of distinct characterful villages and towns, set among lush, rolling hills and arable fields and pastures. Villages are often 'tucked away' and many have a 'timeless' feel to them and are built in local materials etc. Building needs to be considerate to past design but also needs to incorporate sustainable and energy efficient building techniques going forward. Many Eden villages are built around a large 'village green' or 'common' area, with properties built around and looking towards this central 'green' area. This is a timeless and desirable design. The villages which have evolved this way are beautiful and sought after places to live and the central green areas are well used for leisure/community uses throughout the year and are greatly valued by residents and visitors.
	ANON-FGZT-C16Z-Y	Stone walls, farm land, open spaces, hedge rows, foot paths, a remoteness that requires private transport in many cases, many rural villages. Lovely views, streams/lakes, fells.
	BHLF-FGZT-C1DE-R	Kirkby Stephen and Appleby have a very different feel to Penrith and the surrounds due to the age of the features around, landmarks and historical buildings.

Q21 - What do you value about the character of Eden?

Consultee Type	Response ID	What do you value about the character of Eden?
Statutory Consultee	ANON-FGZT-C1EE-S	The historic environment of Eden provides a strong cultural heritage and is important to the area's identity. It is therefore important that the historic environment is conserved and enhanced for current and future generations to enjoy. The historic environment should not be seen as standalone, even where the local plan focuses primarily on climate change and design both of these elements are integral to caring for the historic environment, for example the adaptation and reuse of buildings, the impacts of climate change on soils and therefore coinciding with archaeological remains, the importance of design on character and the setting of heritage assets.
	ANON-FGZT-C1AU-5	Protected landscapes
	BHLF-FGZT-C16Y-X	The Partial Review should take account of the role it could play in strengthening the diverse rural character of the district and the unique role of the market towns while also seeking to meet rural housing needs and address challenges surrounding a declining working age population. The Partial Review should consider its role in facilitating decarbonisation in rural areas and ensuring that new developments make the fullest contribution to creating environments which enable carbon reduction and are resilient to the effects of climate change. This includes designing environments that support walking and cycling; enhanced broadband connectivity; access to public transport; sustainable design solutions and local energy master-planning.
Parish Council	ANON-FGZT-C13E-7	The landscape comprises small villages each with different characteristics
	ANON-FGZT-C132-M	Open spaces within settlements and the use of vernacular building materials (red sandstone, Shap red or blue granite, local slate etc)

Consultee Type	Response ID	What do you value about the character of Eden?
	BHLF-FGZT-C16H-D	Views to and from the Pennines, the Howgills and the Lake District fells, settlements have grown on the whole organically to fit the form of the land and old houses used the building materials from the surrounding area to produce the distinctive colours we see across the district. It balances the needs of those who live and work in the area with tourism and the environment and much of the farm land still maintains the old field shapes and boundaries rather than having huge open fields. There is a balance of farms and residential/industrial areas.
District and/or County Councillor	ANON-FGZT-C1XK-J	Open spaces and the variety of architectural characteristics as detailed in 20 above.
	ANON-FGZT-C1AJ-T	Local materials, quirky street layouts - but these are not good for vehicle access etc. Pastoral views from the roads dissecting the Eden Valley still exist and visitors really appreciate these. Particularly loved are the panoramic views from Hartside to the Lakes and from Beacon Edge looking over Penrith. Views from Fairhill Playing Field are delightful and views from the A66 across to the Pennines are great too. Traffic not so good though! Good to keep these open views and not have them marred by unsympathetic housing developments.
	ANON-FGZT-C13J-C	I'm not convinced that Eden does have a single unique character
Planning Consultant	ANON-FGZT-C151-N	Views and open space. Which is being adversely eroded by light pollution and lack of planting with inappropriate developments
Community Group	ANON-FGZT-C1E4-8	The abundant water in the rivers and the quiet areas.

Consultee Type	Response ID	What do you value about the character of Eden?
Developer and/or landowner	ANON-FGZT-C1H2-9	The positive community spirit and how we all pull together to achieve great things. The accessibility it provides to the Lake District and other attractions helps improve health and wellbeing as well as promote the fantastic environment. Although our local economy often relies on tourism which can cause congestion within the district, I think it's great to see so many businesses thriving in the summer months, creating employment for the younger generation. Overall I think what makes Eden special is the diversity within the community and the positive attitude residents have to improve the area for all
	ANON-FGZT-C13N-G	The accessibility that Eden offers to visually distinctive landscapes associated with the Lake District National Park, Yorkshire Dales National Park and the North Pennines Area of Outstanding Natural Beauty. All of these areas lend themselves to creating visually distinctive character areas and landscapes. This is reflected in the townscapes and local communities within Eden.
	ANON-FGZT-C1FJ-Y	views from the undulating land and open space
	ANON-FGZT-C1EW-B	Friendliness
	ANON-FGZT-C1HC-T	It's rural nature, the fact that there is plenty of green space for everyone to breathe. We must not let this be ruined by over developed nasty little identikit homes erected by developers only interested in profits and not by the communities that they are trampling over.
	ANON-FGZT-C1HV-D	Community. Villages have evolved and absorbed new comers and new builds when built as individual dwellings. Resentment is caused by large planning applications where numbers are built together. No integration and the village splits.

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C1AT-4	I value its independence and strength reflected in the variety of buildings, well spaced and rooted in the landscape. The open spaces are the heart of the area.
	ANON-FGZT-C1AH-R	I've always valued the peacefulness of our rural landscape, the communities of small farms, the friendly 'local' feel of our towns and villages, which is enhanced by the connectedness of our traditional building style.
Other organisation	ANON-FGZT-C1EJ-X	Open space and views. Fresh air. History.
	ANON-FGZT-C1AE-N	<p>The pattern of housing within a settlement. Many villages in the Eden Valley have "gaps" between building - this should be conserved to prevent "tunnels of housing" The setting of a village within its surroundings should be taken into consideration in this beautiful area - The Eden Valley. Therefore more weight should be given to protection of valued landscapes so that they can be enjoyed by communities and visitors to the area.</p> <p>Building outside the village boundaries and on green open spaces should not be permitted as the effects on both the ecology and amenity of the area are severely impacted. There should be more designations of protected Open Space - not just publicly accessed Open Space</p>
	BHLF-FGZT-C1DW-A	These documents [referred to in Q20] explain what the character of Eden and its composite areas is, but also what makes it that way and makes it special i.e. what is and should be valued about it.
	ANON-FGZT-C13Z-V	Open spaces
	ANON-FGZT-C13W-S	Valuable wildlife havens. Woodlands, rivers and fells.

Consultee Type	Response ID	What do you value about the character of Eden?
Private individual	ANON-FGZT-C15E-9	Views of North Pennines, Lakeland fells, Howgills etc
	ANON-FGZT-C15G-B	The fact that most of the villages and towns are relatively unspoilt in open farmland
	ANON-FGZT-C156-T	It's all very nice. My family live here. That's my real priority by far.
	ANON-FGZT-C15T-R	Beautiful scenery, quiet country lanes, footpaths, bridleways.local materials
	ANON-FGZT-C15J-E	Red sandstone, Open spaces, Green verges
	ANON-FGZT-C1FM-2	The views, the diversity of old and new buildings. The green spaces, trees and wildlife and rivers.
	ANON-FGZT-C1FQ-6	The Eden Valley is a beautiful place to live. Its beauty is an amazing combination of diverse landscapes, the magnificent views, open spaces and biodiversity.
	ANON-FGZT-C1F5-A	Pace of life, countryside, great balance of convenience and character in Penrith
	ANON-FGZT-C1EQ-5	See 20

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C1EV-A	See Q 20
	ANON-FGZT-C1E6-A	Opens paces and diversity of housing types.
	ANON-FGZT-C1EB-P	Open spaces
	ANON-FGZT-C1XN-N	Some views and some open spaces
	ANON-FGZT-C1X5-V	Open spaces, local materials, tranquility, natural/farmed environment, long established trees, riverscape, open access footpaths, combination of vernacular, Victorian and Georgian heritage architecture.
	ANON-FGZT-C1XY-Z	The self sustainability and lack of real deprivation. The ability for small communities at parish level to work together without intervention from higher government to develop and mitigate their problems and control development in their own communities via neighbourhood planning processes that integrate national policy to meet the very local need. District or county level interference in this should be limited administration and control not general policy.
	ANON-FGZT-C1XD-B	Clean air, Low population density, Open views, particularly of hills, Traffic free roads, Characterful traditional local architecture
	ANON-FGZT-C1HF-W	Great connection to London and Scotland

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C1HP-7	Views which are being ruined by building firms.
	ANON-FGZT-C1H1-8	Sparse friendly population, living in an area with alot of history and wildlife and fantastic views.
	ANON-FGZT-C1A8-8	Space and views over the hillsides and lakes
	ANON-FGZT-C1HT-B	Views are important as well as the access to open spaces.
	ANON-FGZT-C1AY-9	Open views with a range of walking opportunities and a thriving town centre
	ANON-FGZT-C13U-Q	Eden has everything for those who like the outdoor lifestyle, offering a better quality of life. This is evident as so many people have sold up in the cities and bought new homes in Eden.
	ANON-FGZT-C13H-A	I value the marriage of the narrow street with the great big, wide open views. The solidity and muted beauty of sandstone is also important.
	ANON-FGZT-C16N-K	The views, from east to west and north to south the views are astounding and usually 'panoramic' wherever you are. There are many 'open spaces' within or on the edge of settlements that give a feeling of remoteness which are immensely important to people, aid better mental health and should be protected so they are not lost in the future to house building. Eden villages are characterful due to their past building design and use of traditional and local materials. Community spirit thrives in Eden villages, this is greatly valued and simple things like bus shelters used to sell local produce (with honesty payment tins), old red phone boxes converted to 'mini' libraries, community allotments, small local greenspace and woodland areas with paths/seating all help to enhance community spirit.

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C13A-3	Absence of onshore wind farms in this area between the Lake District National Park, North Pennines AONB and Yorkshire Dales AONB. Landscape value (close up and in distant views), Natural beauty and tranquillity, History and heritage, Traditional local building materials
	ANON-FGZT-C16P-N	MIXTURE OF TOWN AND COUNTRY
	BHLF-FGZT-C16X-W	Community, distant views, double fronted sandstone houses, drystone walls, rivers/water and green fields/spaces and beautiful trees
	BHLF-FGZT-C164-S	All of the things mentioned
	BHLF-FGZT-C16B-7	Green space & agriculture, wildlife & natural beauty
	BHLF-FGZT-C1DN-1	The quiet, the wildlife, its proximity to Lakes/Pennines/Scotland but not touristy itself; the many peaceful villages, excellent pubs
	BHLF-FGZT-C1DF-S	local materials; open spaces; alignment to views; no linear development
	ANON-FGZT-C15S-Q	Views and open spaces - strong farming cultural identity

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C15C-7	<p>Number 1 is the fact we are a sparsely populated area. We take this for granted but it is special, unique and MUST be prized. The other thing which makes Eden's character is its local people. Local accents, dialect and culture which we are losing at an alarming rate. There urgently needs to be a cap on the number of village homes which can be used as holiday or second homes. We are not doing enough to ensure local people can buy local houses particularly in small villages, hamlets & rural areas, ie outside the planning hubs. In respect to new builds, what often happens is that planning permission is granted on scarce village land. The houses have to be local occupancy. The land owner builds themselves a house (which does nothing to address local housing need or bring new blood to villages), then they sell their existing house in the village on the open market to outsiders. Curbs must be put on this practice, so that land with planning permission is actually available for sale.</p> <p>The environment isn't just about bees and birds. It's about people - our culture, our heritage, our right to live here as our ancestor did.</p> <p>Planners are also not asking the hugely important question of what happens when villages are full. There are no infill spaces left in villages such as Great Strickland or Morland, so what happens then?!</p> <p>The open views most villages have of the Pennines is what makes them unique and special. The A66 right at the foot of the fells, ruins the view forever losing the very thing which makes this area such an achingly beautiful place to live.</p>
	ANON-FGZT-C15P-M	<p>The rural nature yet community connection.</p> <p>It's more about the people than the buildings but the natural landscape helps bring the community connection together and should be part of development consideration to enhance the rural and community connection not hide or detract from it but still move forward with modern design and materials.</p>
	ANON-FGZT-C15V-T	Open spaces, access to a wide sky, unmanicured natural communal areas

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C15H-C	Views, open spaces, peace, wildlife, local materials.
	ANON-FGZT-C1FG-V	Open spaces and views.
	ANON-FGZT-C1FX-D	Open spaces and slow pace of life
	ANON-FGZT-C1F7-C	The open spaces. Opportunities for walking, cycling, enjoying the natural world. The communities and their resilience
	ANON-FGZT-C1ES-7	Views, buildings, sheep, rolling countryside, rivers.
	ANON-FGZT-C1FD-S	The lovely mix of small villages which haven't been extended with new build too much, nestled across and over the valley, close access to national park, the community feel of those villages, the towns with their lovely small traders that provide the hub. Cobbled streets being maintained in eight places, a sense of history.
	ANON-FGZT-C1EG-U	Greenness and red sandstone. Variety of views.
	ANON-FGZT-C1E1-5	Local materials
	ANON-FGZT-C1E3-7	Views and vernacular housing

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C1E8-C	Views Red sandstone Open spaces
	ANON-FGZT-C1EY-D	The beautiful scenery, surprisingly good arts scene and the people!
	ANON-FGZT-C1XE-C	Sandstone especially red. Sandstone even if only used in small areas of building e .g porch
	ANON-FGZT-C1XF-D	Green spaces with views Public footpaths
	ANON-FGZT-C1XM-M	Open views and pollution reduction.
	ANON-FGZT-C1X6-W	The contact with the natural environment. The rivers & hills that form our local landscape and have shaped the economic & cultural development of the area are a fantastic and much valued setting.
	ANON-FGZT-C1HZ-H	Historic buildings. Local stone. Green spaces.
	ANON-FGZT-C1HU-C	The way of life, views and inhabited by people who know about rural life. it's not just something they saw on Countryfile and now they believe they are an expert on rural affairs.
	ANON-FGZT-C1H6-D	Open spaces, large number of villages that are not too big, Red stone walls and red stone in houses. Mixed villages that are working communities

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C1HX-F	Views, open spaces, footpaths
	ANON-FGZT-C1H3-A	It is largely rural
	ANON-FGZT-C1H4-B	Beauty of it's landscape without being over-run with tourists as with the Lake District
	ANON-FGZT-C1HB-S	The views, Access to open spaces, Diverse wildlife, flora and fauna. AONB, Sandstone walls and buildings, Carlisle to Settle railway line
	ANON-FGZT-C1HY-G	River, walks, woods
	ANON-FGZT-C1AS-3	A Manmade feature of the eden valley which contributes to its character is its railway line. It's presence has a historic and tourism significance but it provides a public transport backbone through the valley which can contribute to the future sustainable transport character of the district. Similarly the West coast main line contributes to the character of the Eden District.
	ANON-FGZT-C1AZ-A	I appreciate the views in Eden they are wide ranging. The open spaces and amount of public footpaths are also a huge benefit.
	ANON-FGZT-C1AG-Q	Good views, Beautiful trails, Picturesque villages, Local stone buildings
	ANON-FGZT-C1A5-5	A diverse rural landscape of open fell maintained by traditional farming techniques mixed with traditional, modern and innovative business

