

P A R I S H

P L A N

BURGHLEY SANDS

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# 1. INTRODUCTION

## 1.1 THE PARISH

### 1.1.1 Geography

Burgh by Sands lies 5 miles due west of Carlisle, immediately to the south of the Solway Estuary and at the point where the River Eden joins the Solway. The parish is about 3 miles across and has about 1300 on the electoral roll who very largely live in one of six settlements.

The largest is the traditional, linear village of Burgh by Sands with 600 on the electoral roll. A mile further west are the hamlets of Longburgh and Dykesfield and 1 mile further still to the west at the limit of the parish is the 18th and 19th century hamlet of Boustead Hill and these three have about another 100 persons in all on the electoral roll.

The southern part of the parish embraces the villages of Moorhouse with 115 people on the electoral roll, and Thurstonfield with 330 people. Both of these villages lie on a separate road west of Carlisle and Thurstonfield is very close to the village of Kirkbampton, but the latter is in the district of Allerdale, whereas the whole of the parish of Burgh by Sands is in Carlisle. Much of the parish is within an Area of Outstanding Natural Beauty.

The land is relatively low lying and undulating, cattle and sheep are the predominate form of agriculture. The farms tend to be sited in the settlements but with their fields scattered so that movement of tractors and farm equipment out of the villages is a common sight. Before the foot and mouth outbreak of 2001 decimated the sheep in the parish, movements of animals on the road was equally common. Burgh Marsh is used for winter grazing of sheep and in summer the fattening of cattle.



### 1.1.2 History

The parish has rich history. The line of the Roman Wall runs right through the village of Burgh by Sands and there were forts and watchtowers along it although all evidence above ground has now gone. About a thousand years after the Romans came, the Normans reached Cumbria and their successors built the Church and later added a defensive pele tower. Being so close to the border with Scotland resulted in Burgh by Sands being for centuries in a turbulent area. King Edward I in 1307 had journeyed north with the aim of imposing his authority on the Scots. It was not to be, the King dying on Burgh Marsh and there is a monument there to mark his campaign and fall.

Notwithstanding the turbulence of later centuries, some houses from the 16th and 17th centuries survive mostly with clay daubing over a wooden cruck frame and some have been re-thatched.

In 1745 Bonnie Prince Charlie led an army of Highlanders south into England after fording the River Eden at Sandsfield. He stayed at a house in Moorhouse the night before he moved into Carlisle.

The ten yearly census returns show how the parish changed from being largely self-sufficient, with a wide range of trades and businesses, in the 19th century to what we see now. The parish now has relatively few farms and farm workers, a large number of commuters, many retired people and a small but thriving number of self employed and small businesses.

## 1.2 PARISH SERVICES AND AMENITIES

Whilst the Parish is scattered over 6 villages and hamlets, most of the facilities are within the village of Burgh by Sands.

Burgh by Sands has a Primary School, a Church (Church of England also used for Roman Catholic services), a Garage for motor repairs and sales, Post Office – limited opening hours, Public House, Village Hall, Playground for young children, half-size football pitch for older children.



© 1997, The National Portrait Gallery

Longburgh has a Swimming Pool (private but available for rent) but Dykesfield and Boustead Hill have no facilities.

Moorhouse has a Public House and Playground, Thurstonfield has a Methodist chapel.

Burgh by Sands, Longburgh and Boustead Hill are served by 6/7 return buses a day. Moorhouse and Thurstonfield are separately served with 6/7 return buses a day.

There is a travelling greengrocer and butcher, weekly, but no shop in the parish although when it is open the Post Office sells some groceries and vegetables.

## 2. BACKGROUND TO THE PARISH PLAN

### 2.1 PARISH DEVELOPMENT PLAN

The Millennium Year 2000 was a happy year for the parish in that a very successful Festival – 5 days of music, interest and fun – was held and brought all sections and all ages of the community together.

During the year the Parish Council produced a Development Plan setting out a programme of themes to be tackled – environment, housing, transport, social well being, tourism etc., with target dates.

Implementation of the plan started to run into difficulties and was not helped by the scourge of Foot and Mouth Disease, which decimated almost every sheep in the parish and many cattle and severely curtailed social activities.

The publication by the Countryside Agency of Vital Villages and the work of Voluntary Action Cumbria led the Parish Council to decide to make a fresh start and follow up this new national initiative.

The particular issues that were of concern to the Council at that time were:

- ▶ How to persuade grant-giving bodies that the parish had needs that were worthy of support, *e.g.* village green, village hall.
- ▶ How to influence local authorities and other agencies in the discharge of their functions within the parish *e.g.* highways, transport, heritage and tourism etc.
- ▶ How to influence the scale, nature and design of development so that it was consistent with the best of the local environment.

The Annual Parish Meeting on 26th September 2001 was well attended and Mr Chris Hardman, the Carlisle City Council Local Plans and Conservation Officer, spoke on the national initiative, Vital Villages. It was agreed at the meeting that the Parish Council should proceed with the Vital Villages concept. Some present had attended, 18 months before, a workshop on the benefit of producing a design statement, and how this should be tackled. It was explained to the meeting that the production of a design statement would be part of the Vital Villages Parish Plan.

The meeting appreciated that if the design statement was soundly prepared and supported by the community then it could be adopted by the local Planning Authority and then have the force of Supplementary Planning Guidance.

Parish Plans were launched in 2001 as part of the Countryside Agency's 'Vital Villages' programme. Vital Villages offers a range of grants and advice to rural communities to help them take action on the issues that affect them. Parish Plans afford residents an opportunity to take stock of their parish, identify what their parish needs and bring this information together in the form of a Parish Plan.

In February 2002 Burgh by Sands Parish Council expressed interest in creating a Parish Plan. The Parish Council felt the plan could be a good opportunity to give everyone a chance to say what they think about living in Burgh by Sands and how they would like it to be improved in the future. They also hoped that a Parish Plan would act as a lever to raise funds to improve the parish and act as a catalyst for community action locally.

Burgh by Sands was then invited by the Countryside Agency to become a pilot project to look at what was entailed in creating a Parish Plan and what kind and level of support parishes needed. The Parish Council agreed to proceed with a Parish Plan and welcomed a grant of up to £5000 from the Countryside Agency. In addition the Parish Council was given the free support of a Manchester based consultancy, Pathways.



The Chairman and vice Chairman of the Parish Council provided leadership of the whole exercise on behalf of the Council and appointed a Secretary - Co-ordinator. These three in turn invited, met with and co-opted others to provide guidance and strength to the exercise as it unfolded. They set up Topic Groups and orchestrated the production of the Parish Plan.

## 2.2 THE CONSULTATION PROCESS

The process of creating a Parish Plan began with wide community consultation to gather the views of people living in the Parish of Burgh by Sands. The consultation was very open ended and aimed to get an overview of what people's main priorities and concerns were. In all views were gathered from approximately 20% of the total households in the parish.

The opinions of the whole parish were sought:

Firstly at the Jubilee day on 3rd June 2002 when some 70 responses were obtained.

Secondly by a comprehensive survey conducted through the magazine which is delivered to every household in the parish. This produced about 80 replies in writing. It should be noted that each of these responses could reflect the views of several individuals in the household.

These responses were supplemented by a direct approach to certain groups whom it was felt were not otherwise represented *e.g.* Primary School children and teenagers.

| TYPE OF CONSULTATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | WHEN & WHERE UNDERTAKEN                    | NO. OF RESPONSES |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|------------------|
| Three questions on flags:<br><ul style="list-style-type: none"> <li>What do you like about living in BBS?</li> <li>What are any problems about living here?</li> <li>What could be done to improve life here?</li> </ul>                                                                                                                                                                                                                                                                                                           | Jubilee Event<br>Village Hall<br>June 2002 | 70               |
| Mini questionnaire: <i>(Sent to all households)</i><br><ul style="list-style-type: none"> <li>What do you like about living in Burgh By Sands?</li> <li>Are there things that you specially want to make sure are protected and supported?</li> <li>Are there any new things that you want to see being developed here?</li> <li>If you had some serious money to spend on improving the Parish, how would you spend it to make a big difference in the next 5 years and to make a big difference in the next 10 years.</li> </ul> | Parish Magazine<br>July 2002               | 80               |
| Consultation with school children/ youth:<br><ul style="list-style-type: none"> <li>What do you like about living in BBS?</li> <li>What are any problems about living here?</li> <li>What could be done to improve life here?</li> </ul>                                                                                                                                                                                                                                                                                           | School & Youth Club<br>Sept./Oct. 2002     | 30+73            |
| Parish Conference<br><i>which is publicised and open to all parish residents</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Parish Meeting<br>Oct. 2002                | 70               |

## WHAT PEOPLE SAY

Overall it is clear that people love living in the parish of Burgh by Sands. As the following quote demonstrates, people value the surrounding countryside, the peace and quiet, the rural way of life and our strong sense of community.