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C1AA-H	That some of it is well built, traditional and thought about, with plenty of space in rural areas, which unfortunately is rapidly changing
	ANON-FGZT-C1AX-8	Variety of good building stone. Extensive views of the Lake District hills and the Pennine escarpments. Complex network of public rights of way.
	ANON-FGZT-C13F-8	Local Materials. The lake and rivers. The lush green.
	ANON-FGZT-C13T-P	Views Opens Spaces local materials
	ANON-FGZT-C136-R	Open Spaces. The setting between the Lake District and the Pennines with open vistas from places within the settlements to both areas of outstanding beauty.
	ANON-FGZT-C13X-T	Open spaces within settlements and the use of vernacular building materials (red sandstone, Shap red or blue granite, local slate etc)
	ANON-FGZT-C13Q-K	Open spaces, views, trees and hedgerows, local materials.
	ANON-FGZT-C131-K	space, views, diversity, history, towns & villages
	ANON-FGZT-C134-P	Views open spaces

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C13B-4	Views, open spaces and friendly people.
	ANON-FGZT-C138-T	Views, close to nature, peaceful, rivers, hills, stone walls, old buildings, attractive villages, traditional feel
	ANON-FGZT-C13D-6	The surrounding views of farmland and fells are spectacular.
	ANON-FGZT-C16Q-P	<p>The proximity to the lakes and its access to the lakes by bus. 40 years ago it was rural with quiet market towns and villages with just occasional cars and tractors. Penrith had many small and distinctive locally owned enterprises and a twice weekly market, cinema, theatre.</p> <p>Tourists want the area to be distinguished visually but what is perhaps more important to those living here is the life of its community and the correspondence between its physical, economic and social character and the values and interests of that community. Is the town theirs basically? - or does it belong to the market of supermarkets, big stores, cars and carparks and to those who own the town's properties and spaces? And especially now is the town their children's, is it their future's. Does it embody their hopes? A part to play, a respect for playing a part, a respect for their feelings of being valued, their contributions appreciated, their institutions sharing their values - their local authorities, schools, health services, their owners of property thoughtful, encouraging, facilitating, far-sighted, everyone working broadly in partnership to safeguard, to re-imagine, to pioneer, including to make beautiful and valued visually but above all to enable the community to live well - and that now requires environmental concerns to come first.</p>

Consultee Type	Response ID	What do you value about the character of Eden?
	ANON-FGZT-C16C-8	The views, from east to west and north to south the views are astounding and usually 'panoramic' wherever you are. There are many 'open spaces' within or on the edge of settlements that give a feeling of remoteness which are immensely important to people, aid better mental health and should be protected so they are not lost in the future to house building. Eden villages are characterful due to their past building design and use of traditional and local materials. Community spirit thrives in Eden villages, this is greatly valued and simple things like bus shelters used to sell local produce (with honesty payment tins), old red phone boxes converted to 'mini' libraries, community allotments, small local greenspace and woodland areas with paths/seating all help to enhance community spirit.
	ANON-FGZT-C16Z-Y	village life, open views, open spaces, great walks, the fells, local sandstone, slate is an added building feature.
	BHLF-FGZT-C1DE-R	Its space and friendliness of its occupants. The fact that people seem to care when considering new builds etc... and new/local materials.

Q22 - Do you think your town, village or hamlet has its own unique character or do you think it is similar to other towns or surrounding villages and hamlets?

- Please provide the name of your town, village or hamlet
- Please describe the character of your town, village or hamlet, as you understand it
- Are there other towns, villages or hamlets with the same or similar character (if so please state)

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
Statutory consultee	BHLF-FGZT-C16Y-X			No two places within Eden can be considered the same and this diversity of place should be supported and promoted through the development of the plan. Such a focus on local distinctiveness is central to the changes being promoted through the updated NPPF and should be a foundation for the Partial review.
Parish Council	ANON-FGZT-C13E-7	Reagill (part of Crosby Ravensworth parish)	Small working farms and businesses	Yes, but each individual

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
	ANON-FGZT-C132-M	Ousby	Ousby comprises an elongated series of ancient hamlets, with dwellings and farm buildings constructed of vernacular materials in locations, positions and designs to withstand the force of the Helm wind.	Ousby is a unique string of spaced ancient hamlets with older buildings of vernacular architectural design. It is not built around a village green but does accommodate other natural features within the landscape eg beck, springs, land levels etc.
	BHLF-FGZT-C16H-D		Penrith is relatively small in that you are able to walk north to south relatively easily and quickly although walking east/west takes longer as it was originally built within the dip to enable better defences. It is comfortable, friendly and has a great community feel. Penrith feels slightly old fashioned but this is not necessarily a bad thing.	Appleby and Kirkby Stephen are similar but much smaller.
District and/or County Councillor	ANON-FGZT-C1XK-J	Market Brough (distinct from Church Brough or Brough Sowerby)	Linear development with rapidly disappearing subsistence farming plots behind many properties. Largely stone construction under heavy slate slab roofs. Numerous plaster/render facades gentrifying many properties on the main/high streets. The majority of the new build makes no effort to blend with the local vernacular would not be out of place anywhere in the country.	Market Brough has similarities to both Appleby and Kirkby Stephen

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
	ANON-FGZT-C1HW-E	Matterdale End	It is dominated by traditional Cumbrian stone longhouses (with a mix of other stone built properties).	It is similar to Dockray and Ulcat Row.
	ANON-FGZT-C1AJ-T	Penrith	Medieval street layout, small connecting alley ways, red sandstone terraces, beautiful tall houses on Portland Place and small cottages dotted around. The scale of the main banks indicates a past prosperity, and together with the clock tower and band stand define the town centre. Pedestrianised Angel Lane is calming, just wish more of the town centre could be pedestrianised, to give people time to appreciate the fine old buildings. St Andrew's Churchyard provides some green open space in the centre, and more open areas would enhance the town centre. We also have modern buildings (empty Co-op) which are an eye sore now, could better use be made of them (flats?)	
	ANON-FGZT-C13J-C	Kirkby Stephen	There is a tendency for local buildings of a certain age to be constructed out of brockram broccia stone - which is quite unique in character	Surrounding villages use the same characteristic stone

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
Planning Consultant	ANON-FGZT-C151-N	Penrith		
Community Group	ANON-FGZT-C1E4-8	Dale, Ainstable.	I haven't been there long enough to answer.	Not sufficient knowledge.
Developer and/or landowner	ANON-FGZT-C1H2-9	Penrith	Older buildings give the town character such as the Monument clock, St Andrew's church, the narrows and old buildings such as Dockray Hall and the George Hotel all built in different periods using different methods and materials making them interesting to look at. I would like to see more modern materials being accepted in development.	Appleby is similar to Penrith with lots of old buildings/materials present.
	ANON-FGZT-C1FJ-Y	Penrith	But only in as much as it's a town with much modern residential development	Appleby, Shap,
	ANON-FGZT-C1EW-B	Hartley	Peaceful	
	ANON-FGZT-C1HC-T	Great Strickland	Linear, with a mix of properties.	

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
	ANON-FGZT-C1HV-D	Brougham	It is a split hamlet with two communities. The original rural hamlet of outlying farms and dwellings. Rural. Then the 70's development in a large block which is the urban development - no integration	Clifton. The original linear village but integrated and now a new village built at end of village. No integration and no community.
	ANON-FGZT-C1AT-4	Alston	Alston's character reflects its position at the harsh end of the landscape spectrum: more independent, more isolated, more extreme. It deserves (if it can't have a hospital or an ambulance!) at least its full set of cobbles, not just a "look at our heritage!" sample of what it used to look like.	
	ANON-FGZT-C1AH-R	Johnby	Our hamlet has a remote upland feeling to it, with a the landscape of open views of historic parkland enclosed in high limestone walls and ancient field systems between woodlands and coppices, looking down across the Eden valley. There are limestone crags and some limestone pavement all around and many old quarries and limekilns. The hamlet contains an historic Hall, the remains of a significant medieval village and an ancient rookery surrounded by old yew trees.	There are a couple of other hamlets of similar character nearby, being the others on this strip of limestone, such as Lamonby and Hutton Roof, but each of these hamlets its own distinctive characteristics.

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
			The road verges leading up from the hamlet are significant for wild flowers and the farmland is a habitat for hares as well as nesting birds such as curlew and lapwing. We often have different weather up here from Penrith and even from Greystoke, our nearest village. There is a mixture of traditional sandstone and modern housing.	
Other organisation	ANON-FGZT-C1EJ-X	Only in the Conservation Area.	The Conservation Area is mainly Brockram built with historical features. I don't expect new houses to replicate that although the overall colour of a soft brown might be observed. for example, this is not a tile brick or tile area.	Most have some similar characteristics but older Eden is built of stone not timber frame with yellow sandstone or red brick briquettes and plastic windows. Don't try to match because that is the way to fail.
	BHLF-FGZT-C1DW-A		To some degree every town, village and hamlet has its own character due to the unique interplay in each place between the various factors that contribute to 'character', but it is also true that many settlements share character elements, such as use of local sandstone as a building material or particular aspects of building design.	

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
	ANON-FGZT-C169-X	Roundthwaite		Yes.
	ANON-FGZT-C13W-S	Bampton	A cluster of traditional houses, converted outbuildings, farmsteads and businesses of various sizes, surrounded by fields, open countryside and hills/fells, with further buildings scattered in the landscape.	Morland (without the fells)
Private individual	ANON-FGZT-C15E-9	Gamblesby	Buildings mostly dating from 1800s around village green.	Langwathby, Hunsonby, Temple Sowerby, Melmerby, Skirwith, Milburn, Dufton, Hilton
	ANON-FGZT-C15M-H	Armathwaite/Wetheral	Exceptionally beautiful	Many: Glassonby, Dalston, and the numerous villages in the Eden Valley
	ANON-FGZT-C15G-B	Morland	Attractive stone buildings, long sense of history, strong and friendly community	Crosby ravenworth, maulds meaburn, kings meaburn, kirkoswald, armathwaite
	ANON-FGZT-C156-T		My family are here, is all.	

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
	ANON-FGZT-C15T-R	Lazonby	The central part has many old buildings but new development has taken away a lot of the character.	
	ANON-FGZT-C15J-E	Penrith		
	ANON-FGZT-C1FM-2	Low Hesket	Single row housing either side of the road, diverse mix of old and newhouses, beautiful gardens, hedgerows and wildlife.	High hesket, plumpton, Clifton, hackthoror, villages on a6 corridor
	ANON-FGZT-C1FQ-6	Brampton Nr Appleby	Brampton is a linear settlement, which is interspersed with large open spaces between buildings on the eastern side, which give iconic views onto the North Pennines AONB, These views are probably the most panoramic (all three pikes can be seen clearly in one vista) available from a settlement bordering the North Pennines AONB, south of Blencarn.	There are other villages which are linear in pattern, but they do not have the large open spaces enabling the spectacular, panoramic views of the North Pennines AONB at such close range - Brampton lies about 1Km from the North Pennines AONB boundary and each open space has a public footpath running through it and the road alongside it , which means it can be enjoyed by many people.

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
	ANON-FGZT-C1F5-A	Penrith	Although it's a growing large town it does have an old fashioned (in a good way) town centre. The buildings are very distinctive. It's geographical position between the Lakes and Pennines makes the views very important to the residents.	
	ANON-FGZT-C1EQ-5	Penrith	Old market town which has been a thriving centre for the rural economy but now in decline and spoiled by empty shops (e.g. New Squares) and sprawling new housing	
	ANON-FGZT-C1EV-A	Tirril	Although there is nothing outstanding about Tirril, it is a thriving rural community on the edge of the Lake District, providing accommodation for workers in local businesses and in Penrith. It does not suffer from the boom and bust tourist income experienced by 'honey pot' villages such as Pooley Bridge (just down the road).	
	ANON-FGZT-C1E6-A	Tirril	For the most part it's a small, lakeland village with differing types of housing, but with the danger of becoming overrun by housing that doesn't reflect the local ambience.	Skelton, Newbiggin, Greystoke, Langwathby, Kirkoswald

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
	ANON-FGZT-C1EB-P	Church Brough	'Tucked away' but close to major transport links. Relatively quiet and peaceful with wonderful views of the Pennines to the east and the Lake District national park to the west.	Winton, Brough Sowerby et al
	ANON-FGZT-C1XN-N	Hesket Newmarket		
	ANON-FGZT-C1X5-V	Temple Sowerby	Unique view directly to Cross Fell from the village green. Wide open village greens with housing clustered around. Known as Queen of Westmoreland villages for the number of its gracious properties - many listed, in sandstone or old brick.	Milburn but on a much smaller scale. Dufton
	ANON-FGZT-C1XY-Z	Ivegill	Small and friendly but supremely private.	Yes
	ANON-FGZT-C1XD-B	Langwathby	Large village green which gives definition to the village centre and which is used for communal activity. Viable centre, with village shop, pub, churches and village hall. Better than average communications with reasonable roads and a train station. Buses are useless.	Not many, in combination

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
	ANON-FGZT-C1HQ-8	Appleby-in-Westmorland		
	ANON-FGZT-C1HF-W	Penrith	Old-fashioned, being the times and not benefitting from technology	
	ANON-FGZT-C1HP-7	High Hesket	Now an over developed dormitory village. Too many houses and zero amenities.	
	ANON-FGZT-C1H1-8	Kirkoswald Renwick parish	Strong friendly community	
	ANON-FGZT-C1A8-8	Sockbridge	Same appearance as other villages, but not kept as well as Askham.	
	ANON-FGZT-C1HT-B	Winton	Traditional building materials, stone or rendered or whitewashed façade, slightly higgledy-piggledy layout, low walls, open space.	
	ANON-FGZT-C1AY-9	Kirkby Stephen	Warm, welcoming and suitably small in size. This is at risk given current developments	Nateby, Ravenstondale, Hartley, Winton all add to the local character

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	ANON-FGZT-C13U-Q	Eamont Bridge		
	ANON-FGZT-C13H-A	Penrith	I think it's Eden in a nutshell while also being connected to the rest of the world. This can be reflected in the development with traditional style but fit for modern needs.	I think Appleby to be the closest to Penrith in terms of character.
	ANON-FGZT-C16N-K	Appleby	I think Appleby has its own character, focused on the castle at its centre and being built on the deep 'loop' of the river Eden. The wide street of Boroughgate running from the castle down to the church give it a unique feel.	
	ANON-FGZT-C16P-N	PENRITH	IT IS A TYPICAL MARKET TOWN WITH PAROCHIAL ATTITUDES AND A DEVELOPING SENSE OF SELFISHNESS COMMENSURATE WITH THE LAPSE INTO THE AMERICAN DREAM WHICH USED TO BE LIBERTY BUT NOW IS GREED	STICK A PIN IN THE MAP AND YOU'VE GOT ONE
	BHLF-FGZT-C16X-W	Shap		

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	BHLF-FGZT-C164-S	Temple Sowerby		
	BHLF-FGZT-C16B-7	Clifton	Agricultural villages with traditional sandstone homes & farms as well as more modern housing developments on A6	Hackthorpe, High Hesket, Plumpton, Shap
	BHLF-FGZT-C1DN-1	Plumpton	Quiet, residential village with space and nature.	e.g. Calthwaite, Catterlen
	BHLF-FGZT-C1DF-S	Lazonby	Lazonby - a medieval settlement characterised by small dwellings interspersed with larger villas after railway development. Farmsteads	Great Asby, Clifton etc....many around.
	ANON-FGZT-C15S-Q	Kirkby Stephen	A working Market town that still has an auction sitting on the edge of two national parks. The town hosts walkers on the coast to coast route from St Bees to Robin Hoods Bay	No, I think each town/village has its own intrinsic character.

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	ANON-FGZT-C15C-7	Cliburn	Traditional cottage style housing on the whole, with few pavements, grass verges and stone walls. Linear in style for the most part (although two new cul-de-sac type developments have been allowed in recent years) with the village divided by a central crossroads. Fell views. Working farms. Ancient church. No public transport. No amenities (all lost as few young families can afford houses here, so the school shut, as did the pub because of all the houses now used as second homes). Most green spaces in the village now all being built on (like all the other villages nearby). Ugly, metal agricultural buildings springing up like chicken pox on the roadside next to domestic houses, blighting the look of the hamlet and creating noise nuisance.	Similar characters in most nearby villages, eg Morland, Newby, King's Meaburn, Great Strickland, Temple Sowerby, Sleagill, Reagill (I would have said Clifton Dykes, until the council gave permission for 5 enormous inappropriate out-of-character houses recently which has ruined that tiny little hamlet forever).
	ANON-FGZT-C15P-M	Clifton	The village has like many lost its amenities and yet grown in size with the mass build housing developments that have doubled the housing stock with estates that are replicated across the region by developments that do not add character just copies.	

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	ANON-FGZT-C15V-T	Crosby Ravensworth		Orton, Shap, Great Asby, Strickland, etc.
	ANON-FGZT-C15U-S	Alston		
	ANON-FGZT-C15R-P	Crosby Garrett	probably a mix of industrial buildings (viaduct / railway cottages) large lorry depot farm houses and cottages (sandstone mix) converted barns bungalows (ad hoc mixture of styles) open village green overlooked by the church on the hill stream runs through the village but this is mostly dry during the summer small bridges over stream	Great Asby is similar , possibly Nateby
	ANON-FGZT-C15H-C	Penrith		
	ANON-FGZT-C1FV-B	High Hesket	Rural settlement on the Roman road which current is being over developed and is going g to lose the integrity of the village	
	ANON-FGZT-C1FX-D	Skelton	Quiet village, surrounded by farms, the surrounding landscape is shaped by industrial dairy farming	Ellonby, Johnby, Lamonby, Laithes

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	ANON-FGZT-C1F7-C	Alston	It was built on mining and farming going back centuries and the buildings, work ethic and resilience in the face of nature (mostly the harsh winters) and other set backs (loss of employers, foot & mouth etc.) has produced a strong feeling of community. People coming to the area seem to value the uniqueness of the cobbled street (although not so much of it is left) and the age and style of most of the buildings. Although Alston is a town the countryside is just a few minutes walk in any direction.	Garrigill and Nentead, both with similar histories with Nenthead being a purposely village for the leadmines.
	ANON-FGZT-C1ES-7	Nearest are Newbiggin, Stainton, Greystoke and Newton Reigny... all different.	Wide Greens and set back housing in Newbiggin, old building and a market square Greystoke.	Askham and Newbiggin have similar set back housing for grazing.
	ANON-FGZT-C1FD-S	Shap	Not as outwardly pretty as some but has its own sense of 'being' and charm.	

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	ANON-FGZT-C1EG-U	Penrith		
	ANON-FGZT-C1E1-5	Penrith		
	ANON-FGZT-C1E3-7	Appleby-in-Westmorland	Road/street system responds to configuration of River Eden; some basic small housing as in Chapel Street; some larger housing in streets such as Boroughgate; some housing on the Sands built above the flood line known at the time of building.	Not quite, as bend in River Eden is unique in Cumbria.
	ANON-FGZT-C1E8-C	Tirril	Medium-sized and small, well-maintained and varied housing surrounded by agricultural land and views towards the Lake District	Greystoke and Penruddock similar countryside but very different housing
	ANON-FGZT-C1EY-D	Penrith	Penrith has such a strong sense of community! Might just be because so many people work at the same places but it's genuinely lovely.	None! Closest I have found was Lincoln. Small place, lots going on!
	ANON-FGZT-C1XE-C	Little Salkeld and Langwathby	Village Green	

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	ANON-FGZT-C1XF-D	Tirril	Old, traditional buildings, with views of the Lakeland mountains and Pennines, set in agricultural land.	
	ANON-FGZT-C1XM-M	Kirkby Stephen,	Kirkby has a vibrant feel and has a very good Community spirit, A view expressed by local people and visitors	
	ANON-FGZT-C1X6-W	Penrith	Penrith has always been a centre within a rural and largely farming community. It may have lost the major function of an agricultural market town as tradition had it but it still thrives as the commercial & entertainment hub of a much wider area.	
	ANON-FGZT-C1HU-C	Nenthead	Friendly and quirky buildings and roads. some roads still have cobbles in the village..	no..
	ANON-FGZT-C1H6-D	Lazonby	Mixed types of people, with many young families and a functioning primary school and local co-op shop and active local church and Village Hall	
	ANON-FGZT-C1HX-F	Stainton	Central core of older buildings, a school, a church, a pub and a hotel, small village shop,	Not many have ALL of these

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	ANON-FGZT-C1H3-A	APPLEBY-IN-WESTMORLAND	Appleby has a distinct character through its history as a county town with a Mayor and Council. It elected over 250 Members of Parliament in its own right until 1832.	Not in Eden or Westmorland
	ANON-FGZT-C1H4-B	Kirkby Stephen		
	ANON-FGZT-C1HB-S	Lazonby	Has large amount of sandstone buildings Railway station Local shop, school Small number of footpaths	Kirkoswald, Glassonby, Gamelsby, Armathwaite
	ANON-FGZT-C1HY-G	Appleby	Historical buildings, local small business, river walks	kirkby Stephen, Brough, Crosby Ravensworth, Kirkoswald, Penrith
	ANON-FGZT-C1AS-3	Lazonby	The village currently has a strong community character. Whilst it retains its ruralness, it also benefits from being viable in functional terms with it's school, railway station, swimming pool shop and so on. It also retains connection to neighbouring villages for example because of the nearby GP surgery at Kirk Oswald. However there is some risk that excessive house building could damage the character of the village.	Lagwathby and Armathwaite have some similar characteristics.

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	ANON-FGZT-C1AZ-A	Threlkeld	It is a beautiful village with very unique views of blencathra and St John's. It has lovely greenery but could do with some larger green spaces. It is made up of a variety of houses many having their own charectistics with lumps and bumps which makes it unique and appealing.	
	ANON-FGZT-C1A5-5	Newbiggin-on-Lune	Friendly small rural community, that has interdependencies on the wider area given it has no shops/services.	
	ANON-FGZT-C1AA-H	Newton Reigny	It just seems to be being taking over by large 'executive' unaffordable homes with no outside space	
	ANON-FGZT-C1AX-8	Penrith	Significant number and range of sandstone buildings, eg. churches, public buildings, castle, mansion houses, railway station. Many small squares and areas within the town with special character, eg. series of former market spaces.	Not such a range of buildings with character, though significant in their own right.
	ANON-FGZT-C1AB-J	Shap	Mixed farming, quarrying commuters, welcoming to visitors and enough shops, cafes, pubs to make it feel pretty much self contained	Very few of a similar size and amenities. maybe Lazonby and Alston, although Shap has better national communications.

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	ANON-FGZT-C13F-8	Penrith	Penrith centre has a very dispersed layout, it's utterly charming and we need to make the most of it. Perhaps our housing developments need to be inspired by it. With houses clustered around small open areas. I live and work in Penrith so I don't know the other places do well.	
	ANON-FGZT-C136-R	Brampton, Appleby	Brampton is a linear hamlet with regular breaks in the buildings allowing open and iconic views out across the North Pennines Area of Outstanding Beauty. This character is potentially threatened by potential building development presented as infill by developers and probably matching that criteria within the broad national framework. Specific local criteria needs to be robust to protect Eden's local heritage and character within the national framework whilst still allowing sustainable development where it is needed in key hubs.	

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	ANON-FGZT-C13X-T	Ousby	Ousby comprises an elongated series of ancient hamlets, with dwellings and farm buildings constructed of vernacular materials in locations, positions and designs to withstand the force of the Helm wind.	Ousby is a unique string of spaced ancient hamlets with older buildings of vernacular architectural design. It is not built around a village green but does accommodate other natural features within the landscape eg becks, springs, land levels etc
	ANON-FGZT-C13Q-K	Great Strickland	It has managed to retain pretty much a linear pattern of development and has so far avoided mass identi-kit housing. We still have our lovely church and I much admire the architecture and style of our village hall. Too many trees have been chopped down and this is heart breaking. EDC why don't you do a tree survey for every village before its too late. Its too easy for people to simply chop down the trees.	Most villages surrounding us are similar with the exception of Hackthorpe.
	ANON-FGZT-C131-K	Penrith	Diverse, providing for outlying villages, enabling activities	

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	ANON-FGZT-C134-P	Penrith	It's character has been destroyed by empty shops businesses etc & high business rates & too much housing developments	
	ANON-FGZT-C13B-4	Kirkby Stephen		
	ANON-FGZT-C138-T	Penrith	More developed and industrial than many of the villages. More of a business hub.	Not sure
	ANON-FGZT-C13D-6	Penrith	Obviously Penrith is larger than surrounding villages but it still feels reasonably rural as it's surrounded by fields. I hope these fields don't get eaten up by too many new developments as it really is a beautiful area.	
	ANON-FGZT-C16Q-P	Penrith	In the main commercial. apart from its churchyard and library it is lacking public space away from the danger, pollution and noise of cars. It lacks too local community participation and enterprise. I welcome the appointment of a Sustainability Officer at the Town Council who appears to prioritize community led initiatives. I do think it is essential that the authorities now bring environmental concerns and community led initiatives to the fore.	

Consultee Type	Response ID	Name of your town, village or hamlet	Character of your town, village or hamlet, as you understand it	Other towns, villages or hamlets with the same or similar character
	ANON-FGZT-C16C-8	Appleby	I think Appleby has its own character, focused on the castle at its centre and being built on the deep 'loop' of the river Eden. The wide street of Boroughgate running from the castle down to the church give it a unique feel.	Other towns and villages do have a similar character as they do have a similar layout (wide main/market street - Kirkby Stephen, Penrith) and other villages are built close to the River Eden. Some villages/towns have similar building materials (red sandstone).
	ANON-FGZT-C16Z-Y	Skelton	Skelton has its roots in farming, but the farms are disappearing, the post office and local shop(s) have gone. It's a nice community, but small villages have become bedrooms for people working elsewhere.	many of the nearby villages, Ellonby, Lamonby, Laithes, New Biggin are similar in nature, but each village develops its own character by the people, business and agriculture and local topography, becks, fells road system etc.
	BHLF-FGZT-C1DE-R	Lazonby	Lazonby seems a large sprawling village with the main street with 'arms' spreading out behind that street though not always visible at first.	

Q23 - In your (or nearest) town, village or hamlet what buildings would you describe as examples of poor quality design - do you think they are ugly, and why? - Text box for examples of buildings you think are of poor quality design

Consultee Type	Response ID	Buildings you think are of poor quality design
Statutory consultees	ANON-FGZT-C1AU-5	There are a number of mid to late 20th century buildings that suffered from a lack of design and character consideration. Current policy is much more refined with a generally better application of vernacular architecture and material use.
Parish Council	ANON-FGZT-C132-M	The estate of 11 dwellings constructed using non-vernacular materials since 2012 by Willan Trading – an estate which is also flooded by the householders’ sewerage and surface water due to lack of adequate infrastructure. There are also several in-fill dwellings that do not relate to the surrounding built-environment and are simply pale rendered boxes.
	BHLF-FGZT-C16H-D	Examples of poor design and ugly buildings are subjective as everyone feels differently however Voreda House is of poor design and even the new plans do not make it a suitable building in that location surrounded by old Victorian terraces and listed buildings. The new developments at Carleton and north of the town have little character and could be built anywhere. New developments are overly dense with little in the way of communal green space such as a village green type area in the centre of the development which hinders building a sustainable community.
District and/or County Councillor	ANON-FGZT-C1XK-J	I wouldn't say we have ugly housing just housing that could have better reflected the local vernacular with very little effort. The bulk of new property is finished in render with no thought as to colour or effort to reflect the local style. We have a large new estate where the rendered property is whitewashed. The incorporation of lintels/coins real or rendered and a reflection of the local yellowish stone would have made a considerable difference. Likewise the roofing material used could have reflected the local colour. The properties are in rows of the same type rather than a mix which would have better matched the mis-match of the historic town.

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C1HW-E	We have some spectacularly ugly and poorly sited agricultural buildings.
	ANON-FGZT-C1AJ-T	The Co op in Penrith. It is angular, has harsh lines and no immediate evidence of local materials. Although at the back there is a sandstone building - now derelict. Voreda House is an eyesore, but that is soon to be remedied. Not keen on the low buildings by Coronation Gardens, just poor quality pre-fabs? Carleton Heights is a sprawling brick development, with no thought for the amenities for residents living there. The open green space is a drainage basin, fenced off in case it fills with water. No evidence of that; just full of weeds. Not the pretty picture painted in the brochures. The houses all seem to be of a similar design and the retaining brick walls between the different land heights are ugly, featureless and do nothing to enhance the overall look of the development. Heartless.
	ANON-FGZT-C13J-C	There is a huge range of buildings of varying styles and merit - but beauty is in the eye of the beholder
Planning Consultant	ANON-FGZT-C151-N	Excess housing with no thought for planting, light pollution or renewable...let off by EDC
Community Group	ANON-FGZT-C1E4-8	I think that it is Armathwaite that rings a bell. Going across the bridge there is a sixties style house with a basic box design. It isn't appropriate in relation to the rest of the area and I am amazed that it gained planning permission. I am old fashioned and do prefer to see a stone barn as opposed to modern, metal framed buildings although I can see why they are needed. I think that my own building, the former water company pumping station is a blot on the landscape. I like to see the utilitarian buildings which have been built in local stone to mimic a cottage for example. Penrith large shops opposite the castle look awful. Should that not be a conservation area?

Consultee Type	Response ID	Buildings you think are of poor quality design
Developer and/or landowner	ANON-FGZT-C1H2-9	It comes down to opinion of individuals, young and old and includes enhancing the character of a particular area. As an example, the Voreda House building in Penrith doesn't meet today's criteria for good design in most people's eyes and recent plans to enhance the existing building to a degree within a budget. This building is unsympathetic to the buildings nearest, Portland Place (mainly large sandstone townhouses) and the (grand) town hall. Some 60 years ago it was potentially felt an attractive construction, but we are not quite sure by whom! Innovation is necessary in good design and not prohibited and aesthetically pleasing, but ultimately there is generally a budget involved.
	ANON-FGZT-C1FJ-Y	the new estate built by Persimmon in Penrith (Woodberry Heights etc) is awful to look at. Even, what is supposed to be Persimmons "upmarket" brand, Charles Church, looks packed in with ugly box like houses. It has no character and looks like as many units as possible has been squeezed on. The relatively new housing block adjacent to the junction of Victoria Road/Kilgour Street (north side) looks like something built in an eastern bloc country in the 60's. It has no character and if it did it bears no relation to Penrith/Eden, again cheap, drab & nasty. Eden is not cheap, drab & nasty. The same could be said for much of the housing which was built a part of New Squares - chip, drab & nasty. When will developers/planners realise that "affordable" homes do not need to look cheap, drab & nasty. They can be designed to look good & still provide value.
	ANON-FGZT-C1HC-T	The new houses at Hackthorpe seem totally out of keeping with the rest of the village. They will dominate the skyline and overpower the surroundings.
	ANON-FGZT-C1HV-D	The Story Homes in Clifton. No imagination and not in keeping with existing village. Not enough starter smaller homes. Segregated by position.
	ANON-FGZT-C1AT-4	Samuel Kings School stands out like a sore thumb which can be seen from miles away. Not expecting any change there but an example of what we don't want more of!