*"Burgh by Sands is a working village. It's simple and unpretentious, there's a traditional rural way of life here, and it's a great location."*



*"There's a nice mix of different people and ages,  
a range of different activities available, and a good community spirit."*

In general residents want specifically to see the village hall, the pubs and the post office protected, whilst continuing to support other 'traditional cornerstones of village life', the school, church, bus services, the garage, mobile services.

However there are things that people feel would make a substantive difference to improving the quality of life in the parish:

There is a clear desire for more places locally for people to meet each other, hear about what's going on and do things together. People want the facilities to enable this to happen. An improved village hall, a local shop and the village green.

In addition people want more things going on in the parish, for all ages but especially for children, young people and the elderly. Suggestions have included ensuring the work for a village green is successful; developing sports facilities; setting up activities for the elderly and creating a welcome pack for new arrivals.

For many people in the parish, transport was a key area that needs improvement. There is a need for better transport, especially for the young and old who cannot drive. The state of the roads and traffic through the parish also needs addressing.

Finally there is concern about the future development in the village. Many people locally want to work to keep the whole parish looking much as it does now, and some suggested that a parish design statement be undertaken. A centre for local businesses might help. There is also a need for sensitive improvements to footpaths, lighting and street furniture. Above all, there is a clear desire for affordable housing in the village.

### 3. ISSUES TO BE ADDRESSED

At the public consultation meeting in October 2002, members of the community were asked to prioritise issues that they wished to see addressed through the Parish Plan. Topic Groups were set up to investigate these issues further and Leaders were appointed for each group; all group leaders live in the parish. Members of the community were invited to join the groups and each group Leader was asked to report using a common format. Each Topic Group reported under the headings background, findings, recommendations and actions. The summary statements presented here represent only a part of the mass of information and opinion gathered by the Topic Groups.

#### 3.1 IMPROVEMENT OF THE VILLAGE HALL

##### Background:

- ▶ During the consultation many responses were received regarding the Village Hall, some called for a new hall but a majority called for improvements to the hall.
- ▶ Issues around usage of the hall featured in many responses.
- ▶ Access to the hall and parking featured alongside these other points.

##### Findings:

The Village Hall Committee formed the nucleus of the Topic Group and considered three possible ways forward; build a new hall elsewhere in the village, repair the existing hall, develop/ redesign and extend the existing hall.

A meeting was held with the Planning Officer for Carlisle City Council to discuss the existing site and ways of unlocking its potential. It was felt that the main hall should be retained in its existing form.

An extension to the existing small hall/kitchen was unlikely to be allowed due to the close proximity of the neighbouring dwelling. Possibly the only option to extend the hall would be to demolish the small hall/kitchen to form an access road to the car park. An extension to the opposite end of the building could then be constructed. This was unlikely to be refused, as the effect on neighbouring properties was minimal.

Any extension would have to be in keeping with the existing structure, i.e. constructed from similar materials. The extension could project into the car



park area without a significant reduction in its use and thus increase the size of the hall.

Improvements to parking/access could be made possible by the incorporation of adjoining land.

**Recommendations:**

- ▶ To redevelop the Village Hall by extending the existing structure to meet the identified needs of the community. This option will have little impact on the current hall users, ensure the identified needs are met and at a reasonable cost.
- ▶ To consider the option of a phased plan to include adjoining land at a later date and also to tie in with other issues identified through the consultation, *e.g.* the Village Green, Safe Footpaths, Transport. This, of course, would be dependent on agreement being reached with adjoining landowners.

**3.2 SUPPORT THE VILLAGE GREEN PROJECT**

**Background:**

Many people have been involved with this project, as it has gained momentum. The main steering group, a committee known as the Burgh by Sands Sports and Recreation Association (the Association), was formed in January 1999.

The Association has:

- ▶ Identified and established the land suitable for a village green.
- ▶ Become a registered charity (Registered Number 1089332).
- ▶ Signed an option to purchase the land from the owners for £42,000.
- ▶ Established a group to raise funds through events, donations and grants.

**Findings:**

The identified site for the Village Green in Burgh-by-Sands covers 2.63 hectares (6.5 acres). Lying as it does, at the centre of the village, and between the Village Hall and the Greyhound Inn, it has obvious attractions to be preserved for the further enhancement of this area as a focal point for community activities whilst preserving and enhancing the variety of natural habitats therein:

- ▶ It is at the centre of a number of archaeological and historic features important to the development of the area.
- ▶ It is a reasonably secure area for children and the elderly.
- ▶ Overall it affords the opportunity to provide an interesting and wide range of activities, and to take on the character of a 'Village Green' for the benefit of all age groups whilst enhancing the attraction of the village for visitors.
- ▶ The Village Green project is a catalyst for many other aspirations of the residents. Such as safe walking through the village, access to playground and Village Hall.
- ▶ The consultation process has confirmed the importance of the Village Green concept to the Parish.
- ▶ A series of surveys on the field have enabled a plan of the field including details of the fauna, flora, wildlife, archaeology and topography to be produced.
- ▶ The process has been slow because until the option to purchase the field was signed no grants could be applied for and therefore no visible progress was made. It has been important to keep the Parish fully informed of the progress made, and even the lack of progress.

**Recommendations:**

- ▶ The Village Green Committee should continue with fund raising and the seeking of grants, as at present.



- » The Parish Council should be kept informed, and consulted where necessary, on the development of the Village Green and to include aspects of the project when considering overall parish planning *e.g.* safe walking, recreation, tourism, publicity, furniture and the costs of sustaining the green in the future.
- » That the parish is regularly updated on the progress, developments and events.

### 3.3 CREATE A DESIGN STATEMENT FOR THE PARISH

#### Background:

- » A copy of the full Design Statement is available, on request, from the Parish Clerk.
- » A Design Statement for the parish will set down the wishes of the residents, and their Parish Council representatives, regarding any future developments within the parish.
- » Its aim is to ensure that any new development in the parish is designed and located in a way that reflects local characteristics and the qualities that people value in their villages and their surroundings.
- » Liaison with Carlisle City Council planners will be necessary to ensure compatibility of the Design Statement with the policies within their Local Plan and to establish it as a future source of Supplementary Planning Guidance.
- » As well as being an important part of the Parish Plan the Design Statement will need to serve as a free-standing document for use by planners, residents of the parish, builders, developers and other interested parties.

#### Findings:

- » Burgh-by-Sands, Boustead Hill and Dykesfield are all situated within the Solway Coast AONB and within the buffer zone of Hadrian's Wall World Heritage Site and adjoin the internationally important Upper Solway Flats and Marshes Nature Conservation Site. Almost the entire village of Burgh-by-Sands and the hamlets of Dykesfield and Longburgh are contained within a Conservation Area.
- » Despite its relatively large size and the mix of buildings of different ages, there is a visual coherence throughout Burgh-by-Sands as a whole. The same applies to Boustead Hill and Longburgh/ Dykesfield, but to a lesser extent at Moorhouse and Thurstonfield.
- » Most domestic buildings that existed prior to the 18th century were constructed of locally sourced materials – cruck-framed, walls of wattle and daub, pebbly clay, turf or cobbles.
- » The traditional layout of almost all of the settlements within the parish tends to be of a linear nature, with residential properties and clusters of farm buildings strung out along a single road and backing onto agricultural land.

#### Recommendations:

- » The linear form of the existing settlements should be maintained with new development largely confined to backland sites, infill plots, redevelopment and conversions.
- » That the City Council designates Boustead Hill and Moorhouse as Conservation Areas.
- » That the City Council carries out a review of the boundaries of the Burgh-by-Sands Conservation Area, particularly at North End and West End.
- » Any proposals to fell, lop or top trees within Burgh-by-Sands Conservation Area should be given careful consideration because of their importance to the visual integrity of the area and the contribution they make in supporting wildlife in and around the village.
- » Every effort should be made to retain the few remaining examples of the parish's unique cruck-framed buildings, if necessary through support from listed buildings grant.



- ▶ Urgent action should be taken to stop further deterioration of the Quaker Burial Ground at Moorhouse and the barn immediately adjoining "The Beeches", Thurstonfield, both of which are Grade II listed buildings.
- ▶ Several properties within Burgh-by-Sands should be considered for listing:
  - ◆ Terraced cottages either side of Rose Mount.
  - ◆ The whole of White Row.
  - ◆ West End House (one of two of this name) and adjoining buildings, situated in wooded grounds to the south of the sewage works.
  - ◆ Beck House and adjoining Beck Cottage, West End.
  - ◆ The dwelling house "North End", immediately opposite The Pack.
- ▶ There should be a consistent theme and/or style within new development, which is related to the locality and setting, rather than to a developer's corporate image.
- ▶ New development should generally be single or two-story in height.
- ▶ Building styles and materials should be in keeping with the local vernacular and reflect and respect the nearby colours, textures, materials, shapes, styles and proportions of existing buildings and the character of the surrounding area.
- ▶ Where garden walls and outbuildings are present in new development, these should utilise the same materials as the main building.
- ▶ Local distinctive features such as date-stones, decorative brickwork and gateposts, might be used to enhance new buildings.
- ▶ Any future development of low-cost housing within the existing villages should have regard to the guidelines within this Design Statement.
- ▶ Existing hedgerows and trees should be incorporated within new developments, wherever possible.
- ▶ New property boundaries should be in keeping with the locality, preferably using local natural materials (indigenous hedging plants, stone, brick etc.) rather than timber fencing.
- ▶ Extensions and alterations should employ original or sympathetic materials, components and styling to match as closely as possible the existing building.
- ▶ Replacement window and door designs should be considered very carefully if they are to blend in with existing features - chunky stained timber or plastic frames may look out of place.
- ▶ Roof extensions should reflect the pitch, shape and material of the original building.
- ▶ Conversion of agricultural buildings that are located within the confines of a village should have regard to all the guidelines within this Design Statement.
- ▶ There is a need to maintain and enhance the ease of access to the countryside through the retention of existing stiles and the network of footpaths, and by signing these as public rights of way.
- ▶ When planning new development, the opportunity should be taken to create secure green corridors between and through new housing and other developments giving safe and pleasant access by foot, including use by wheelchairs and pushchairs, from one part of a village to another.
- ▶ Utility companies are asked to examine the siting of overhead wires within village Conservation Areas with a view to minimising the visual impact of such, particularly when these fan out from poles situated along the main street.
- ▶ It is recommended that the City Council adopt a programme for the replacement of unsympathetic lamp standards, signposts and other street furniture within village Conservation Areas, with Burgh-by-Sands a priority.



- » The density of street lighting within new housing schemes, particularly where these are within or immediately adjoining a Conservation Area, should be at a level that is compatible with the safety of pedestrians, but not so great as to introduce a suburbanising influence that is out of keeping with lighting standards elsewhere in the village.
- » Existing cast iron direction signs, post boxes and the like should be retained and restored as an important part of the village heritage
- » Landscaping schemes are recommended for the villages of Moorhouse and Thurstonfield and also the large area of open space to the east of the Greyhound Inn within the village of Burgh-by-Sands.

### 3.4 DEVELOP PARISH ACTIVITIES FOR THE ELDERLY

#### Background:

A monthly get-together is organised for older residents of the parish. It takes place in the village hall and also includes an annual outing. During the consultation process many responses related to the needs of the elderly. They were often wide ranging and many are covered in the Parish Plan through other Topic Groups.

The Topic Group dealt with two issues specific to the elderly; more opportunities to meet together in the parish, assistance with shopping trips to Carlisle.

#### Findings:

- » W.R.V.S. operates a "meals on wheels" service in the parish, but not on Mondays. A Monday Luncheon Club could meet a need in the parish.
- » The Village Hall is in need of serious refurbishment and could not accommodate a luncheon club in its present form. There has been a recent change of landlord at the Greyhound Inn in Burgh by Sands and it was possible that this could become the venue for a Parish Luncheon Club.
- » 49% of households in the parish have either one or no cars, increasing the need for additional transport.
- » The parish already has a Voluntary Social Car Scheme, which is specifically used for individual trips to doctors, hospitals etc. Public transport is expensive and not entirely suitable for supermarket shopping by the elderly. A Parish Transport Scheme for the elderly could be considered.
- » North Cumbria Community Transport Group, a registered charity, helps community groups and organisations to share transport facilities. They act as brokers of a minibus-sharing scheme for registered community groups in the Carlisle and Allerdale districts. The scheme uses spare capacity that existing community minibus owners have, enabling groups within the community to hire accessible and affordable vehicles, which come with volunteer drivers or can be self-driven. To qualify to use this scheme, groups must be involved with social welfare, education, religion, recreation or other activities of benefit to the community.

#### Recommendations – Luncheon Club:

- » Discussions should be held with the new landlord of the Greyhound Inn about the feasibility of holding a Luncheon Club there.
- » This could be held on the first Monday of each month.
- » A Co-ordinator should be sought who can make all necessary arrangements with the Luncheon Club members and the hosting venue.
- » People could phone the Co-ordinator to make a booking preferably by giving adequate notice.
- » The scheme should be reviewed initially after 6 months, thereafter on an annual basis, or such times as the Landlord wishes.



### Recommendations – Parish Transport Scheme:

- » Burgh by Sands Parish Transport Scheme should apply to become a registered member of the North Cumbria Community Transport Group.
- » A pilot scheme should be set up, primarily to improve access to supermarket shopping for the elderly or infirm who do not have access to a car and have no other means of getting there. The pilot scheme should be subject to review within six months of its commencement when other groups, *e.g.* youth organisations, could be considered.
- » A Co-ordinator should be appointed to act as point of contact for all involved in the scheme; to book the minibus, arrange for volunteer drivers and helpers, and to take bookings from prospective passengers.
- » A sound financial basis needs to be set up for the Parish Transport Scheme.

### 3.5 DEVELOP ACTIVITIES FOR YOUNG PEOPLE

#### Background:

- » As part of the consultation process in excess of 60 young people in the parish were interviewed.
- » The vast majority of young people showed a positive interest in where they live and they were pleased to give their views and to express their needs.

#### Findings:

- » Young people were extremely keen and imaginative in their ideas and proposals.
- » The views expressed were responsible and complementary to other views expressed in the parish.

#### Recommendations:

The village green in Burgh-by-Sands should be realised as soon as possible to provide:

- » Somewhere safe to play for all ages where play can be overlooked but unsupervised.
- » A safe place to walk, away from the road and towards the village hall/youth club and the school.
- » Good footpaths with seating.

The Village Hall should be renovated to give:

- » New toilets.
- » A hard area where bikes, netball and 5-a-side football can be played.
- » Refreshment facilities.
- » Rooms for alternative activities.
- » Time for more evening youth activities.
- » A hall that can be used for discos with new lighting, curtains, decorations and stage.
- » A "Shelter" should be provided in Burgh-by-Sands, Moorhouse and Thurstonfield as somewhere to "hang out". There is a recognition that it would need to be overlooked but needs to be "special" for young people.
- » Make transport available to and from the parish to afford young people opportunities to do things away from the villages. Perhaps through links to a minibus service or some more organised means of transport.
- » Arrangements should be made so that people can buy refreshments during the evening or weekend either at the shop, the pub or a vending machine in the hall.



### 3.6 PROMOTE AFFORDABLE HOUSING

#### Background:

At the Parish Consultation Meeting housing issues were voted the highest priority. Specific comments from the consultations included:

*"We want a mix in the village – mixture of developments – don't want executive housing estates."*

*"Many people acknowledge, or directly feel, the need for low cost housing to be developed for young people growing up in the village. Family accommodation for young couples would, it is hoped, help support the Primary School in the future and smaller houses would encourage elderly people to stay living in the village for longer."*

*"The development of affordable accommodation for newly married couples and for the elderly."*

*"Some people – especially the elderly – want to move from big houses to smaller ones."*

The Housing Report needs to interpret the spirit and, where possible, the details of the consultation outcomes and to devise an action plan to address them.

#### Findings:

The housing requirements of the community need to be assessed along with the present provision of housing within the Parish.

The City Council has a statutory responsibility for housing in the parish:

- ▶ All City Council housing stock has now been transferred to Carlisle Housing Association.
- ▶ The City Council has little control over the affordability of houses built on land already designated for building – normal commercial and planning considerations apply.
- ▶ However the City Council has substantial control over all "exception" sites and planning permission will only be allowed where affordable housing is involved.

Affordable housing can be:

- ▶ Built for rent by Housing Associations.
- ▶ Built for shared ownership by Housing Associations.
- ▶ Built for low cost home ownership by private builders.
- ▶ The need for affordable housing must be demonstrated through a Housing Needs Survey. Cumbria Rural Housing Trust carries out such surveys on behalf of local government.
- ▶ Housing Associations can receive 50% loan from the Housing Corporation for affordable housing developments but need the approval of the City Council for any projected development.

#### Recommendations:

- ▶ Discussions need to be held with officers from Carlisle City Council, Cumbria Rural Housing Trust and a representative Housing Association.
- ▶ The powers and constraints exercised by City Council planners in respect of designated building land currently existing within the Parish need to be determined.
- ▶ Mechanisms for the provision of affordable housing in the Parish need to be determined, including parameters controlling the granting of exceptional consent for building.
- ▶ Meet with Cumbria Rural Housing Trust about determining the need for low cost housing in the parish.
- ▶ Hold discussions with Two Castles Housing Association about possible provision of affordable housing in the parish.



### 3.7 CREATE A PLAYGROUND FOR YOUNG CHILDREN

#### Background:

The age group identified by the Parish Plan Consultation exercise as being in most need of improved play facilities were Toddlers – aged 2 - 6 years.