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C1AH-R	As has happened everywhere in the country, some of the mid-late 20th century housing in the hamlet was built with little consideration for the traditional local style.
Other organisation	ANON-FGZT-C1EJ-X	New house at the end of Park Terrace - proportions. Mill Gardens - too tall, pretending to be a Lancashire mill. Two new terraces at the entrance to White House Farm - boxes with no features and terrible choice of materials. Other new houses have poor choice of materials. Developers build the same design wherever in the Eden valley and call it unique to the area. Potters Garage - Built 1937 good use of reclaimed Limestone and trims from Hwith Manor.
	BHLF-FGZT-C1DW-A	Questions 23 and 24 are seeking personal thoughts on specific buildings in specific settlements and thus, as an organisation covering the whole of Cumbria we have not responded to this question.
	ANON-FGZT-C13Z-V	Ugly is not a consideration when building to reduce climate change. It is a luxury only affordable after energy efficiency and reduced consumption are achieved.
	ANON-FGZT-C169-X	Huge industrial looking sheds on farms
Private individual	ANON-FGZT-C15E-9	The current Eden HA houses, built by EDC in 1960s and 1970s have no architectural link to the village in design or materials.
	ANON-FGZT-C15G-B	Damson Bank (overscale, out of keeping, cheap looking, inappropriate materials), Hornbeams (inappropriate cheap stone), Jackson's Croft (out of keeping)
	ANON-FGZT-C15T-R	Langwathby housing estates, housing at Carleton Penrith. Lazonby new housing, Poor quality and design ugly and out of character

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C15J-E	New squares – soulless, Persimmon development at Carleton - unattractive housing too close together, Voreda house. In general "Penrith vernacular" of small windows results in dark homes
	ANON-FGZT-C1FM-2	None currently, dislike modern cheaply built new builds crammed together for maximum profit
	ANON-FGZT-C1F5-A	The new builds off Carlton Road are very plain and quite densely built. Just very standard new houses with no character.
	ANON-FGZT-C1EQ-5	New Squares, Sainsburys. Old Co-op, Ullswater Rd shopping sheds, KFC, Omega Proteins None of these fit the character of the town or district and were clearly not designed with their surroundings in mind
	ANON-FGZT-C1EV-A	The Broad Ing development was a missed opportunity to redevelop stone barns in a more sympathetic manner - there could have been a courtyard with barn conversions and new builds in the same style. The addition of two large buildings as part of the development was overpowering.
	ANON-FGZT-C1E6-A	Thorpefield in Tirril
	ANON-FGZT-C1EA-N	There are many houses that are ugly, mostly dating from the 1980's and 1990's, and early 2000's. Since then designs have become either more sympathetic or distinctly modern as to be different - but not in the crappy indifferent designs of previous decades.
	ANON-FGZT-C1XN-N	One new build the name of which I do not know

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C1X5-V	The Croft and The Meadows developments. Low quality materials - modern, uncharacteristic brick and white cementitious render are a scar on the architectural design. Also, there are no trees or a green for the houses to cluster round. New house next to Sycamore House - unaesthetic and uncharacteristic cementitious render next to characteristic sandstone properties. 1960s bungalows on the NW edge of the main, large green - hideous cementitious render and poor design, making them an eyesore around the village green, surrounded with more characteristic houses of sandstone, Georgian brick, or white limewash. Infill houses in back gardens, spoiling the line and layout of the village housing and removing characteristic greenery and damson orchards - eg Paddocks End, The Lodge etc. Both built from uncharacteristic ugly modern brick with spreading bungalow style layouts.
	ANON-FGZT-C1XY-Z	Former council housing and 60s/70s bungalows lack character, but provide a need.
	ANON-FGZT-C1XD-B	The new Langwathby Hall Farm development - little boxes made of tacky-tacky and they all look just the same - inappropriate for a village development. Simple system built timber framed houses, thrown up quickly and cheap, for optimum profit. Low Farm is not much better but at least it had variety in its house styles.
	ANON-FGZT-C1HF-W	Huge store names on the front of the building that spoils the original building
	ANON-FGZT-C1HP-7	Elm close was designed to be a small, residential close which was allowed to expand over a 22 year period. Imagine living on a building site for over 2 decades?

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C1H1-8	Ugly depends on the person who is viewing. My view is choice of materials matter more because poor materials choice often make a building look poor. In this area natural materials are often best as they have stood the test of time (Stone , timber, Slate). Also natural materials blend in quickly with the surround landscape.
	ANON-FGZT-C1A8-8	Personally, I don't like the new developments where the houses are all packed in so tightly, like all the new one's in Penrith. They destroy the character of the existing towns. More effort could be put in to add stone or slate to their design and space them out more.
	ANON-FGZT-C1HT-B	Some new build properties to the south of Kirkby Stephen do look odd despite apparent attempts to make them blend in. It strikes me that the windows are very small which not only looks unusual but also means that the interiors will be dark. They don't look like they fit with the locality.
	ANON-FGZT-C1AY-9	The new housing estates that are being built could be located anywhere in the country, they lack traditional design or character
	ANON-FGZT-C13H-A	No originality here: KFC, McDonald's and Richardson's corrugated metal building opposite the guesthouses on Bridge Lane. The houses of Raiselands Croft off the A6 in the north of Penrith also have a sad air to them. Sainsbury's also has something of the Reich Chancellery about it. I also think someone was having an off day when they designed the Environment Agency building overlooking junction 40. In general houses are too often built too close in modern developments. It doesn't look quaint or village like, it looks cheap and claustrophobic.
	ANON-FGZT-C16N-K	I think some of the housing estates in Appleby (such as my own) although thought has gone into the layout, trying to space out properties as much as possible, the building materials and quality of workmanship significantly let them down. The internal design (space, storage solutions) are poor.

Consultee Type	Response ID	Buildings you think are of poor quality design
	BHLF-FGZT-C16X-W	Too many pebble dash houses, even new ones weren't ALLOWED stone fronted as they had to 'fit in' with other pebble dash houses. More stone fronted. Too many 'same looking' houses on estates. Sell people plots to build their own... the only people in shap who are rich enough to do this and get planning for grotesquely ugly houses are the rich local farmers who are taking over the edges of the village with their obscenely large ugly properties. No one else is able to build what they would like
	BHLF-FGZT-C164-S	Some of the new housing construction is out of character being laid out in a modern intensive development without sufficient space between the buildings.
	BHLF-FGZT-C16B-7	The newer housing estates lack imagination, poor quality/ cheap materials used, lack of green space and vegetation, high density
	BHLF-FGZT-C1DN-1	New developments on greenfield sites - where there was nature now there is concrete.
	BHLF-FGZT-C1DF-S	Modern one-off buildings, not taking any relationship to spatial setting, historic features, modesty.
	ANON-FGZT-C15S-Q	The new builds on the main road that have a grey frontage and tiny windows and the ones opposite the main garage that have had poor trees butchered in the church yard to accommodate the final house.
	ANON-FGZT-C15C-7	The houses at the new(ish) Fallowfield are awful - brown, drab, pebble dashed and ugly yet are in lovely setting with spectacular fell views. Such a shame, as this could have been a pretty development around a central green space. The houses which replaced the former garage in Cliburn are also ugly beyond belief. Again, such a shame as they are next to the former pretty converted Chapel. The 4 Eco houses by Cuthbert's close are also not in keeping with the rest of the village.

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C15P-M	Voreda House in Penrith. It does not fit the character of the location. Penrith doctors and the KFC building on the edge of Penrith. Both are gateway buildings to the town yet add nothing to the character one a bland brick building with no character but functional the other an ugly metal box that landed on the site with out of place design that adds nothing and detracts from the surrounding area at this gate way site.
	ANON-FGZT-C15V-T	Red sandstone faced new build houses in a limestone area. Unregulated agricultural building construction
	ANON-FGZT-C15U-S	Samuel Kings School
	ANON-FGZT-C15R-P	lorry depot - large and out of keeping with a small village certain bungalows- don't blend in with other traditional buildings
	ANON-FGZT-C1FV-B	I don't think the buildings are ugly I just strongly feel the village is being severely over developed
	ANON-FGZT-C1FX-D	Skelton School - very dated and stands out in style against the rest of the village.
	ANON-FGZT-C1F7-C	Samuel King's School, Alston. It sits in the centre of the town but is a much more modern looking building (possibly built in the 60's) and sticks out like a sore thumb compared to the rest of the buildings being of a different design and building materials.
	ANON-FGZT-C1ES-7	Generally the more modern buildings, that would be transplanted city suburbs are least attractive.

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C1EG-U	Anything in the middle which isn't made of stone. The ghastly and smelly animal rendering plant in the edge of town is an embarrassment and abomination.
	ANON-FGZT-C1E1-5	Voreda House
	ANON-FGZT-C1E3-7	Some housing in yards and passages which has been developed to fit into the available space and with expediency rather than design a priority.
	ANON-FGZT-C1E8-C	Brookside is rather too utilitarian (but of it's time and I like a mix)
	ANON-FGZT-C1EY-D	Not really a fan of the sainsbury's car park but I think that's because it's very modern looking, which I think is at odds with the rest of the town.
	ANON-FGZT-C1XE-C	Penrith Dept of Environment
	ANON-FGZT-C1XF-D	New houses opposite Sockbridge Hall: characterless, squashed together, expensive, not designed for local people but for affluent, retired people from other parts of the country. The designs for the new development near Thorpefield show they are large, expensive houses in an urban style, more appropriate for the suburb of any town or city. They appear to be designed solely to fetch a high price, and incidentally take away the views of the people who already live there.
	ANON-FGZT-C1XG-E	Flats including new builds in town. Specifically on roper street

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C1XM-M	Environmental building off the M6 roundabout in Penrith. Ugly and not in character with the local area. An organisation which should know better.
	ANON-FGZT-C1X6-W	Some of the bland shop frontages in town do nothing to enhance the character of Penrith and the New Squares is a wasted commercial/community opportunity. It lets the town down to see the empty shop spaces.
	ANON-FGZT-C1HZ-H	New modern shop fronts such as B&M peacocks. All new premises to adhere to a local character and style.
	ANON-FGZT-C1HU-C	There are several empty buildings in Alston.. for example.. opposite the Spar.. opposite Moredun Garage and the old Church at the top of Front street and the old bank at the top of Front street that are in neglected and need something doing to either save them or demolish them
	ANON-FGZT-C1H6-D	Lack of previous planning control with a large number of houses built in a way that do not reflect local building materials such as the red stone. Large number of lesser quality houses/bungalows from 1960s and 1970s The Parish Council are also struggling to remove a dangerous and extremely ugly eyesore that was an egg packing factory.
	ANON-FGZT-C1HX-F	New builds crammed into plots of land that block views and space around other properties, with tiny gardens and limited parking, using awful modern bricks that leak chalk
	ANON-FGZT-C1HB-S	Penrith, many of the empty shops look derelict. Areas of the town need refurbished

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C1HY-G	Not sure about new coop. Needs less. Big costa advert and similar. More trees shrubs flowers to soften frontage and in car park which is by river. Opposite coop Wedtmorland builders scruffy does not fit in.
	ANON-FGZT-C1AS-3	Most new build properties are ugly, because they are frequently designed and or built poorly. Many new builds are ugly because they will require extensive decarbonisation retrofit despite being built recently. Newbuilds are also ugly because excessive space on developments is given to cars. The number of car parking spaces per dwelling should be reduced along side measures to more easily enable less car dependent living e.g. bike storage, mobility hubs, car clubs in rural areas, increase in bus services, community transport lift sharing and rural Mobility as a Service initiatives.
	ANON-FGZT-C1AZ-A	Some buildings look homogenous and look like they could've been taken from anywhere in the country. Seeing houses in groups that all look the same aren't very attractive.
	ANON-FGZT-C1AG-Q	The new builds in Kirkby Stephen.
	ANON-FGZT-C1A5-5	The new build houses within Kirkby Stephen are not reflective of the local buildings and do not fit the design 'norm'. More building like this would significantly change the character of the town.
	ANON-FGZT-C1A6-6	Generic council estates tagged on to most villages with no design thought whatsoever
	ANON-FGZT-C1AA-H	The new builds adjacent to Blossom Barn. They have been built purely to make money rather than enhance the area. Build as many as you can on as small a space as possible

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C1AX-8	Voreda House - brutal concrete appearance and block massing. Morrisons supermarket - undistinguished frontage, appalling back and sides. Ullswater School - collection of too functional and ill-designed variety of buildings. Petrol filling stations - nationally imposed designs without local character. Industrial/warehouse buildings on Gilwilly estate - as Ullswater School. Apartment blocks on Old London Road/Roper Street - as petrol filling stations.
	ANON-FGZT-C1AB-J	A few large private houses, fairly newly built which appear to be more aspirational than useful to their full potential
	ANON-FGZT-C13F-8	UCC, those kids deserve better. Voreda House, roll on the Enerphit. From Kemplay Roundabout down Bridge Lane is not great until you get to Victoria Road. All building with poor materials and poor design.
	ANON-FGZT-C136-R	There are a series of newer bungalows and pre fabricated houses that have been built over time. These are out of character with the main village and need extensive re-modification to bring them into line with modern standards of energy efficiency and insulation.
	ANON-FGZT-C13X-T	The estate of 11 dwellings constructed using non-vernacular materials since 2012 by Willan Trading – an estate which is also flooded by the householders’ sewerage and surface water due to lack of adequate infrastructure. There are also several in-fill dwellings that do not relate to their surrounding built-environment and are simply pale, rendered single-storey boxes with no character.
	ANON-FGZT-C13Q-K	Genesis Homes development at Hackthorpe - currently being built. Even my Daughter said they are awful and no space between the houses. Words fail me - how was this development ever passed and with that type of brick and design. I believe the Parish Council objected and EDC just approved. If the site had to be developed, which it should not as outside of the village boundary and insufficient justification put forward - no identified need. You could have built affordable, green housing for locals - eco homes with allotments. Its a horror site and poor quality design and materials, very ugly and does not fit in with surrounding area.

Consultee Type	Response ID	Buildings you think are of poor quality design
	ANON-FGZT-C131-K	Penrith pong factory
	ANON-FGZT-C134-P	New squares Persimmons at Carleton meadows
	ANON-FGZT-C13D-6	Probably the slightly older council houses behind Sainsbury's. Also the houses on Pategill. I'm sure they are well built but don't look nice.
	ANON-FGZT-C16C-8	I think some of the housing estates in Appleby (such as my own) although thought has gone into the layout, trying to space out properties as much as possible, the building materials and quality of workmanship significantly let them down. The internal design (space, storage solutions) are poor.
	BHLF-FGZT-C1DE-R	B[?] Mill - it feels inaccessible if you don't live on the estate. Though is probably very friendly when you live on it.

Q24 - In your (or nearest) town, village or hamlet what buildings would you describe as examples of high quality design - do you think they are beautiful, and why? - Text box for examples of buildings you think are of high quality design

Consultee Type	Response ID	Buildings you think are of high quality design
Statutory consultee	BHLF-FGZT-C16Y-X	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 (NPPF, 2021). A sustainable development of a high-quality design should incorporate measures to reduce carbon emissions and to reduce vulnerability to the effects of climate change. New Development should strictly adhere to the guidance and criteria set out within the NPPF (2021), National Model Design Code (June 2021), The Manual for Streets (2007) and Cumbria Development Design Guide (2017).
Parish Council	ANON-FGZT-C132-M	As example of quality modern design would be recently constructed 'Ivy House' (planning application 17/1087) – a new dwelling constructed with a red sandstone and glass frontage and positioned to complement the landscape
	BHLF-FGZT-C16H-D	Again beauty is a subjective term depending on viewpoint. Some of the older listed buildings such as Mansion House, the Town Hall, the listed buildings around Devonshire Street and Great Dockray are of good design and of the right proportions as are some on Parklands and on the newer Cumbrian Homes site at Carleton. The social housing development near Sainsburys have tried to retain the scale and appearance of traditional Penrith. The houses on Scaws estate have character and when built it was one of the best designed Council estates within the UK.
District and/or County Councillor	ANON-FGZT-C1XK-J	The High Street in Market Brough has numerous examples of good high-quality design. Unfortunately, a number are in a poor state of repair. Dial House is a property that has been well maintained and provides an insight into what Market Brough once was. Many properties in the community are buy-to-let and or holiday lets. With such a transient community little long-term thought has been utilised. This short-term philosophy is reflected in the lack of property maintenance.

Consultee Type	Response ID	Buildings you think are of high quality design
	ANON-FGZT-C1HW-E	The traditional stone buildings are all pretty nice, and there is a barn conversion that has been done quite well.
	ANON-FGZT-C1AJ-T	Penrith's Town Hall is majestic sandstone building, with history, but a bit outside the main thorough fare. The entrance could be more impressive if the foliage and benches were smartened up. I like the Banks in the Town Centre which dominate each corner and are of the local red sandstone. The height dominates the square and gives an impression of prosperity, but not overpowering as the sandstone softens the look. Grahams, the delicatessen, has stood the test of time, overlooking the clock tower. The façade is balanced, with paned windows either side and its height matches the Banks. St. Andrew's Church sits easily within the pedestrianised area, the ancient graveyard and stone walls retain some of Penrith's past. The crocuses in springtime together with the pink blossom on the trees make an ideal backdrop to the seating areas around the churchyard.
	ANON-FGZT-C13J-C	As above
Community Group	ANON-FGZT-C1E4-8	The railway stations have been well thought out.
Developer and/or landowner	ANON-FGZT-C1H2-9	The older buildings appeal to me for the materials and grandness of them. I see modern buildings constructed in other areas of the country using modern materials such as corrugated cladding and glazing, even shipping containers and wish we could create buildings like that in Eden. Between Greystoke and Blencowe there is a old building converted to a modern build combining a cracked old masonry curtain wall revealing modern glazing and aluminium, this to me is beautiful combining the two sympathetically.

Consultee Type	Response ID	Buildings you think are of high quality design
	ANON-FGZT-C13N-G	Story Homes consider that our current residential schemes within Eden represent high-quality design. Our schemes include Brougham Fields, Carleton, Penrith and also Greystoke Fields, Greystoke. Story Homes considers that both of these schemes reflect local character, feature high-quality design and usage of materials and also create interesting and inviting street-scenes. Story Homes seeks to bring forward high-quality schemes which align with the visual distinctiveness of the local communities and landscape. Story Homes are currently promoting these sites to come forward within Eden district:
	ANON-FGZT-C1FJ-Y	The new Story homes development (Brougham Fields) looks appealing on the eye. with properties having nice but subtle features as opposed to square boxes with nothing but straight lines. Manor Park at Carleton, especially the Manor building is a well thought out design albeit the properties are more expensive. Though its been around a while now the development at Field House Gardens is a good example of how smaller (and hence more affordable) housing can be provided to the benefit of the environment. Pembroke Farm near Brougham is a fantastic example of how what was an absolute eyesore for many years can be transformed to enhance its self & the surroundings it sits in. Bringing unused property (large or small) has to be encouraged by policy somehow. I don't know the numbers but taking Penrith and specifically Castlegate there is a lot of unused & therefore usually very unkempt property. An ideal opportunity to use policy to get these properties back into use (or knock them down & create some space!!)
	ANON-FGZT-C1HV-D	Pembroke Farm. High quality conversion, good re-use of traditional buildings In keeping with original hamlet. A sympathetic and well planned development.
	ANON-FGZT-C1AT-4	The higgledy piggledy aspect of the houses and cottages in The Butts are a good example of an attractive area that grew organically.

Consultee Type	Response ID	Buildings you think are of high quality design
	ANON-FGZT-C1AH-R	Johnby Hall has an excellent barn conversion which has very cleverly turned old open-fronted sheds into accommodation using glazing to good effect to keep the character of the original building. There has been an extension recently (Thornycroft) in the hamlet, which fits very well with its old farmhouse, using the local style of window surround, whilst providing light and modern accommodation for the family. I love our own barn conversion at Johnby Bank, where we have built a timber frame inside the original building, enabling us to insulate it completely whilst keeping the original form of the old building, and using renewable energy.
Other organisation	ANON-FGZT-C1EJ-X	Grey Cables - arts and crafts 1906. Redmayne House - Georgian with historical features, beautifully proportioned. The Old Court House - Victorian at its best with tower. 4 bed detached houses Birkbeck Gardens just a shame about the use of yellow sandstone.
	BHLF-FGZT-C1DW-A	Questions 23 and 24 are seeking personal thoughts on specific buildings in specific settlements and thus, as an organisation covering the whole of Cumbria we have not responded to this question.
	ANON-FGZT-C13Z-V	Beauty is in the eye of the beholder. Buildings that have very low environmental impact are the most beautiful whatever they look like. We should not replicate environmentally unfriendly buildings as typify rural locations. We need to teach people that old buildings using traditional materials cannot be replicated in anything other than outward looks. Leave what is existing alone, but don't repeat it.
	ANON-FGZT-C169-X	Beauty lies in the ancient and unplanned character of old stone farmhouses.
Private individual	ANON-FGZT-C15M-H	Low House, Armathwaite: 18th century, beautiful
	ANON-FGZT-C15G-B	Cobblestone corner, uses traditional materials and design and blends in and complements surroundings

Consultee Type	Response ID	Buildings you think are of high quality design
	ANON-FGZT-C15T-R	Lazonby Church,
	ANON-FGZT-C15J-E	Red sandstone buildings
	ANON-FGZT-C1FM-2	I like glass and wood in building design, alongside natural materials such as stone. Modern buildings but in keeping with the local area.
	ANON-FGZT-C1F5-A	The Story homes on Fairways have a more sympathetic and varied design.
	ANON-FGZT-C1EQ-5	Most of town centre Booths
	ANON-FGZT-C1EV-A	I live at Tirril Farm Cottages - and I love my outstanding view of Blencathra!!
	ANON-FGZT-C1EB-P	St Michael's church
	ANON-FGZT-C1XN-N	Hesket Hall is outstanding and unique in design

Consultee Type	Response ID	Buildings you think are of high quality design
	ANON-FGZT-C1X5-V	Sheriff House, High Green House, The Grange - all beautiful Georgian style properties with beautiful proportions, traditional materials, with an aesthetic that complements rather than detracts from the natural scenery. More contemporary designs: Bark Mill - complements the old vernacular buildings, being in a similar design with use of local sandstone. Small scale development, not a development of multi identikit houses. Appleby Alms Houses - are an example of beautiful design which provides starter/old age home space within a limited landscape. Much much better than detached, executive style identikit houses.
	ANON-FGZT-C1XY-Z	The grange is a high quality development on a small scale that is sympathetic to the village. It however lacks provision for affordable element. A development of park homes near to the crown at broad field is useful to allow low income homeowners to release equity and retire with a home. The councils involvement in the 106 attached to some of these homeowners as a way to punish the developer is a shameful historic anomaly. Affordable homes are vital in this area.
	ANON-FGZT-C1XD-B	Cannot think of many. Stoneworks Garth at Crosby Ravensworth was a good effort overall. Newlands Villa at Soulby is a good example of modern design that blends well with its surroundings and is built to high environmental standards but it is an expensive one-off. However, the principles can be employed to good effect on smaller scales.
	ANON-FGZT-C1HP-7	The older well built houses from the mid twentieth century.
	ANON-FGZT-C1H1-8	New builds and conversion in Great Salkeld look good well made. Old farmhouse converted well in keeping.
	ANON-FGZT-C1A8-8	There are some lovely renovations to the properties that were flooded on the river at Pooley Bridge. Nice gardens and sensible living arrangements now that look delightful.

Consultee Type	Response ID	Buildings you think are of high quality design
	ANON-FGZT-C1HT-B	Winton Manor Court in Winton strikes me as good design - generously sized modern houses, not too big nor too small, in local materials with decent outside space. Situated in the middle of the village and keeping within the building line of the rest of the village these blend in well with the rest of the village.
	ANON-FGZT-C1AY-9	There are many renovations or old farm buildings that add greatly to the areas feel
	ANON-FGZT-C13H-A	If I could stray a little, I think the sandstone houses on the northern tip High Hesket are lovely. They look right at home in this stretch of A6 corridor. The sandstone buildings of Brentfield Way and surrounding areas of Scaws in Penrith are also nice to look at, if a little odd in layout sometimes. Further up Scaws, although visually not all that appealing, the areas of Milner and Eden Mount (and similarly Pennyhill Park in the North) feature houses with room for extension and adaptation. This is invaluable in providing 'forever homes' and the stronger community that creates.
	BHLF-FGZT-C16X-W	The very old buildings are obviously beautiful, the converted old barns, but also the modern house on the Main Street because at last there is a brand new house that is individual... allow more houses to be self built to optimise the sun for heating- it makes sense.
	BHLF-FGZT-C164-S	The traditional merchants houses surrounding the village green
	BHLF-FGZT-C16B-7	Traditional houses - farmsteads, vicarages, town houses Sustainably retrofitted homes
	BHLF-FGZT-C1DN-1	Buildings with environmental and wildlife benefits

Consultee Type	Response ID	Buildings you think are of high quality design
	BHLF-FGZT-C1DF-S	Nothing beautiful.
	ANON-FGZT-C15S-Q	I cannot think of any - I prefer the older properties.
	ANON-FGZT-C15C-7	The new(ish) row of terraced houses behind the former pub in Cliburn are nice, blend in with the existing houses and are much more village-like in style. Traditionally shaped windows, traditional building materials and look like quality houses. West View has just been renovated by a couple and they have made a superb job. Replaced a porch which had upv windows with an open porch of oak beams. Sympathetically converted an outbuilding into a home office. Traditional cottage style garden with a veggie patch. Used lots of reclaimed materials. But is has cost £100,000 on top of the £210,000 purchase price! It's so much cheaper to build ugly pebble dashed houses with upvc windows, which is why developers do it.
	ANON-FGZT-C15P-M	New police HQ modern and functional with a clean design. Penrith Town Hall. A building full of character and history built of local materials that fits and enhances the surroundings area.
	ANON-FGZT-C15V-T	Camping pods in meadow setting that blend into the environment
	ANON-FGZT-C15U-S	Pre 19 century buildings
	ANON-FGZT-C15R-P	Church and cottages near the church cottages near viaduct small bridges

Consultee Type	Response ID	Buildings you think are of high quality design
	ANON-FGZT-C1FX-D	Houses/cottages in the villages using local stone
	ANON-FGZT-C1F7-C	Most of the buildings are relatively simple as Alston was a town for workers so buildings of high quality design would have been for the gentry so probably Lovelady Shield off the A689 Nenthead road, Lowbyer Manor in Alston would fit that description.
	ANON-FGZT-C1ES-7	Greystoke, Boot and Shoe, houses around the cross. Newbiggin the older building, Tymparion Hall.
	ANON-FGZT-C1EG-U	The area around St Andrew's. Brunswick Square. The adaptations to the older buildings which have been turned into private older living spaces next to Mansion House for example.
	ANON-FGZT-C1E1-5	Town Hall
	ANON-FGZT-C1E3-7	St Anne's Hospital - basic cottages yet visually pleasing The White House in Boroughgate with some features, ie windows reminiscent of Strawberry Hill Gothic, similar to Beechwood (?) house in Bongate.
	ANON-FGZT-C1E8-C	Thorpefield are good, decent quality design, with a mix of types of houses. I wouldn't go so far as to call them beautiful though. Tirril Hall is beautiful from the outside but probably impractical to heat in this day and age
	ANON-FGZT-C1EY-D	I love the Devonshire arcade. I think the tiled floor and the skylights are beautiful

Consultee Type	Response ID	Buildings you think are of high quality design
	ANON-FGZT-C1XE-C	St Peter's Church Langwathby
	ANON-FGZT-C1X6-W	Penrith has a fine central area around the clock tower where characterful older buildings provide good quality shopping & leisure space. The poor condition of the properties leading up to the Castle do let the centre down on appearances.
	ANON-FGZT-C1HZ-H	James Graham's. The butcher block. HSBC barclays. Old clarks shoe shop. Star fruits the foundry. Beautiful character to match the historic architecture.
	ANON-FGZT-C1HU-C	The new butchers being renovated.. the Chemists.. Alston House, the Town Hall.. they all invoke a feeling of being "local"
	ANON-FGZT-C1HX-F	Older, well built properties using natural stone
	ANON-FGZT-C1H4-B	None stand out. ~Most buildings on the Main Street seem well designed and attractive
	ANON-FGZT-C1HB-S	Sandstone buildings, churches, schools
	ANON-FGZT-C1HY-G	New cricket club clean lines fits in with current buildings. Cloisters , red house, whitehouse, top part of chemists. Architecture is historic and interesting with good stone work. New railings and base near church, they are well made if good quality material.

Consultee Type	Response ID	Buildings you think are of high quality design
	ANON-FGZT-C1AS-3	I am not aware of any passiv-haus dwellings in my village. I would rate these as beautiful because they actively contribute to sustainability. I would regard any truly sustainable building design as beautiful
	ANON-FGZT-C1AZ-A	The houses that are older buildings, even if they have been modernised look nice and individual. Houses with pretty gardens at the front of the house. Houses with drives also look better rather than many cars parked on the street.
	ANON-FGZT-C1AG-Q	Conversion of old buildings into housing.
	ANON-FGZT-C1A5-5	Converted farms/barns between Newbiggin-on-Lune and Kirkby Stephen have saved older traditional buildings and kept the character without impacting on the landscape. Allowing Cow Houses to sit empty and crumble whilst putting up new builds seems odd.
	ANON-FGZT-C1AA-H	The properties that have a decent amount of green space around them
	ANON-FGZT-C1AX-8	Angel Lane area - series of small buildings sympathetically related to each other and providing good pedestrian access and experience.
	ANON-FGZT-C1AB-J	Well looked after barn conversions and older properties, private and commercial, usedc too their potential
	ANON-FGZT-C13F-8	North House Glenridding, Fernleigh and Skidaw House on Lowther. The terraces of the New Streets. The Dutch style houses on Scaws are gorgeous. Castletown is a gem waiting for a shared street space.

Consultee Type	Response ID	Buildings you think are of high quality design
	ANON-FGZT-C13X-T	As example of quality modern design would be recently constructed 'Ivy House' (planning application 17/1087) – a new dwelling constructed with a red sandstone and glass frontage and positioned to complement the landscape
	ANON-FGZT-C13Q-K	The historical buildings, like the old school and school house that were built with local stone and built to high design standards and high quality materials. With amazing attention to detail and built with thought and dedication. Built to last. Proud of their work. In those days they took a pride in what they built. Not thrown up for quick profit by developers. Some new developments that have used local materials are better and should be encouraged. Identikit housing in villages should be avoided. They look dreadful.
	ANON-FGZT-C131-K	penrith town hall, range of old shops in town centre
	ANON-FGZT-C134-P	Cumbria homes
	ANON-FGZT-C13D-6	The houses in the Wordworth street area are lovely.
	ANON-FGZT-C16C-8	Kingstone Cottages, Battlebarrow are a good example of well designed modern buildings using local materials and which do not detract from the historic feel of the area. Many of the older properties in Boroughgate are beautiful and well designed (and are therefore listed buildings).
	BHLF-FGZT-C1DE-R	The Church - it stands raised up and presents a presence to the village.