#### Findings:

- ▶ The existing Ludgate Play Area and the proposed Village Green were both considered as potential sites for the newly developed playground.
- ▶ It was agreed to proceed with the Ludgate Play Area site since the Village Green is still at an early planning stage with no certainty as to its availability.
- ▶ It was agreed that at the same time as providing new equipment for toddlers, the existing swings & climbing frame should be upgraded and made safer.

#### Recommendations:

- ▶ Develop the existing Ludgate Play Area.
- ▶ Install equipment aimed at the age group 2 to 6 years.
- ▶ Install recommended safety surfacing to ensure safe use of equipment.
- ▶ Provide level access to the site/equipment to ensure use for all.
- ▶ Improve/make safe the existing swings and frame for older children.
- ▶ Provide seating areas for parents.

### 3.8 IMPROVE TRANSPORT IN THE PARISH

#### Background:

- ▶ During the parish consultations many responses expressed concern about public transport services.
- ▶ Bus services connect the parish with Carlisle; with 6/7 return buses a day for Burgh by Sands, Longburgh and Boustead Hill, and 6/7 return buses a day for Moorhouse and Thurstonfield.

#### Findings:

- ▶ Studied current bus timetables, and subsidies applied to local routes.
- ▶ Looked at current legislation-Local Transport plan 2001/2 to 2005/6: Carlisle & District Local Plan Sept 1997 (Transport Section).
- ▶ Read The Countryside Agency literature and CPRE publications on good practice and what has been achieved in other rural communities and how to make full use of the Passenger Transport Grant (P.T.G.)
- ▶ Sought expert help and advice through consultation with:
  - ◆ Public Transport Officer, Cumbria County Council
  - ◆ Regional Director, Stagecoach
  - ◆ Highways Engineers, Cumbria County Council
  - ◆ Capita dbs Ltd
  - ◆ The Countryside Agency
  - ◆ Voluntary Social Car Scheme co-ordinator
  - ◆ Rural Community Officer, Voluntary Action Cumbria
- ▶ Stagecoach bus services need to be commercially viable or heavily subsidised by the Passenger Transport Grant. The Regional Director promised to deal personally with any service shortcomings on routes 71 & 93, if these are brought to his attention.
- ▶ The fares structure should be equalised in the next 3-5 years, one route on another.



#### Recommendations:

- ▶ Look at ways of reinstating, on route 93, the late afternoon 6.05pm Saturday bus service, which returns after 7pm to Carlisle.
- ▶ Look at ways of using the P.T.G. to perhaps run a pilot scheme to "buy" another service, or subsidise one.
- ▶ Publicise and extend for fuller use, the Voluntary Social Car Scheme to augment public transport services.
- ▶ Ensure that updated fuller timetables are posted along the service routes this spring.
- ▶ Promote within the parish the Local Transport Plan 2005/6, which states that improved public transport is at the centre of the transport strategy.
- ▶ Publish and circulate to all, including within the "Welcome Pack", timetables and up to date information regarding both bus services.
- ▶ Put a monthly update in Parish Magazine.
- ▶ Address other needs identified within the parish e.g. a Sunday service to town, a youth bus, outings bus for weekend and cultural trips, taxi vouchers, etc.
- ▶ Carry out a full investigation of problems, through a passenger needs analysis, before any transport scheme is set up.
- ▶ Contact neighbouring parishes to get their views so as to work as a Solway group and discover what their aspirations are, if any, so we can present a combined opinion of transport needs in the Solway area.
- ▶ Promote better bus services, park and ride services, to alleviate the frustration and time-wasting of queuing to get to town during rush hours.
- ▶ Investigate the possibility of linking local buses to train services, supermarkets, airports, other parts of town and county.

### 3.9 DEVELOP AND IMPROVE SERVICES AND LOCAL BUSINESSES

#### Background:

- ▶ In the consultation exercise there were comments about encouraging small businesses.
- ▶ There were many comments on the need for a village shop.
- ▶ The Parish Council has recently objected to a proposal for a change of use of premises at Moorhouse that was to be to light industrial use.
- ▶ There were, post-war, three shops in the village of Burgh by Sands all of which have closed.
- ▶ A previous shop owner stated: "You can't make a living from the items people have forgotten to buy in Carlisle."

#### Findings:

- ▶ Mobile shops travel around the parish on a weekly cycle.
- ▶ The post office in Burgh by Sands, open two days a week, and now selling some basic food and other commodities has wide popular support. The hours of opening are funded by the Post Office and seem unlikely to be increased.
- ▶ There are a large number of small businesses and self employed persons in the parish many of who advertise in the parish magazine.

#### Recommendations:

- ▶ The first priority is at least to retain all existing services. "If you don't use them you will lose them" needs to be the parish slogan.
- ▶ There should be some form of consultation regarding what exactly those who use services such as the Post Office would like to see available. This would potentially offer additional income to supplement any decline in income available from Post Office services.



- » Ventures that will provide a service or give employment should be encouraged if they are not anti social or anti environment.
- » The Parish Council should explore with other agencies whether there are ways and means of encouraging initiatives that will in turn provide services to locals and to tourists e.g. cafe, bed and breakfast, crafts, workshops etc.

### 3.10 DEVELOP TOURISM

#### Background:

In the consultation process, 'exploiting the tourism potential of Burgh and promoting its heritage' scored highly. Also, there were a great many comments and suggestions pointing to areas of interest that residents felt might be considered.

#### Findings:

Whilst there is no single feature or attraction which, on its own, would justify significant promotional activity, the picture changes considerably when one considers the many positive aspects in total.

These 'plus factors' include the following:

- » The parish occupies a strategic position where a number of tourist features meet and that as a consequence increasing numbers of visitors are likely to be drawn to the area. These are; Hadrian's Wall Trail, Cumbria Coastal Way and Reiver's Cycle Route.
- » The parish has the important distinction of being situated not only within a designated 'Area of Outstanding Natural Beauty' but also, thanks to Hadrian's Wall, a 'World Heritage Site'. There is also a 'Site of Special Scientific Interest' covering the area of Burgh Marsh.

To these may be added other local features:

- » HISTORICAL - Important Roman associations, Edward I links, Reivers.
- » ARCHITECTURAL - Fortified Church, Clay Daubin cottages, Edward I Monument.
- » LITERARY - Sir Walter Scott associations, Blind Cumbrian poet John Stagg.
- » LEISURE - Walking, Bird watching, Hound Trailing.

There is a need to extend a friendly welcome to those increasing numbers who will be drawn to the area and to provide information and facilities to make their visits more interesting and enjoyable.

There is also a need to generate local pride in this rich heritage and to provide residents and their many visitors with similar benefits.

#### Recommendations:

- » A Visitors' Guide' to the parish and surrounding areas should be produced, both as literature to be taken away and also available on the parish web site.
- » Plaques or display boards should be erected outlining local features of interest.
- » The provision of 'Bed & Breakfast' in the area should be encouraged where possible.
- » Seek to establish, at the Village Pubs or elsewhere, refreshments such as snacks and hot drinks.
- » The possibility of initiating occasional 'celebrations' featuring local attractions should be investigated e.g. the 700th anniversary of the death on Burgh marsh of Edward I.
- » The possibility of Tullie House museum releasing some of the artefacts found locally, for display in the parish should be investigated - possibly within the Church.
- » Contacts should be made with organisations able to provide assistance and possible funding. These include the Hidden Britain Initiative, Solway Rural Initiative and Local Heritage Initiative.



### 3.11 IMPROVE THE PROVISION OF PARISH INFORMATION

#### Background:

At the parish consultation evening it was agreed that extending a warm welcome is a valuable first step to helping newcomers integrate within the community. It was proposed that all newcomers to the parish should be welcomed through a special Welcome Pack provided by the Parish Council.

In addition it was felt to be important for both existing residents and newcomers to have easy access to information about the parish. Alongside the successful Parish Magazine, operated through St. Michael's PCC, information can be communicated through parish notice boards. Well-managed notice boards are a vital link for letting newcomers and established residents know "What's On". Good communication of news of what's happening on notice boards lets newcomers know that they have joined a lively and thriving community, to which they will be welcome to contribute.

#### Findings:

- ▶ St. Michael's Church already has a Welcome Pack but this is outdated and serves the village of Burgh by Sands only.
- ▶ There are 7 parish notice boards, in varying state of repair.
- ▶ Material displayed on the notice boards is often out of date.

#### Recommendations:

- ▶ A suitable Information Pack for the whole parish should be developed from the existing Welcome Pack generated by St. Michael's church for the village of Burgh by Sands.
- ▶ The Information Pack should be delivered to every household in the parish, and extra copies issued to newcomers as they arrive.
- ▶ Items to be included in the Information Pack should be gathered from public bodies and local organisations.
- ▶ A Braille version and a large print copy should be created and made available on request to residents. Assistance should also be offered to any resident with other disabilities that may otherwise restrict their access to the Information Pack.
- ▶ The Information Pack should be updated annually for issue to all new residents.
- ▶ The Information Pack should be made available through the parish web site.
- ▶ The nature and siting of parish notice boards should be reviewed.
- ▶ New notice boards should be provided where necessary.
- ▶ Consideration should be given to the replacement or upgrading of existing notice boards as an on-going activity.
- ▶ Arrangements should be made for the regular updating of notice board material.