Q25 - How would you score the following design elements in new development for their contribution to well-designed or beautiful places? Please score each item on a scale of 1 to 5, with 1 being least important and 5 being most important. - Text box for other important design element in new development

Consultee Type	Response ID	Other important design element in new development
Statutory consultee	ANON-FGZT-C13C-5	High Quality Streets and Spaces. Flexible and durable high quality streets and public spaces should be promoted, employing high quality durable materials, street furniture and signage. Well designed streets and spaces support and sustain a broader variety of users and community activities.
	ANON-FGZT-C13G-9	Energy efficiency, water efficiency, minimal light pollution, orientation of buildings, development that reduces dependence on car travel, sustainable construction, use of local materials, waste minimisation during construction, Lifetime homes, provision of a construction environment management plan.
Parish Council	BHLF-FGZT-C16H-D	New developments should be suitable for changing generational need. It is important that new developments include single storey units for older people, those who are disabled or those who simply wish to live in them.
District and/or County Councillor	ANON-FGZT-C1XK-J	Where development is of numerous properties a mix of designs not rows of mirror images. Incorporate breaks in lines of houses. More property that reflects the growing need for accessibility and dementia-friendly design. More property that incorporates facilities for sustainable mobility. Car charging and cycle parking facilities.
	ANON-FGZT-C1HW-E	Design that uses sustainable materials, maximises passive heating/cooling and natural light and that provides for biodiversity (nesting features, hedgehog holes etc) and accentuates the natural environment.
	ANON-FGZT-C1AJ-T	Well lit footpaths incorporated into new developments, to encourage safe walking. Cycle lanes on access roads or footpaths.

Consultee Type	Response ID	Other important design element in new development
Planning Consultant	ANON-FGZT-C151-N	Increased planting. Reduced lighting to avoid light pollution.
Community Group	ANON-FGZT-C1E4-8	Children and teenagers need places to play both inside and out.
Developer and/or landowner	ANON-FGZT-C1H2-9	Designs that are innovative, modern, push the boundary, eye catching
	ANON-FGZT-C1HV-D	More small developments specific to age. Eg. 3 x single story development restricted to over 60s. or 3 x 2/3 bed terrace built for low income, small family. More small developments by smaller contractors/builders Encourage a specific dementia village.
	ANON-FGZT-C1AH-R	Consideration for nature and biodiversity, as a part of design, e.g. swift bricks, bat and insect boxes, correctly sited, as well as use of trees, hedges and drystone wall habitats.
Other organisation	ANON-FGZT-C1EJ-X	Pedestrian pavements and integrated walking, not developments that give prominence to cars. Parking at the rear of buildings. Sufficient parking to prevent parking on pavements, 2 per house is not enough. Compulsory tree and hedgerow planting and care. Innovative and modern designs. No boxes. Design for the 21st century. Car charging points. Bicycle storage. Play areas.
	BHLF-FGZT-C1DQ-4	The HBF considers that key to good design is that a development is fit for purpose and durable, we consider that a well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making appropriate choices at many levels, including consideration of the site layout; the form and scale of buildings; appearance; landscape; materials; detailing, local character, site characteristics and topography, local aspiration, market demand and site viability.

Consultee Type	Response ID	Other important design element in new development
	BHLF-FGZT-C1DW-A	<p>All the elements mentioned are very important and comprehensive approaches must be found that enable them to be addressed together rather than highlighting some as more and others as less important, or assuming that addressing one means another cannot (or need not) be addressed. However, some elements may be more relevant than others depending on the particular context of a given site. Consideration of the use of specifically local materials, rather than just 'sympathetic' materials should be included as this also relates to the wider sustainability of new development. Good design is not just about spaces integrated within new developments, but also the relationship between new development and existing open spaces. Allowing development on existing open spaces can compromise existing settlement and landscape character, as well as removing other important functions. Tranquillity and dark skies are important parts of the character of many parts of Eden, in Penrith light pollution has increased the most in recent years. It is very important that lighting and light pollution (including glazing) are given greater attention in planning policy, the design of new developments and in development management decisions, not just to protect those areas that are still intrinsically dark, but to avoid increasing light pollution levels in those areas where our dark skies have already been eroded. As well as impacting on local character and sense of place, light pollution has impacts for biodiversity, human health, energy efficiency and climate change. Also in relation to this, regarding the mention in the survey of street designs to make people feel safe, we caution against assuming that 'safer' automatically means 'more brightly lit'. Whilst recognising the reference to beautiful places may be linked to the use of this term in the new NPPF and proposed changes to the planning system, we are concerned that what is 'beautiful' is highly subjective and furthermore, 'beautiful' does not automatically equate to 'sustainable'. Similarly, what is considered 'beautiful' may not reflect what is best for addressing climate change or biodiversity decline.</p>
	ANON-FGZT-C13W-S	<p>Avoiding the use of 'pastiche' design, i.e. incorporating features that bear resemblance to traditional characteristics but are used inappropriately. For example, PVC windows that aim (and fail) to look like multi-pane, timber windows.</p>

Consultee Type	Response ID	Other important design element in new development
Private individual	ANON-FGZT-C15J-E	Public Green spaces, play areas, orchards, village or community halls
	ANON-FGZT-C1EQ-5	Development should fit sympathetically with surroundings
	ANON-FGZT-C1EB-P	Affordable with local restrictions for young people.
	ANON-FGZT-C1X5-V	Planting of trees - this hides and softens a myriad of design failings and integrates properties into the village. Particularly along streets. Use of traditional Westmoreland slate tiles following the traditional reducing course pattern - hugely helps with blending in.
	ANON-FGZT-C1XY-Z	Affordable homes and allowing development of appropriate retirement (single occupancy) homes to allow graceful retirement in villages to free up larger homes.
	ANON-FGZT-C1XD-B	Renewable energy facilities that are not obtrusive and detract from the appearance of a building.
	ANON-FGZT-C1HF-W	Shop names, as above
	ANON-FGZT-C1H1-8	Take into account water course in heavy downpours. More thought needs to go into this at early design stages. Water often travels in high volume in areas you sometimes would not expect.

Consultee Type	Response ID	Other important design element in new development
	ANON-FGZT-C1A8-8	More spaces in between houses
	ANON-FGZT-C1AY-9	Self sustainability with regards utilities demands
	ANON-FGZT-C13U-Q	Enough parking off road for each property. Cycleways. Garages big enough to park a larger car or SUV.
	ANON-FGZT-C13H-A	Design that makes you feel like you have your own open space. Too many new build gardens are small and overlooked by neighbouring properties.
	ANON-FGZT-C16N-K	Design should give more focus to the pedestrian and cyclist, i.e. wider pavements, more litter bins, shelters, secure bike storage.
	BHLF-FGZT-C1DN-1	Small and affordable for young people and older residents. Also: bike friendly and with public transport links.
	ANON-FGZT-C15S-Q	Integrate the surrounding landscape properly.
	ANON-FGZT-C15C-7	There is a need for single story housing suitable for disabled users in smaller villages hamlets and/or self-build plots suitable for this type of housing. Existing bungalows are often unsuitable as they have steps up to the front door, narrow doorways and corridors, tiny rooms and no garages for disabled vehicles and mobility scooters.

Consultee Type	Response ID	Other important design element in new development
	ANON-FGZT-C15V-T	Innovative, passive housing built using local materials but in a Scandinavian modern style sympathetic to their environment
	ANON-FGZT-C15R-P	hedgerows , trees and stone walls
	ANON-FGZT-C1E3-7	Layout in squares where possible, aiding the sense of community
	ANON-FGZT-C1E8-C	A mix of housing for eg single people and families, different sizes, not all facing the same direction (eg front on to road). Different sized front and back gardens including none as some people haven't got the time or inclination, whilst others have. The uniformity of new developments might make building easier in the short term but the boring houses will exist in the long term.
	ANON-FGZT-C1HY-G	More seating areas and planting so that it does not look like a car park and is somewhere pleasant to shop, sit and hold community outdoor events. Eg area outside Tufton could be pedestrian and still used for market. Penrith centre also needs to remove traffic and make people friendly.
	ANON-FGZT-C1AS-3	sustainable design which is in line with a Paris compliant carbon budget
	ANON-FGZT-C1AZ-A	Houses that are clearly sustainable i.e. Green roofs or permeable pavement drives
	ANON-FGZT-C1AG-Q	Road width/parking that is suitable for all vehicles and does not feel over crowded.

Consultee Type	Response ID	Other important design element in new development
	ANON-FGZT-C1AB-J	safe accessible public spaces
	ANON-FGZT-C13F-8	Public transport, walking, cycling and electric scooter /skateboard options so good that cars aren't needed within Penrith.
	ANON-FGZT-C13T-P	Using local materials and not building new housing developments on green land
	ANON-FGZT-C13Q-K	Think about the height of new buildings - too high and dominate existing and traditional homes. Please stop building on greenfield sites with no identified need. Wildlife friendly. Green energy. No plastic grass please!
	ANON-FGZT-C134-P	Accessibility for all ages & disabilities
	ANON-FGZT-C13D-6	Houses with larger gardens and proper off street parking. Houses that aren't cramped together.
	ANON-FGZT-C16C-8	Building and street design that focuses more on the pedestrian and less on vehicles would make an area more beautiful and bring a sense of community. If people are given this kind a space, they use it and it creates a vibrant sense of place where people interact more and like to be.
	ANON-FGZT-C16Z-Y	roads with well designed cycle paths, not skinny lanes that are dangerous for bicycles and motorists. water absorbing strips along side pavements (if in a more urban area)
	BHLF-FGZT-C1DE-R	Ecologically useful and able to harness and use green energy.

Q26 - Should policies relating to new residential developments adopt the national minimum internal space standards? - If you answered no to the above, please explain why below

Consultee Type	Response ID	Why should new development not adopt the national minimum internal space standards
Statutory consultee	BHLF-FGZT-C16Y-X	<p>Design and place-making for communities should ensure that a range of housing is provided to meet everyone's needs. Like most of Cumbria, Eden has a rapidly ageing population and the design of homes needs to reflect this to ensure that future needs are met and that housing is designed to be adaptable to changing circumstances. The need for Extra Care housing should be considered in the design of new residential communities.</p> <p>It is vital the Partial Review seeks to meet the housing needs of all residents and take account of how these needs change over their lifetime. In particular, it is considered that all new residential development should adopt or exceed the national minimum internal space standards as set out within 'Technical housing standards – nationally described space standard' (Department for Communities and Local Government, 2015). Covid 19 has led to much larger numbers of people working and studying from home. This may result in lasting changes to people's work styles and needs to be taken into account when considering appropriate standards for internal space. If people are spending more time at home, there are also implications for the size of gardens and nearby open space.</p>
District and/or County Councillor	ANON-FGZT-C1XK-J	Yes as an absolute minimum. COVID19 has shown we need internal space more than ever if we are to retain our sanity and perhaps work from home.
Planning Consultant	ANON-FGZT-C139-U	The technical housing standards are optional and we do not consider this is sufficient evidence to justify whether there is a need for the additional standards in this area. This is required through Planning Practice Guidance Paragraph: 002 Reference ID: 56-002-20160519.

Consultee Type	Response ID	Why should new development not adopt the national minimum internal space standards
Community Group	ANON-FGZT-C1E4-8	I own a couple of purpose built studio flats. They have private gardens and are 23m2. This is fine for some people if they have options such as the social side of a nearby high street. Not everyone wants or can afford a large home.
Developer and/or landowner	ANON-FGZT-C13N-G	It is possible to deliver schemes which integrate these standards, however would encourage the Council to understand the wider implications of bringing forward such a policy (e.g. viability and construction timescales) prior to Adoption.
	ANON-FGZT-C1HV-D	To encourage diversity and choice. Families may have different priorities for space. 3?bathrooms for a small house may not be high on a young families list. A small 3rd room can have appeal for a 'cot' room or small work room. Loss of space does not mean lowering standards of build
Other organisation	ANON-FGZT-C1EJ-X	Even these are too small, come and see our downstairs under stairs toilet.
	BHLF-FGZT-C1DQ-4	<p>The nationally described space standards (NDSS) as introduced by Government, are intended to be optional and can only be introduced where there is a clear need and they retain development viability. As such they were introduced on a 'need to have' rather than a 'nice to have' basis. PPG identifies the type of evidence required to introduce such a policy. It states that 'where a need for internal space standards is identified, local planning authorities should provide justification for requiring internal space policies. Local planning authorities should take account of the following areas:</p> <ul style="list-style-type: none"> • Need – evidence should be provided on the size and type of dwellings currently being built in the area, to ensure the impacts of adopting space standards can be properly assessed, for example, to consider any potential impact on meeting demand for starter homes.

Consultee Type	Response ID	Why should new development not adopt the national minimum internal space standards
		<ul style="list-style-type: none"> • Viability – the impact of adopting the space standard should be considered as part of a plan's viability assessment with account taken of the impact of potentially larger dwellings on land supply. Local planning authorities will also need to consider impacts on affordability where a space standard is to be adopted. • Timing – there may need to be a reasonable transitional period following adoption of a new policy on space standards to enable developers to factor the cost of space standards into future land acquisitions'.
	BHLF-FGZT-C1DW-A	Whilst recognising the benefits of adopting a minimum space standard, it is important for potential negative implications and unintended consequences to be taken into account. This includes factors such as additional land take and decreased efficiency of land use, as well as potentially ruling out the re-use of existing buildings in some cases. We would like to see a degree of flexibility built into any requirement so that factors such as these could be taken into account. For instance, this would ensure that the requirement did not prevent efficient use of a particular site or the taking up of an opportunity to redevelop a brownfield site or existing building.
	ANON-FGZT-C13Z-V	Minimums specified in this way simply become the standard size.
Private individual	ANON-FGZT-C15E-9	National minimum space standards are small and have progressively smaller since they were brought in, in response to reducing TB and other housing and overcrowding issues in early 1900s. Given the obvious health benefits, the Council should be supporting high quality housing that had this as a given.
	ANON-FGZT-C156-T	I'd be happy with 3m x 2m. Being close to family is more important than space.

Consultee Type	Response ID	Why should new development not adopt the national minimum internal space standards
	ANON-FGZT-C1EQ-5	Why wouldn't they?
	ANON-FGZT-C1EA-N	We have the space in the valley to be ambitious enough to EXCEED the minimum and actually make spaces that are worth living in.
	ANON-FGZT-C1X5-V	I think these are too small, particularly given hotter summers - tiny spaces are uninhabitable.
	ANON-FGZT-C1XY-Z	There should be no divergence from national policy that May increase house prices in Eden
	ANON-FGZT-C1A8-8	The few new build properties I've seen don't seem to have enough space for more than a bed in the bedrooms. No spaces for wardrobes etc, so numerous people end up using storage units taking up space for things they should be able to store in their own homes.
	ANON-FGZT-C1HT-B	I think in a sparsely populated country such as Cumbria buildings should exceed these standards. It is acknowledged that the UK has some of the smallest dwellings in Europe and modern homes have little space to grow nor to store the things that modern families have. UK developers are obsessed with the number of bedrooms as opposed to the square meterage - size - of properties.
	ANON-FGZT-C13U-Q	All bedrooms should be large enough for adults, ie, the third bed room on a three bedroom property should be large enough for an adult to utilise comfortable and not as a small box room as we see currently.
	ANON-FGZT-C13H-A	Should really be bigger. I think I'm right that we have some of the smallest average sq footage in Europe.