### 3.12 IMPROVE DRAINAGE AND SEWAGE FACILITIES IN MOORHOUSE

#### Background:

In the written consultation exercise respondents highlighted sewage at Moorhouse as an issue that needed improvement.

#### Findings:

- ▶ The Parish Council on 27th August 2002 objected to an application for the erection of eight 4 bed roomed detached houses on field 3486 in the centre of Moorhouse. The grounds for objection included the inadequate sewage system. The developer proposed a system for processing effluent that was not connected to any main drainage system. Storm water would go into soakaways.
- ▶ The problem in Moorhouse appears to be that the houses to the north of the Carlisle Road B5307 have septic tanks or cess pits that may overflow and all storm water drains into a very sluggish beck at the rear of the properties.



- » Moorhouse has a notoriously high water table and all of the water from the proposed development referred to above, would slowly drain into the beck referred to above with the certainty of ponding after periods of heavy rain.

#### **Recommendations:**

- » There is an urgent need for a proper sewage and drainage system for Moorhouse – especially on the northern side – and there should be no further development in this village until this work is put in hand.
- » Carlisle City Council should be asked to endorse the need for a proper sewage system at Moorhouse and take action to secure this.
- » The Council Planning Committee should be asked to reject proposals for all significant developments in Moorhouse that lie to the north of B5307 until there is a satisfactory sewage system.

### **3.13 CRIME AND SAFETY**

#### **Findings:**

- » There are Neighbourhood Watch and Neighbourhood Farm Watch schemes in the parish. From time to time reports of incidents in the parish are distributed through the newsletters and the parish magazine.
- » The Community Policeman attends Parish Council meetings and reports on crime both in the parish and in the wider rural community. There are incidents – abandoned cars, break-ins, especially of sheds and farm buildings and cash from telephone kiosks – but the general picture is that there is, relatively, a low level of crime in the parish.
- » There is a perception of insecurity by some residents, arising from the fact that police are rarely seen around the villages and have long since ceased to live in the parish.
- » Speeding cars and heavy lorries through Moorhouse are widely regarded as serious problems – accidents waiting to happen. There is a particular problem in some parts of the parish, Burgh-by-Sands in particular, arising from a lack of pavements. A 30mph limit through Moorhouse has been promised and will be widely welcomed.
- » A mobile police station visits the parish on the 3rd Tuesday of each month, in Burgh by Sands from 10.00-11.00a.m. and Thurstonfield from 11.15 a.m. to 12.15p.m.

#### **Recommendations:**

- » The Neighbourhood Watch schemes are given every encouragement and support.
- » The presence of the Community Policeman at meetings of the Parish Council is very welcome and should be encouraged to continue.
- » Opportunities for further traffic calming measures should be kept under constant review *v.g.* the possibility of a 20mph limit in the vicinity of Burgh School.
- » Safety is a factor that must be considered in the review of pavements in Burgh by Sands that is recommended under the following section (3.14 Footpaths).

### **3.14 FOOTPATHS**

#### **Background:**

During the consultation process many people complained of the narrow or non-existent pavement at the East End of the village of Burgh by Sands, street lighting is limited and traffic is ever present through the village. A particular problem when taking children to and from school.

#### **Findings:**

- » The foot and mouth crisis meant that footpaths were not walked and subsequently the City Council has claimed responsibility for the maintenance of footpaths from the County Council.



- Public footpaths received support but some become overgrown and get boggy in winter. Some people would like to see more systematic maintenance of footpaths, maybe by volunteers.

#### Recommendations:

The Parish Council should initiate a study, involving the appropriate agencies, of where and how the existing pavement in Burgh by Sands can be improved. In addition the study should consider whether alternative or better pathways could be created. This will involve agreements with landowners. This study will need to take into consideration: -

- The importance of traffic calming.
- Children walking to school.
- The Hadrian's Wall footpath which runs through the village.
- A limited improvement of street lighting to fill in the gaps.
- Preservation of the quality of the environment.

Whilst footpaths are well defined, and there is a map of parish footpaths on display at Byre End, Burgh by Sands, there is a continuing need to improve and maintain the condition of footpaths and signposting. A volunteer or volunteers should be invited by the Parish Council to take a special interest in the parish footpaths.

## 4 CONCLUSIONS

This Parish Plan is the result of a wide-ranging consultation with members of the community, as well as discussions with organisations connected with the operation and development of the parish. It confirms that the overwhelming majority of residents are happy with where they live and are intending to stay in the area. However it is clear that many aspects of parish provision fail to meet the needs of the community and will require action both to improve the quality of life and also to secure the future viability of that community.

Important assets for the parish include:

- Relatively stable community with little crime. Neighbourhood Watch and Farm Watch schemes are well established and the relationship with the Community Policeman is important.
- Attractive rural setting with pleasant local environment and access to the countryside.
- A sense of history and local heritage.
- Access to the facilities of Carlisle city.
- Good community spirit with a range of informal support structures.
- Sound and attractive housing in a variety of vernacular styles.
- Popular and successful Primary School.

Key issues and concerns relate to:

- Services and facilities in the parish. There is a clear desire for more places locally for people to meet each other, hear about what's going on and do things together. People want the facilities to enable this to happen.
- Social life and recreation. People want more things going on in the parish, for all ages but especially for children, young people and the elderly. Suggestions include ensuring the work for a village green is successful; developing the playground for young children; setting up activities for the elderly and creating a welcome pack for new arrivals.
- Transport is a key area that needs improvement. There is a need for a better public transport system, especially for the young and old who cannot drive and those without access to a car.
- Future development of the parish. Many people locally want to work to keep it looking much as it does now, and some suggested a parish design statement might help. There is also a need for sensitive improvements to footpaths, lighting and street furniture. In addition, there is a clear desire for affordable housing in the parish.



The creation of a Village Green in the heart of Burgh-by-Sands is central to future development within the parish. It could provide the means of realising several of the needs identified during the consultation:

- » It would be a focus for outdoor events, including activities for young people. Somewhere safe for all ages to play, overlooked but unsupervised.
- » It would link two of the main social and leisure centres within the parish, the Parish Hall and the Greyhound Inn.
- » It would allow safe walking through the village between these centres and also, with the addition of a small amount of extra land, to and from the Primary School and the Ludgate Playground.

Redevelopment and refurbishing of the Parish Hall features strongly from the consultation and could result in a more flexible usage of the building. This would provide support for other areas of concern:

- » Increased usefulness as the parish focus for indoor recreation and entertainment. Where discos might be held with new lighting, curtains decorations and stage.
- » Focus for more evening youth activities with a hard area for bikes, netball and 5-a-side football.
- » Location of some extra services for the parish; *e.g.* information centre, new toilets, refreshment facilities.

Transport issues are at the heart of many expressed needs, either directly or indirectly: Improved public transport links with Carlisle would:

- » Encourage more people of all ages to use the services.
- » Open up more opportunities for young people to do things away from their villages, including full-time and part-time work.
- » Allow parents a wider choice of schooling for their children.

Co-ordination of a community mini-bus scheme could:

- » Assist the elderly to visit supermarkets for their shopping – not easily achieved through public transport.
- » Provide small groups with the means of making trips and visits together *e.g.* the elderly, youth groups, sports clubs.

Housing emerges from the consultation as an important issue:

- » It is central to maintaining the viability and diversity of the community.
- » The Design Statement gives a clear indication of the wishes of parish residents with regard to the maintenance of the parish environment and the appropriateness of any developments that take place.
- » It is felt that there is insufficient variety of properties to give people the choice of staying within the parish as their circumstances change *e.g.* young people marrying or leaving home, increased family size, ageing, disability etc.
- » The availability of affordable housing is particularly important.



## ACTION PLAN

The recommendations of the various Topic Groups have been developed into practical applications, with an estimate of the timeframe required for the proposed action, possible funding partners and also possible delivery partners.