Consultee Type	Response ID	Why should new development not adopt the national minimum internal space standards
	ANON-FGZT-C13A-3	Not where this will cause excess land use, nor in adapting existing traditional buildings to new residential use etc. where this might cause a building not to be saved or re-purposed.
	ANON-FGZT-C16P-N	COMMON SENSE APPLIED TO SECURITY AND HEALTH MUST APPLY
	BHLF-FGZT-C16X-W	Homes are getting more expensive and tiny. The homes are crammed together so the developer can make as much money as possible. It makes it harder for people/families to grow without having to move. Bigger gardens to grow their own if wanted, bigger kitchens so a table to eat around should be definite and a focal point. People should be able to have the space to fulfil hobbies and interests in their home for their mental wellbeing
	BHLF-FGZT-C1DN-1	New properties should all be affordable for new buyers (young people) rather than large. New properties should also be small for older residents to move into when their children have left home, allowing young families to move into their large houses - rather than building new large houses.
	ANON-FGZT-C15S-Q	Yes, but standards for inside and out are a bit of a con. Based on the fact that people with disabilities and the elderly may have all sorts of mobility issues based on a wide number of medical conditions and one size does not fit all.
	ANON-FGZT-C15C-7	Because if this is adopted, every new house only has the minimum! Houses in the UK are amongst the smallest in Europe. Many houses in the victorian era were larger than we now produce. The minimum internal space standards include cupboards, so then no storage will be built in houses to make the rooms look larger. We have more 'stuff' than ever in history, and never ever enough storage.

Consultee Type	Response ID	Why should new development not adopt the national minimum internal space standards
		<p>I wouldn't mind the internal space standards being adopted, if storage cupboards and wardrobe spaces were excluded.</p> <p>I also need to know if this includes integral garages, because the 150 square meter rule for local occupancy new builds includes garages (an appalling state of affairs, being as though garages aren't living space).</p>
	ANON-FGZT-C1X6-W	A home should offer space for a family to develop. Building the maximum number of minimum space new-builds in order to fulfill a statistical target is short sighted. These properties do not offer long term bases for family life.
	ANON-FGZT-C1AS-3	NB. greater internal space is available if less space is given over to cars and car parking
	ANON-FGZT-C1AZ-A	I have recently bought a flat with my partner but we only have 45m2 space in a 2 bed. We only were just able to afford this flat. Increasing the minimum floor space would potentially put some houses out of our price range when we are happy with a 45m2 flat for a 2 bed. We would rather be able to get onto the property ladder than have a bigger flat that is unaffordable.
	ANON-FGZT-C1A5-5	There are too many variables to arbitrarily place blanket policy over them. The building should employ the space in the best possible way (from a. Design/Engineering perspective) rather than a generic policy requirement. This stifles innovation.
	BHLF-FGZT-C1DE-R	I'm not sure what 'national minimum internal space standards' are. Is this a larger space should be excepted but a smaller space is acceptable.

Q27 - Additional information - Any additional information

Consultee Type	Response ID	Any additional information
Statutory Consultee	ANON-FGZT-C1EE-S	We would like to offer the opportunity for a meeting with the Council's Planning Policy team to discuss the consultation response and to establish contact with the Council as the plan progresses.
	ANON-FGZT-C13C-5	<p>Good design should contribute positively to making places better for people, to create environments that make the active choice the easy and attractive choice for people and communities.</p> <p>The creation of healthy places, which promote and enable participation in sport and physical activity, requires the collaborative input of many different partners through many disciplines including planning, design, transport and health, along with developers working with local communities. Active Design is a key guidance document intended to help unify health, design and planning by promoting the right conditions and environments for individuals and communities to lead active and healthy lifestyles.</p> <p>The Active Design Principles can be applied to many different forms of development cross many different settings and apply equally to the design of new places and the enhancement of existing places.</p>
	ANON-FGZT-C13G-9	<p>The Eden Local Plan should ensure the delivery of high quality development which is sustainable, accessible, safe for its lifetime and promotes a sense of place and responds positively to the prevailing character of Eden. High standards of sustainable design in all new development which contribute to ensuring Eden remains an attractive place to live and work, both now and in the future.</p> <p>There is an opportunity for Eden to be an exemplar in the delivery of sustainable development given the high quality natural environment within the district and its close proximity to the Lake District National Park and Yorkshire Dales National Park.</p>
	ANON-FGZT-C1AU-5	<p>The National Association for AONBs declared a climate and biodiversity emergency in 2019, these two issues being inseparable. The declaration is driving national discussion and action across the network of AONBs alongside delivery of the statutory AONB Management plans. The review of the local plan is welcomed and any changes should recognise the importance of conserving the character of our protected landscape from inappropriate development.</p>

Consultee Type	Response ID	Any additional information
	BHLF-FGZT-C16Y-X	<p>In relation to Section 3 (Climate Change priorities) Question 17:</p> <p>1. Sustainable energy sources and efficiency in buildings</p> <p>The Partial Review should take account of the role it could play in ensuring new development proposals take into account the need for energy conservation and efficiency in their design, layout and choice of materials, and should demonstrate that at least 50% of all energy needed for both construction and operational use will be sourced from renewable energy (Department for Business Energy and Industrial Strategy, 2018).</p> <p>The principles should be introduced in the early stages of the design process and proposals for renewable, low carbon or decentralised energy schemes should be supported provided they do not result in unacceptable harm which cannot be successfully mitigated.</p> <p>2. Protection and enhancement of biodiversity</p> <p>The Cumbria Development Design Guide states that priority must be given to the use of sustainable drainage systems (SuDS), and the protection and enhancement of biodiversity links with the incorporation of certain SuDS features. Therefore, SuDS should be prioritised in drainage designs for development sites.</p> <p>3. Sustainable Transport and Infrastructure and Other Climate Change Priorities.</p> <p>The draft Cumbria Transport Infrastructure Plan (CTIP) is being jointly prepared by Cumbria County Council and Cumbria Local Enterprise Partnership. The purpose of the CTIP will be to set the strategic transport policy framework for the period 2022-2037.</p> <p>The development of this work highlights three strategic objective to the creation of a efficient and decarbonised transport networks within Cumbria:</p> <ul style="list-style-type: none"> • Clean and Healthy Cumbria – promoting the role of active travel and digital infrastructure as an enabler of inclusive economic growth and in supporting the health and well-being of our communities and the decarbonisation of transport networks.

Consultee Type	Response ID	Any additional information
		<p>The Partial Review should take account of the role it could play in establishing a comprehensive active travel network to increase the number of journeys made by walking and cycling and consider how it could most effectively support:</p> <ul style="list-style-type: none"> • the development of a Local Cycle and Walking Infrastructure Plan for Penrith; this to create a coherent local network to support modal shift and increased levels of walking and cycling. • the integrating and linking of new development with walking and cycling infrastructure both on and off site. • the development and delivery of strategic walking and cycling corridors, including the A66 corridor. Consideration should be given to the protection of existing linear routes, for example disused railways that can support the development and delivery of these corridors. <p>In respect of digital connectivity, the Partial Review should take account of the role it could play in ensuring all new developments incorporate the highest standard of digital connectivity and infrastructure available in order to encourage people to reduce carbon intensive travel.</p> <p>In respect of electric vehicle and transmission, the Partial Review should take account of the role it could play in the delivery and distribution of infrastructure to support the decarbonisation of our transport networks. In particular it is considered important for new development to support the roll out of electric charging infrastructure.</p> <ul style="list-style-type: none"> • Connected Cumbria - improved transport networks across to connect our places and support economic growth and opportunities for businesses and communities <p>In respect of rail infrastructure, the Partial Review should take account of the role it can play in articulating the case for enhanced rail connectivity, through improved stations, services and rail infrastructure for both local and long-distance journeys and consider how it could can best:</p> <ul style="list-style-type: none"> • promote the role of the station at the heart of Penrith and other towns and enhance the case around accessibility for all users. • maximise opportunities of HS2 and support the role of the network in the effective planning of services.

Consultee Type	Response ID	Any additional information
		<p>In respect of road infrastructure, the Partial Review should take account of the role it can play in securing investment and subsequent delivery of improvements to reduce congestion (and associated carbon emissions) together with the rollout of electric vehicles.</p> <ul style="list-style-type: none"> • Community Cumbria – promoting integrated approaches to transport, supporting opportunity and renewal within towns and communities across Cumbria with transport as a barrier to social inclusion broken down. <p>In respect of bus networks, the Partial Review should take account of the role it could play in supporting innovative approaches to the delivery of new bus services in particular in considering how new developments can support the delivery of improved services.</p> <p>In respect of enhancing active and sustainable travel with the heart or town within the heart of town centres the Partial review should take account of the role it could play in making connectivity a core element in the design of successful public spaces.</p> <p>Supporting this, the partial review should seek to promote best practice through the design process and effective approaches to travel planning. It should also consider if a review of the Infrastructure Delivery Plan is necessary.</p> <p>Consideration should also be given to the following studies and topics</p> <p>Penrith Parking and Movement Study (September 2020)</p> <p>Cumbria County Council, Eden District Council and Penrith Town Council jointly funded a project to develop a coherent and comprehensive parking and movement study for Penrith to understand how existing parking provision in Penrith can be improved, whilst seeking to enhance walking and cycling connectivity between car parking areas and the town centre, key employment sites and the bus and railway station.</p> <p>Penrith Transport Improvement Study (2015) evidence for Eden Local Plan IDP.</p> <p>The Penrith Transport Improvements Study (updated in 2017 to confirm the deliverability of schemes and prepare concept designs) identified a range of highway and sustainable transport schemes necessary to support the growth of the Eden Local Plan.</p> <p>Parking Consideration</p>

Consultee Type	Response ID	Any additional information
		<p>Cumbria Development Design Guide states that parking should be designed so it does not detract from visual amenities of the area. The use of different types of surfaces, e.g. permeable surfacing (such as Grasscrete), and landscaping should be considered. The character of a development and the street scene will be tarnished by excessive parking. The Partial Review should take account of the role it could play in ensuring parking in all new developments is well designed and will not cause obstruction to pedestrian and cycle movement, private driveways and property, free movement of emergency vehicles, or bus and refuse vehicle routes.</p> <p>The Guide provides parking guidance to support Local Planning Authorities in assessing the potential impacts of development on a site-by-site basis within the context of the Development Plan.</p> <p>Lighting</p> <p>The Guide states that the main purpose for the provision of lighting in residential developments is to make the space safe to use. That being said, lighting materials are often selected in accordance with the way they will contribute to the streetscape aesthetic which can compromise performance criteria such as energy efficiency and illumination levels. The Partial Review should consider what role it can play in ensuring adequate level of illumination will be provided on development sites to make road users visible to one another, to encourage walking and cycling and to help create safe and attractive places in Eden.</p>
	ANON-FGZT-C1AQ-1	<p>Strengthening of Policy DEV5 - Design of New Development</p> <p>To provide better guidance and prescriptive detail to the requirements of "10. Incorporates appropriate crime prevention measures"</p> <p>examples - avoiding conflict of uses, development layout to optimise surveillance opportunities, orientation and positioning of buildings to directly address access routes and public realm, avoiding designs that feature 'blank' and inactive elevations, connectivity to surrounding development and effects on permeability, demarcation of public and private space to promote ownership, placement of Public Open Space to encourage legitimate use, legibility of access routes and avoidance of superfluous links, appropriate landscaping schemes, careful and sensitive street lighting, dwelling exterior lighting schemes, protection of buildings against forced entry, addressing vulnerabilities to motor vehicle and cycle crime, deployment of CCTV if appropriate</p>

Consultee Type	Response ID	Any additional information
Parish Council	BHLF-FGZT-C16H-D	<p>At the present time Penrith has a real problem as many new houses on the open market are unaffordable to local people. We know there is a whole area in Carlisle called Little Penrith where many of our younger people go to live, even though they work in Penrith, as they are more affordable. Unfortunately they then lose the family support that is so important to many eg child care etc.</p> <p>Due to market demand, new developments do not include enough affordable elements and other houses are sold quickly. The housing shortage is exacerbated because smaller houses with room for an extension are going for this option thereby removing these houses from being potentially affordable.</p>
Adjoining Local Authority	ANON-FGZT-C1HS-A	<p>The climate change and biodiversity aspects of the review are strategic cross boundary issues. There is value in seeking to align future policies in this area, to ensure a strong joined up approach that will help Cumbria achieve its target of becoming a zero carbon County by 2037, and to provide consistency and clarity for the development industry.</p>
District and/or County Councillor	ANON-FGZT-C1AJ-T	<p>I am coming to the conclusion that our old buildings, full of character, built of local materials and of a scale appropriate to the surrounding area enhance the character of where we live. The problem is these old buildings lack any kind of sustainable heating, insulation, or other 21st Century amenities. It will be expensive to make them efficient, economical and desirable to live in. The modern developments provide homes for first time buyers, more cheaply , yes, but we need to look at sustainability and amenities in the long term for young home buyers now.</p> <p>I haven't remarked on any new buildings in Penrith, because I can't think of anything that warrants a mention.</p> <p>A lot of talk has been about the empty retail sites the New Squares. It is time to acknowledge that there should be change of use for many of them. The old pub (Two Lions) is derelict and needs to be renovated if at all possible. Or maybe knock it down?</p> <p>It would be nice to think that Eden could approve new homes larger than the government guidelines, but probably a bit too far for now.</p>

Consultee Type	Response ID	Any additional information
	ANON-FGZT-C13J-C	Despite the limited scope of the partial review I would like to see currently disused stretches of railway track bed and associated infrastructure [such as bridges] incorporated into the Eden Local Plan so that they can be protected and preserved from future development and, in the fullness of time, realise their latent potential as footpaths, cycle ways and reinstated heritage railways.
Planning Consultant	ANON-FGZT-C139-U	See covering letter
Developer and/or landowner	ANON-FGZT-C1HV-D	More consultation with local parish. Councillors know what the village needs and spaces for building. And what will be acceptable to the inhabitants.
Other organisation	ANON-FGZT-C1EJ-X	Housing is generally developer-led. Are they likely to take on any suggestions that are not cost-effective? Do you have the power to enforce any policy?
	ANON-FGZT-C1AE-N	<p>In 2015 an Open Space Study was carried out to inform the current Local Plan. This study was flawed. 34 small villages and hamlets were not surveyed many lost previously protected Amenity Open Space</p> <p>The rationale for removing the Amenity Open Space designation is not known and no records of this can be found</p> <p>The only protected Open Space designation is currently Publicly Accessed Open Space. Once again the rationale for this decision is not known and no records can be found. This is not mandated by NPPF and is a disaster for the Eden Valley villages situated in an area of great beauty and biodiversity. Loss of Open Spaces not currently protected will ultimately have a negative impact on the effects of climate change. EDC should address these issues by producing an Open Spaces SPD as soon as possible</p>

Consultee Type	Response ID	Any additional information
Private individual	ANON-FGZT-C1FM-2	In my area, drainage, sewerage systems and electricity is not conducive to increased development. Traffic management also needs to be carefully considered.
	ANON-FGZT-C1FQ-6	Brampton was one of the 34 villages which was not surveyed (although it met the criteria for survey) in the 2015 Open Space Study which informed the current Local Plan. As a consequence of this and the decision by EDC to have only one designation of Open Space - publicly accessed Open Space, Brampton lost all 3 previously protected Amenity Open Spaces, which provide iconic views of the North Pennines AONB and are much valued by the community. This is in direct conflict with recommendations within Sect 100 of NPPF
	ANON-FGZT-C1EA-N	Why oh why are new builds limited to certain villages and locations I will never know. I repeatedly see applications refused for remote or isolated places where it makes not a jot of difference to anyone, but they are refused either through silly nimbyism or misguided / outdated planning policies. A lower density of housing across the valley should be welcomed. We have no real public transport to speak of, and so every house will need cars to get around, so restricting development to predesignated hubs shows the council has its head buried deep in the sand so as not to see real life!
	ANON-FGZT-C1X5-V	Absolutely critical is absolute numbers of houses. These need to be incorporated sensitively within an environment. Building houses around squares or greens is better than streets. Services need to be provided for bigger developments, rather than just dumping a huge housing estate with no extra services or planning adequately for increased traffic on roads. Providing greenery - trees on streets, landscaping - is a saving grace of all design - and helps provide cool areas against climate change. Too much concrete/tarmac provides water run off and encourages flooding, as well as attracting heat and being in general extremely unsuited to rural landscapes.