### 5.1 YEAR ZERO: NOV. 02 – MARCH 03

| ISSUE                                      | ACTION REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | POSSIBLE FUNDING PARTNERS | POSSIBLE DELIVERY PARTNERS |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------|
| IMPROVEMENT OF THE VILLAGE HALL            | Draft layouts produced for consideration                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PC, VAC*                  | PC, VHC, CityC             |
| SUPPORT THE VILLAGE GREEN PROJECT          | <ul style="list-style-type: none"> <li>Signing of option to purchase field for use as village green by the Burgh by Sands Sports and Recreation Association.</li> <li>Fundraising events.</li> <li>Liaison with organisations relevant to the development.</li> <li>Publicity within the parish</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | PC, BSRA                  | PC, BSRA                   |
| CREATE A DESIGN STATEMENT FOR THE PARISH   | Preparation of the document completed and awaiting further consultation prior to publication. Will require to be submitted to Carlisle City Council for consideration in terms of its suitability for adoption as Supplementary Planning Guidance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PC, CityC                 | PC, CityC                  |
| DEVELOP PARISH ACTIVITIES FOR THE ELDERLY: | Co-ordinator appointed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | PC, GI, CA                | PC, GI                     |
| i) Parish Luncheon Club                    | Landlord of Greyhound Inn agreed to hold monthly lunches, 3-course meal with tea/coffee included, at cost of £4.50 pp. Luncheon Club to be held on the first Monday of each month at 12 noon. Volunteers recruited to help prepare food, serve and wash up. Also team of people offering lifts to those in need. Every household in the parish sent details, including dates - also in the Post Office and on Parish notice boards. Lunches held 06.01.03 (16 people), 03.02.03 (30 people), 03.03.03 (28 people).                                                                                                                                                                                                                                                                                                                                                                                                                       |                           |                            |
| ii) Parish Transport Scheme                | The Burgh by Sands Parish Transport Scheme has been registered with NCCTG from which a mini-bus can be hired. A pilot scheme has been set up in which a mini-bus, with a volunteer driver, takes a group to a supermarket for shopping on the 4th Wed of each month. Passengers book seats by phoning the co-ordinator, on Mon. between 6.00-8.00pm. Passengers contribute £2.50 per trip, and during the pilot phase money contributed by the users of the scheme will be saved in an account to allow for contingencies. Minibus booked from North Cumbria Community Transport Group by the co-ordinator and manned on a rota basis by volunteer drivers and helpers. There are regular pick-up points, but passengers can also be picked up and dropped off at their own home where necessary. Successful, well attended trips took place on 22.01.03 (Morrison's), 26.02.03 (Tesco). Application made for Passenger Transport Grant. | PC, CA, PTG               | PC, NCCTG                  |
| DEVELOP ACTIVITIES FOR YOUNG PEOPLE        | Consultations and development planning                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PC, VAC*                  | PC, VAC                    |

\* For funding advice



## 5.1 YEAR ZERO: NOV. 02 – MARCH 03 *cont.*

| ISSUE                                           | ACTION REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | POSSIBLE FUNDING PARTNERS                     | POSSIBLE DELIVERY PARTNERS |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|----------------------------|
| PROMOTE AFFORDABLE HOUSING                      | Agreement reached for Housing Needs Survey to be carried out. Carlisle City Council will fund the survey, to be carried out by Cumbria Rural Housing Trust, and will oversee the work.                                                                                                                                                                                                                                                                                                               | PC, CityC                                     | PC, CityC, CRHT            |
| CREATE A PLAYGROUND FOR YOUNG CHILDREN          | Site surveyed and suitable new equipment considered. Quotations obtained for scheme. Supplier & installer agreed. Potential sources of grant funding identified. Applications submitted and grants of £30,000 awarded. Equipment ordered. Work started on site.                                                                                                                                                                                                                                      | PC, BTG, CityC, CountyC, CA, HT, CEA, FAC, NF | PC, BTG                    |
| IMPROVE TRANSPORT IN THE PARISH                 | <ul style="list-style-type: none"> <li>» Evaluation of the Voluntary Social Car Scheme.</li> <li>» Discussions with VAC, Cumbria County Council, Capita, Stagecoach to identify shared interests and ways of working.</li> <li>» Survey of needs through Parish Magazine.</li> </ul>                                                                                                                                                                                                                 | PC, CountyC, CA                               | PC, CountyC, VAC, C, S     |
| DEVELOP & IMPROVE SERVICES AND LOCAL BUSINESSES | Initial survey of service and business needs.                                                                                                                                                                                                                                                                                                                                                                                                                                                        | PC, CA                                        | PC, VAC                    |
| DEVELOP TOURISM                                 | Outline planning for a Visitors' Guide to include: sketch map of the area with walks and features of interest, Heritage Trail indicating buildings and other features of visual or historic interest, Literary and other interesting associations e.g. Sir Walter Scott's Waverley novels, the blind Cumbrian poet John Stagg, and Bonnie Prince Charlie's link with Moorhouse.                                                                                                                      | PC, CountyC, SRI, HB, LHI                     | PC, CountyC, SRI           |
| IMPROVE THE PROVISION OF PARISH INFORMATION     | Sub-group met with Rector of St. Michael's church and Voluntary Action Cumbria, to look at the feasibility of a parish welcome pack. A volunteer undertook to survey parish notice boards, recommend appropriate siting, and make new boards where needed. Also to tidy them up monthly and to refurbish or repair them on an annual basis. Survey of notice boards already in situ around the parish showed clearly that they needed to be replaced. New notice boards made ready for installation. | PC, CA, CountyC                               | PC, PCC                    |
| IMPROVE DRAINAGE & SEWAGE IN MOORHOUSE          | Assessment of problems by discussion with residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PC, CountyC                                   | PC, CityC                  |
| CRIME & SAFETY                                  | Discussion and consideration of options.                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PC, CountyC                                   | PC, PCP                    |
| FOOTPATHS                                       | Informal survey of problems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PC, CountyC, BTCV                             | PC, CountyC, BTCV          |

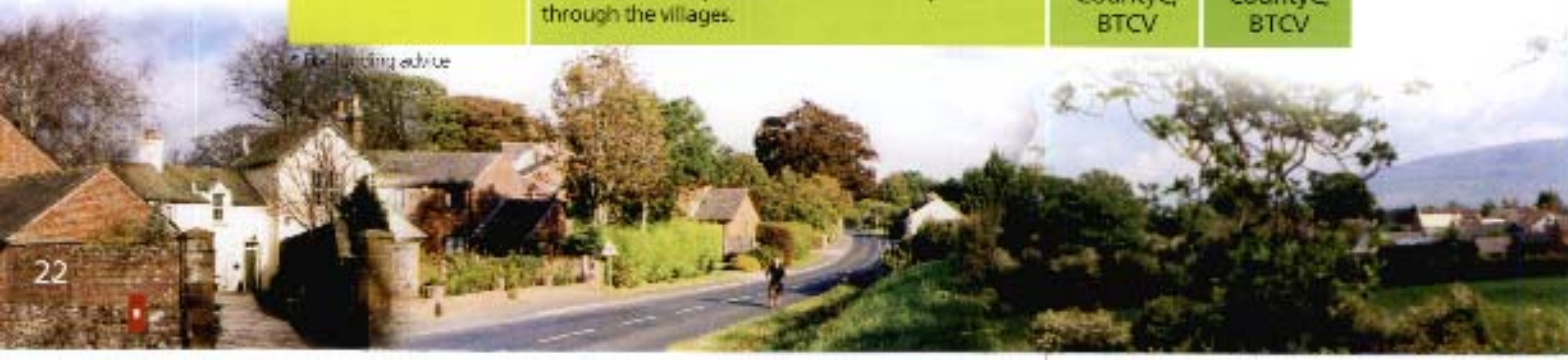
\* For funding advice



## 5.2 YEAR ONE: MAY 03 – APRIL 04

| ISSUE                                                           | ACTION REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | POSSIBLE FUNDING PARTNERS                           | POSSIBLE DELIVERY PARTNERS |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|----------------------------|
| IMPROVEMENT OF THE VILLAGE HALL                                 | Appointment of a Consultant. Full Scheme proposals and brief produced. Approximate development costings obtained. Contract drawings and documents produced. Potential sources of grant funding identified and grants applied for.                                                                                                                                                                                                                                                            | PC, VHC, CE, CACSG, AWA, RAZRRP                     | PC, VHC, VAC               |
| SUPPORT THE VILLAGE GREEN PROJECT                               | Fundraising through events, sponsorship schemes and direct personal subscription. Applications to public grant making bodies and agencies. Publicity for the project and liaison with other interested parties.                                                                                                                                                                                                                                                                              | BSRA, PC, SRI, SBBC, HLF(LP)                        | PC, BSRA                   |
| CREATE A DESIGN STATEMENT FOR THE PARISH                        | Free-standing document published and sent to all interested parties including Carlisle City Council for consideration in terms of its suitability for adoption as Supplementary Planning Guidance.                                                                                                                                                                                                                                                                                           | PC, CityC                                           | PC, CityC                  |
| DEVELOP PARISH ACTIVITIES FOR THE ELDERLY: Parish Luncheon Club | Continued operation of the programmes.                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PC, GI, CA                                          | PC, GI, NCCTG, VAC         |
| Parish Transport Scheme                                         | Monitor and review the schemes with a view to possible extension.                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                     |                            |
| DEVELOP ACTIVITIES FOR YOUNG PEOPLE                             | Co-ordination with other groups to support the Village Green Project, renovation of the village hall and making transport arrangements. A young persons Parish Council established, offering ideas, shared responsibility and to fund raise. Research into the "shelter" – costs, sites and permissions. A Parish Councillor appointed to have direct responsibility for developing ideas for the youth by supporting projects, helping with liaison and giving a clear link to the council. | PC, CountyC, CityC, CA                              | PC, VAC                    |
| PROMOTE AFFORDABLE HOUSING                                      | <ul style="list-style-type: none"> <li>» Housing Needs Survey completed.</li> <li>» Applications made for affordable housing scheme.</li> <li>» Building work commenced.</li> <li>» Discussions with a local builder and a local landowner to look at possible ways forward for creating the desired mix of housing stock in the future.</li> </ul>                                                                                                                                          | PC, CityC                                           | PC, CityC, CRHT            |
| CREATE A PLAYGROUND FOR YOUNG CHILDREN                          | <ul style="list-style-type: none"> <li>» Completion of the works.</li> <li>» Publicity and opening.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                               | PC, CountyC, BTG, NWAA, CityC, HT, CEA, FAC, NF, CA | PC, BTG                    |
| IMPROVE TRANSPORT IN THE PARISH                                 | <ul style="list-style-type: none"> <li>» Continuation of fact finding and opinion gathering.</li> <li>» Trial reinstatement of late afternoon, route 93 bus service from Carlisle. Investigation of possibility of achieving further service improvements through grant aid.</li> </ul>                                                                                                                                                                                                      | PC, CountyC, CA                                     | PC, CountyC, S             |
| CRIME & SAFETY                                                  | Support for the Community Policeman. Encouragement and publicity for the Neighbourhood Watch and Farm Watch schemes.                                                                                                                                                                                                                                                                                                                                                                         | PC, CountyC                                         | PC, PCP                    |
| FOOTPATHS                                                       | Volunteer activity to keep footpaths clear. Consideration of possible alternative footpaths through the villages.                                                                                                                                                                                                                                                                                                                                                                            | PC, CountyC, BTCV                                   | PC, CountyC, BTCV          |