Consultee Type	Response ID	Any additional information
	ANON-FGZT-C1XY-Z	<p>I agree with climate change policies. But, these should not be politically motivated. Affordability and accessibility should be a higher priority than climate mitigation.</p> <p>No political motivation to save the climate should allow changes to local planning over and above national guidelines, however desirable, as this could impact on the poorer of the district and contribute to young people leaving the area to find an affordable place to set up home and join the property ladder.</p>
	ANON-FGZT-C1HP-7	<p>High Hesket has been ruined by local builders who are only interested in profit. One such builder recently bought a 13 acre site and then sold it to a larger building firm, who no doubt will put a large number of houses. The character of the village has been ruined by greedy builders and the ease of which planning permission can be obtained.</p> <p>Why don't Eden focus on brownfield development and the change of use of former commercial properties?</p>
	ANON-FGZT-C13U-Q	<p>More new properties should be built to help locals get onto the private housing ladder in both the Villages and Towns in Eden. At present they are been out priced by those moving into Eden which has increased house prices. The knock on effect is that locals are moving out of the area as they can't afford the inflated prices due to historical lower wages in Eden.</p> <p>This issue, if not addressed has implications, if we don't provide available housing for young local families we will have an unbalanced population, an older population which puts more strain on the NHS and care services.</p>

Consultee Type	Response ID	Any additional information
	ANON-FGZT-C15D-8	<p>Although very little of Eden District could be said to be truly wild, there is a danger that development of any human infrastructure will diminish the prospects for biodiversity and human wellbeing. So, for example, additional phone masts and conversion of agricultural land into tourist venues might individually not seem like much of a change. However such creeping development will harm the local nature and landscape that we hold dear. On the other hand, measures to convert from intensive agriculture to eg agro-forestry should be encouraged. Ideally any improvements should be landscape-scape so for example whole mountains should be encouraged to reduce grazing which would avoid having unsightly new fences. Schemes that encourage commercial fruit and veg growing, along with local markets, should be encouraged. Natural regeneration of trees and a mosaic of habitats should be encouraged. Plastic trees guards should not be used if at all possible. Having an ecologist and energy analyst on the planning team would help considerably, if not already present. The local plan should set out a vision for land use (outside of built up areas) that helps people live healthy lives and helps the planet recover from excess carbon emissions and unsustainable use of fertilisers, pesticides and herbicides. There should be a target for this land to absorb CO2 while still producing food, and also ensure that all designated areas such as SSSIs are improving in quality and the bulk of other land also improves for biodiversity, eg so that wildflower meadows can become the norm again.</p>
	ANON-FGZT-C13A-3	<p>Wind turbines are not mentioned in these questions, but as someone moving to the area in the very near future, I am concerned that the lack of protected status for the Eden Valley, compared to surrounding areas, might lead to future applications for wind farms which will damage the area's exceptional landscape character and quality and impact negatively on climate change through concrete and steel use, battery back-up, construction traffic and so on.</p> <p>Measures to combat climate change mentioned in the questionnaire and in the 'Response of the Friends of the Lake District to the Eden Local Plan Partial Review August 2021', such as as energy efficiency and restoring carbon storing habitats are much more important and effective, in my view.</p>

Consultee Type	Response ID	Any additional information
	ANON-FGZT-C16P-N	WITHOUT ADEQUATE POLICING YOU CANNOT ACHIEVE ANY PLANNING SUCCESS. PENRITH'S GEORGIAN LAYOUT MAKES THIS MORE DIFFICULT AND THEREFORE MORE IMPORTANT
	ANON-FGZT-C15S-Q	I believe that Planning applications should be declared null and void if a developer goes back on their word when offering local affordable housing for sale. I also believe that measures need to be taken now to stop people buying 2nd homes and 3rd homes in the area.
	ANON-FGZT-C15C-7	<p>The sad fact is we have too many people living on a teeny tiny island. The UK is often compared to Europe, but the debate never includes the fact that most major European countries are vastly bigger than the UK in terms of land mass. Germany, for example, has 5 times the land mass of the UK yet a roughly similar population. In order to be as crowded as the UK, Germany would need 230 million immigrants!</p> <p>We are building houses like it's going out of fashion. We cannot sustain this and protect our natural environment and green spaces - the two objectives are diametrically opposed.</p> <p>Some very tough decisions have to be made to really tackle the housing and environment issue locally. We need to stop second home ownership and we need to stop offering domestic housing for holiday lets. We have a housing crisis and all properties should be used as main residences - that way, we wouldn't have to build quite so many new rural houses.</p> <p>Areas around villages need to be protected. Our rolling countryside fields and fell views are so fundamentally important they ARE Eden.</p> <p>Much more needs to be done to safeguard village and rural housing for local people, to safeguard our local heritage and culture which is as important as bats and bees.</p> <p>We need to stop giving farmers carte blanche to erect huge, metal, ugly agricultural buildings on green field sites near neighbours or where they are visible from the road. There seems to be one rule for farmers and another for everyone else.</p>

Consultee Type	Response ID	Any additional information
	ANON-FGZT-C15R-P	Transport review needed , looking at suitability of roads for hgv including weight limits on bridges etc. fords - prevent large vehicles using small lanes with fords over river
	ANON-FGZT-C15H-C	Please keep my contact details confidential., and not published. Many thanks.
	ANON-FGZT-C1FG-V	Trees, hedges and wildflower meadows should be a requirement of all new developments. All new developments should have ponds for frogs and newts and there wildlife, hedgehog highways, bat bricks, swift bricks, and other in-built places for wild animals to live - that have been displaced by humans. Solar panels and wind turbines should be integral. There should be wide open spaces and new houses should have large gardens to accommodate the growing of fruit and vegetables and to benefit mental health. New builds all have very small gardens. Astro turf should be banned or require planning permission.
	ANON-FGZT-C1ES-7	Generally the fewer humans you have the less environmental damage. If we must increase the population, then let's try and use existing footprints. You destroy a field or hedgerow to transplant a housing estate... see new development just outside Greystoke on the Penrith side, then you defeat your purpose. Mitigation would be to buy fields and allow them to rewild. Obviously plant trees.
	ANON-FGZT-C1HY-G	More logical use of buildings yo dave costs money used yo improve those nuildings kept.. Eg library tourist inf combined.

Consultee Type	Response ID	Any additional information
	ANON-FGZT-C1AZ-A	<p>More affordable housing needs to be built. Too many large contractors I.e. story homes get planning permission then say it's unaffordable to carry out building affordable houses and then get them reduced I.e. recent development in Greystoke. What is to stop the new developments that have sustainable features to them "becoming unaffordable" to the housing developer and allowing them to ditch the measures.</p> <p>Also who is responsible for the upkeep of the sustainable measures? Permeable roads within a development will that be the council, the home owners or the developer? Same for SUDs. Accountability needs to be thought through carefully.</p>
	ANON-FGZT-C1AG-Q	I think that allowing tasteful renovation of cow'us into housing (residential or holiday) would prevent the loss of these historic buildings that you see crumbling about the place.
	ANON-FGZT-C1AB-J	<p>Thanks for putting out this rather long but useful, if considered and acted upon, document.</p> <p>I have only just gained sight of this document, with only one week to go before the closing date. if this the case for all residents then it's too late for a lot of residents to take part</p>
	ANON-FGZT-C13F-8	Maximise all benefits of each plan that you make.
	ANON-FGZT-C13T-P	I agree with what the Friends of the Lake District have said in their response to this partial review.
	ANON-FGZT-C136-R	Priority needs to be given to upgrading sewerage and drains from small settlements which continue to use obsolete and aging infra structure which presents a threat to the environment and can easily damage bio diversity and the health of the local eco system.

Consultee Type	Response ID	Any additional information
	ANON-FGZT-C13Q-K	<p>In 2015 an Open Space Study was carried out to inform the current Local Plan. This study was flawed. 34 small villages and hamlets were not surveyed many lost previously protected Amenity Open Space</p> <p>The rationale for removing the Amenity Open Space designation is not known and no records of this can be found</p> <p>The only protected Open Space designation is currently Publicly Accessed Open Space. Once again the rationale for this decision is not known and no records can be found.</p> <p>This is not mandated by NPPF and is a disaster for the Eden Valley villages situated in an area of great beauty and biodiversity.</p> <p>Loss of Open Spaces not currently protected will ultimately have a negative impact on the effects of climate change.</p> <p>EDC should address these issues by producing an Open Spaces SPD as soon as possible</p> <p>SAVE PENRITH BEACON FROM DEVELOPMENT - REMEMBER MORE THAN 7,000 LCOAL RESIDENTS OBJECTED DURING THE MASTERPLAN ENGAGEMENT.</p> <p>YOU NEED TO PUT LOCAL RESIDENTS AT THE HEART OF ALL PLANNING AND DECISION MAKING. YOU ALSO NEED TO PUT NATURE, THE ENVIRONMENT AND WILDLIFE AT THE HEART OF DECISION MAKING. WE ARE IN A CLIMATE AND BIODIVERSITY CRISIS. YOU NEED A HOLISTIC APPROACH TO THE DISTRICT - PLANNING SHOULD BE JUST ONE PIECE OF THE PUZZLE FOR A BETTER LIFE FOR ALL RESIDENTS (NOT FOR THE FEW)</p> <p>Be brave, innovative, fair and democratic. Start acting for the people and not for the developers. I realise this is hard as National policy is all for Build Build Build.</p> <p>We don't have a housing crisis, we have an affordability crisis. The Governments housing target of 3,000 per annum is made up, everyone knows this.</p>

Consultee Type	Response ID	Any additional information
	ANON-FGZT-C134-P	Please look at infrastructure of the area before allowing any more housing development. The infrastructure in the area hasn't kept up with all the developments I.e. health care, schools, emergency services, roads, services like water sewage etc. More needs to be done to encourage more shops to open in town p my
	ANON-FGZT-C138-T	I would especially like to see the council looking at ways to make the area as sustainable and climate-crisis aware as possible. I'd like to see spaces like the Beacon (the whole of the Beacon land not just the town side), Cold Springs, Cowraik quarry and little patches of woods and fields (eg Scaws field) be protected from development and provide a natural space for wildlife and biodiversity to flourish. I'd like for the area to take the climate crisis seriously and look at developments that really take that on board and plan for future problems like flooding and drought. Eg water systems to store rain water in times of drought, flood management, renewable energy sources, encouragement for sustainable food growing, support of farmers to be able to farm in a sustainable and wildlife-friendly way planting hedges etc.
	ANON-FGZT-C16Q-P	<p>I am sorry, I have run out of time. I am grateful for the invitation to participate in such a lengthy and thought provoking survey and I am sorry I haven't been able to give it the time and thought it deserves.</p> <p>It has been much appreciated. Thank you.</p> <p>Just one final thought. I think the exercise has been framed as part of a partial review - I imagine that is laid down by the whole planning process. But I hope that it doesn't preclude a radical re-imagination of policies at this particular time when that is in my view urgently required. Thank you again.</p>

Appendix 6 - Consultation Questions

Introduction

Question 1: What is your name?

Question 2: What is your email address?

Question 3: Are you responding for yourself or on behalf of someone else?

Question 4: Corporate Privacy Policy

Section 1: Your Contact Details

Question 5: Contact Name (if different to the name entered in the Introduction)

Question 6: Company/Organisation (if applicable)

Question 7: Address and Postcode

Question 8: Phone Number

Question 9: Email Address (if different from the email address entered in the Introduction)

Question 10: Type of consultee:

Housing Association

Infrastructure Provider

Landowner

Land Agent

Local MP

Local Resident

Parish Council

Planning Consultant

Private Individual

Registered Social Landlord

Statutory Consultee

Other Organisation

Section 2: Client Details

Question 11: Client Name

Question 12: Job Title

Question 13: Company/Organisation (if applicable)

Question 14: Address and Postcode

Question 15: Phone Number

Question 16: Email Address

Section 3: Climate Change priorities

Question 17: What actions are most important to you in tackling climate change and biodiversity loss?

Please score each item on a scale of 1 to 5, with 1 being least important and 5 being most important.

- Sustainable energy sources and efficiency in buildings
- Flood risk and surface water management
- Protection and enhancement of biodiversity
- Sustainable Transport and infrastructure
- Other climate change priority (1)
- Other climate change priority (2)

Question 18: What three things would you like to see happening as part of new developments that, in your opinion, would contribute towards mitigating against climate change and help towards a zero carbon future?

a) I would like to see

b) I would like to see

c) I would like to see

Section 4: Design priorities

Question 19: Which of the following characteristics are important to the character of your town, village or hamlet? (Please tick all that are relevant)

Village / Town characteristics:

- Building materials
- Design detail on buildings
- Distant views
- Open spaces
- Trees and hedges
- Stone walls
- Specific buildings (please tell us about these below)
- Other characteristics (please tell us about these below)
- Specific buildings which help define the character
- Other characteristics which I think are important to the character of where I live

Question 20: Do you think there is a unique Eden 'character' across the whole of the district or do you think there is a diverse range of distinct characters in different parts of the district? (Please tick as appropriate)

- Eden district has an overall unique character (please describe this below if you can)
- There is a diverse range of distinct characters in different areas of the district (please describe these below as far as you can)

Question 21: What do you value about the character of Eden?

Question 22: Do you think your town, village or hamlet has its own unique character or do you think it is similar to other towns or surrounding villages and hamlets?

Question 23: In your (or nearest) town, village or hamlet what buildings would you describe as examples of poor quality design - do you think they are ugly, and why?

Question 24: In your (or nearest) town, village or hamlet what buildings would you describe as examples of high quality design - do you think they are beautiful, and why?

Question 25: How would you score the following design elements in new development for their contribution to well-designed or beautiful places? Please score each item on a scale of 1 to 5, with 1 being least important and 5 being most important.

- Designs that are restricted to a traditional local style
- Designs that are sympathetic to traditional styles, but innovative
- Use of appropriate materials sympathetic to local traditional character
- Integrated open spaces and landscaping
- Parking, servicing and bin storage areas that do not dominate the street scene
- Street design that helps you feel safe
- Accessible and Dementia friendly places
- Other design element (please state below)

Question 26: Should policies relating to new residential developments adopt the national minimum internal space standards?

Please use this section to provide any further explanation of any of the topics covered in this survey, or any other information you consider relevant:

Question 27: Additional information

Question 28: Additional documents