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## 5.2 YEAR ONE: MAY 03 – APRIL 04 cont.

| ISSUE                                           | ACTION REQUIRED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | POSSIBLE FUNDING PARTNERS          | POSSIBLE DELIVERY PARTNERS |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------|
| DEVELOP & IMPROVE SERVICES AND LOCAL BUSINESSES | <ul style="list-style-type: none"> <li>Individuals/ small groups appointed to look at specific services and how these might be retained/ improved/ expanded.</li> <li>Support offered to Postmistress in the development of the Shop – customer survey etc.</li> <li>Support offered to both village pubs, where appropriate, in the promotion and subsequent expansion of the services that are offered.</li> <li>Publicity around the dates and places that the mobile Library service is available. Seek to increase the number of visits. Provide clear information about when and where mobile shops are available around the parish.</li> </ul> | PC, CA<br>CountyC                  | PC, VAC,<br>PM             |
| DEVELOP TOURISM                                 | Production of Visitors' Guide. Tourist information made available on the Parish web site. Creation and location of display board at appropriate position in the parish to give an outline of the historic, architectural and leisure features to be found in the area. Investigation of the possibility of Bed & Breakfast and Tourist Accommodation within the parish. Encouragement of provision of refreshments for tourists by the village pubs. Investigation of a planned programme to celebrate local events e.g. death of Edward I, an annual Heritage Trail, spring and summer Family Walks, a Mushroom Sunday on the Marsh in the autumn.   | PC,<br>CountyC,<br>SRI,<br>HB, LHI | PC,<br>CountyC,<br>SRI     |
| IMPROVE THE PROVISION OF PARISH INFORMATION     | <ul style="list-style-type: none"> <li>Installation of new notice boards.</li> <li>Preparation of new Information Pack, including large print and Braille versions.</li> <li>Presentation of Information Pack on the parish web site. Distribution of Information Pack to every household in the parish.</li> </ul>                                                                                                                                                                                                                                                                                                                                   | PC, CA,<br>CountyC                 | PC, PCC                    |
| IMPROVE DRAINAGE & SEWAGE IN MOORHOUSE          | Formal request for Carlisle City Council to endorse the need for a proper sewage system at Moorhouse and take action to secure this. Request the Planning Committee to reject any proposals for significant development in Moorhouse that lie to the north of B5307, until there is a satisfactory sewage system.                                                                                                                                                                                                                                                                                                                                     | PC                                 | PC,<br>CityC               |

## 5.3 YEAR TWO: MAY 04 – APRIL 05

| ISSUE                                    | ACTION REQUIRED                                                                                                                                                                                                                                    | POSSIBLE FUNDING PARTNERS                | POSSIBLE DELIVERY PARTNERS |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|----------------------------|
| IMPROVEMENT OF THE VILLAGE HALL          | <ul style="list-style-type: none"> <li>Fundraising initiatives.</li> <li>Statutory permissions obtained, planning permission etc.</li> <li>Invitations to tender and submission of tenders for the works.</li> <li>Work starts on site.</li> </ul> | PC, VHC, CF,<br>CACSG,<br>AWA,<br>RAZRRP | PC, VHC,<br>VAC            |
| SUPPORT THE VILLAGE GREEN PROJECT        | <ul style="list-style-type: none"> <li>Further fundraising events, subscriptions and grant applications.</li> <li>Purchase of field.</li> <li>Development discussions with local organisations and relevant outside agencies.</li> </ul>           | BSRA, PC,<br>SRI, SBBC,<br>HLF(LP)       | PC,<br>BSRA                |
| CREATE A DESIGN STATEMENT FOR THE PARISH | Monitor influence which document has had in terms of its impact on planning decisions and minor alterations to the parish scene.                                                                                                                   | PC,<br>CityC                             | PC,<br>CityC               |

\* For funding advice



5.3 YEAR TWO: MAY 04 – APRIL 05 *cont.*

| ISSUE                                                              | ACTION REQUIRED                                                                                                                                                                                                                                                                                          | POSSIBLE FUNDING PARTNERS                    | POSSIBLE DELIVERY PARTNERS       |
|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|----------------------------------|
| DEVELOP PARISH ACTIVITIES FOR THE ELDERLY:<br>Parish Luncheon Club | Review operation of the Luncheon Club.                                                                                                                                                                                                                                                                   | PC,<br>GI, CA                                | PC, GI,<br>NCCTG,<br>VAC         |
| Parish Transport Scheme                                            | Review operation of the Parish Transport Scheme.                                                                                                                                                                                                                                                         |                                              |                                  |
| DEVELOP ACTIVITIES FOR YOUNG PEOPLE                                | <ul style="list-style-type: none"> <li>Continuation of support for Village Green and Village Hall developments.</li> <li>Organisation of group trips and activities within the parish.</li> <li>Youth Parish Council given more responsibilities.</li> </ul>                                             | PC,<br>CountyC,<br>CA                        | PC,<br>VAC<br>VHC<br>BSRA        |
| PROMOTE AFFORDABLE HOUSING                                         | <ul style="list-style-type: none"> <li>Completion of affordable housing building work.</li> <li>Occupation of dwellings.</li> <li>Continuation of monitoring of needs and opinions.</li> </ul>                                                                                                           | PC,<br>CityC,                                | PC,<br>CityC,                    |
| CREATE A PLAYGROUND FOR YOUNG CHILDREN                             | Monitor and review operation.                                                                                                                                                                                                                                                                            | PC,<br>BTG                                   | PC,<br>BTG                       |
| IMPROVE TRANSPORT IN THE PARISH                                    | <ul style="list-style-type: none"> <li>Continuation of search for solutions to transport problems.</li> <li>Encouragement of parish residents to use public services.</li> <li>Discussions to explore possibility of other forms of transport, particularly for individuals and small groups.</li> </ul> | PC                                           | PC,<br>VAC                       |
| DEVELOP & IMPROVE SERVICES AND LOCAL BUSINESSES                    | Consultation on desirability and feasibility of a Food Co-op for the parish.                                                                                                                                                                                                                             | PC, CA                                       | PC, CA,<br>VAC                   |
| DEVELOP TOURISM                                                    | Consultations with relevant authorities to get artefacts representing the Roman occupation for display within the parish, preferably original specimens or failing that, castings or other reproductions. Contact with relevant organisations able to give assistance and funding.                       | PC,<br>CityC,<br>CountyC,<br>SRI,<br>HB, LHI | PC,<br>CityC,<br>CountyC         |
| IMPROVE THE PROVISION OF PARISH INFORMATION                        | <ul style="list-style-type: none"> <li>Updating of Information Pack.</li> <li>Distribution as Welcome Pack to all new residents.</li> <li>Review of all noticeboards, carrying out any necessary refurbishment.</li> </ul>                                                                               | PC, CA                                       | PC, PCC                          |
| IMPROVE DRAINAGE & SEWAGE IN MOORHOUSE                             | Monitoring of actions of Carlisle City Council in the light of the formal requests made to them. Ongoing monitoring and review of state of drainage and sewage facilities. Further representations as necessary.                                                                                         | PC                                           | PC,<br>CityC                     |
| CRIME & SAFETY                                                     | Support for the Parish Community Policeman. Encouragement and publicity for the Neighbourhood Watch and Farm Watch schemes.                                                                                                                                                                              | PC,<br>CountyC                               | PC,<br>PCP                       |
| FOOTPATHS                                                          | Volunteer activity to keep footpaths clear. Consideration of possible alternative footpaths through the villages.                                                                                                                                                                                        | PC,<br>CountyC,<br>BTCV                      | PC,<br>CountyC,<br>CityC<br>BTCV |



#### 5.4 YEAR THREE: MAY 05 – APRIL 06

| ISSUE                                                                                             | ACTION REQUIRED                                                                                                                                                                                                    | POSSIBLE FUNDING PARTNERS    | POSSIBLE DELIVERY PARTNERS  |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------------------------|
| PREPARE FOR CREATION OF NEW PARISH PLAN                                                           | Arrangements for a major review of present Parish Plan.<br>Parish consultations                                                                                                                                    | PC, CA, VAC*                 | PC, CA, VAC                 |
| IMPROVEMENT OF THE VILLAGE HALL                                                                   | Re-developed hall completed.<br>Opening ceremony.                                                                                                                                                                  | PC                           | PC, VAC                     |
| SUPPORT THE VILLAGE GREEN PROJECT                                                                 | Work to prepare the ground for recreational purposes.<br>Continuation of fundraising and grant applications.                                                                                                       | PC, BSRA, SRI, HLF(LP), SBBC | PC, BSRA                    |
| CREATE A DESIGN STATEMENT FOR THE PARISH                                                          | Review of standing of Design Statement.<br>Consideration of any new legislation which might affect the statement.                                                                                                  | PC, CityC                    | PC, CityC                   |
| DEVELOP PARISH ACTIVITIES FOR THE ELDERLY:<br>Parish Luncheon Club<br><br>Parish Transport Scheme | Review of operation of both schemes.<br>Consideration of other possible activities.                                                                                                                                | PC, CountyC, GI              | PC, GI, NCCTG, VAC          |
| DEVELOP ACTIVITIES FOR YOUNG PEOPLE                                                               | Continuation of support for Village Green and Village Hall developments.<br>Review of Youth Parish Council operation.                                                                                              | PC, VHC, BSRA, CountyC       | PC, VAC, BSRA, CountyC, VHC |
| PROMOTE AFFORDABLE HOUSING                                                                        | Strategy developed for building of mixed private housing.                                                                                                                                                          | PC                           | PC, CityC, CA               |
| CREATE A PLAYGROUND FOR YOUNG CHILDREN                                                            | Review of operation.                                                                                                                                                                                               | PC                           | PC, BTG                     |
| IMPROVE TRANSPORT IN THE PARISH                                                                   | <ul style="list-style-type: none"> <li>Review of services and timetables.</li> <li>Further surveying of passenger opinion and needs.</li> <li>Consideration of possible grant funding for improvements.</li> </ul> | PC                           | PC, S, CountyC, CA          |
| DEVELOP & IMPROVE SERVICES AND LOCAL BUSINESSES                                                   | Continuation of review of service provision and the identification of opportunities for improvements.                                                                                                              | PC, CountyC, VAC*            | PC, VAC                     |
| DEVELOP TOURISM                                                                                   | Inauguration of events celebrating local heritage.<br>Completion of displays of local Roman connections.                                                                                                           | PC, CountyC, SRI             | PC                          |
| IMPROVE THE PROVISION OF PARISH INFORMATION                                                       | Review and updating of Information Pack.<br>Continuation of noticeboard maintenance programme.                                                                                                                     | PC, CountyC, CA              | PC, CountyC, PCC            |
| IMPROVE DRAINAGE & SEWAGE IN MOORHOUSE                                                            | Ongoing monitoring and review of state of drainage and sewage facilities.<br>Further representations as necessary.                                                                                                 | PC                           | PC, CityC                   |

\* For funding advice



| ISSUE          | ACTION REQUIRED                                                                                                             | POSSIBLE FUNDING PARTNERS | POSSIBLE DELIVERY PARTNERS |
|----------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------|
| CRIME & SAFETY | Support for the Parish Community Policeman. Encouragement and publicity for the Neighbourhood Watch and Farm Watch schemes. | PC, CountyC               | PC, PCP                    |
| FOOTPATHS      | Volunteer activity to keep footpaths clear. Consideration of possible alternative footpaths through the villages.           | PC, CountyC, BTCV         | PC, CountyC, CityC, BTCV   |

**ABBREVIATIONS USED IN ACTION PLAN**

AFA Action for All; BSRA Burgh-by-Sands Sports and Recreation Association; BTCV British Trust for Conservation Volunteers; BTG Burgh-by-Sands Toddlers Group; C Capita dba; CA Countryside Agency; CEA Carlisle Environmental Action; CF Community Fund; CityC Carlisle City Council; CountyC Cumbria County Council; CRHT Cumbria Rural Housing Trust; CSG Community Services Grant; FAC First Aid for Cumbria; GI Greyhound Inn; HB Hidden Britain; HLF Heritage Lottery Fund; HT Hadfield Trust; LHI Local History Initiative; LP Landscape Partnership; NF Neighbourhood Forum; NCCTG North Cumbria Community Transport Group; NWAA North West Awards for All; PC Burgh-by-Sands Parish Council; PCC St. Michael's Parochial Church Council; PCP Parish Community Policeman; PM Burgh-by-Sands Post Mistress; PTG Parish Transport Grant; RAZ(RRP) Rural Action Zone Rural Recovery Plan; S Stagecoach Ltd; SBBC Shell Better Britain Campaign; SRI Solway Rural Initiative; VAC Voluntary Action Cumbria; VHC Burgh-by-Sands Village Hall Committee.

**6. IMPLEMENTATION**

Responsibility for the implementation of the Parish Plan lies with the Parish Council, and individual councillors will need to take up a particular involvement with the various parts of the Plan.

The Parish Council will work in partnership with other organisations as appropriate to particular projects.

The creation of the Parish Plan has been steered by a group of parish residents, the Topic Group Leaders, most of whom are not members of the Parish Council. For the most efficient and effective implementation of the plan the Parish Council will determine how a measure of joint working between Parish Councillors and the Topic Group Leaders might be achieved, to retain access to the knowledge and expertise of these individuals.

**7. MONITORING AND REVIEW**

Monitoring and review of the Plan is the responsibility of the Parish Council.

Monitoring of each element of the Plan will take place quarterly for the duration of its own particular development phase. For each element a Parish Councillor will be identified to take a special interest and to report to the Council.

The Plan will be subject to an Annual Review, which will be based on the quarterly monitoring reports together with an overview of the whole development programme.

The Parish Plan is a dynamic document and is not set in stone. It will be subject to change from time to time as new opportunities arise or when any particular avenue becomes unproductive. Changes can be introduced at the time of the Annual Review or at any appropriate intervening times.

**8. ACKNOWLEDGEMENTS**

A great many people have contributed to this Parish Plan exercise, both within the parish and from outside.

Whilst this Parish Plan was constructed by the Parish Council, it owes a great deal to the ideas and enthusiasm of parish members and could not have been completed without them. There have been substantial and extensive consultations with the people of the parish, whose views and suggestions form the core of the Plan.

Thanks are due to all those local people who have taken part in the production of this plan and through that participation have helped to create a Parish Plan which identifies and addresses the needs of the parish as a whole.



Many outside agencies have provided expert advice and guidance during the formation of the Parish Plan.

The Parish Council is extremely grateful to the following:

- » The Countryside Agency
- » Voluntary Action Cumbria
- » Carlisle City Council
- » Cumbria County Council
- » Capita dba Ltd
- » Stagecoach.

Substantial support, advice and encouragement came from Pathways, the Manchester based consultants provided through the Countryside Agency's Vital Villages programme.

Their contribution is gratefully acknowledged.



GRAPHIC DESIGN:  
Neil Bowen  
Creative Image

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➤ **DEVELOP TOURISM**

Produce a Visitors Guide to the parish and have display boards on local features of interest

➤ **IMPROVE THE PROVISION OF PARISH INFORMATION**

Compile an Information Pack for the whole parish, to go to each household.

New parish notice boards installed.

➤ **IMPROVE DRAINAGE AND SEWAGE FACILITIES IN MOORHOUSE**

A proper sewage and drainage system is urgently needed for Moorhouse. In the meantime any proposals for significant developments north of the B5307 should be rejected by the City Council Planning Committee.

➤ **CRIME AND SAFETY**

Support Neighbourhood and Farm Watch schemes and the Community Policeman.  
30mph limit now in force in Moorhouse and now looking to further traffic calming.

➤ **FOOTPATHS**

Initiate a study of the problem of lack of, or inadequate, pavements in the centre and east end of Burgh by Sands village and consider how this can be remedied.

Maintain and improve existing footpaths and seek volunteer(s) to help with this work.

**WILL IT ALL HAPPEN?**

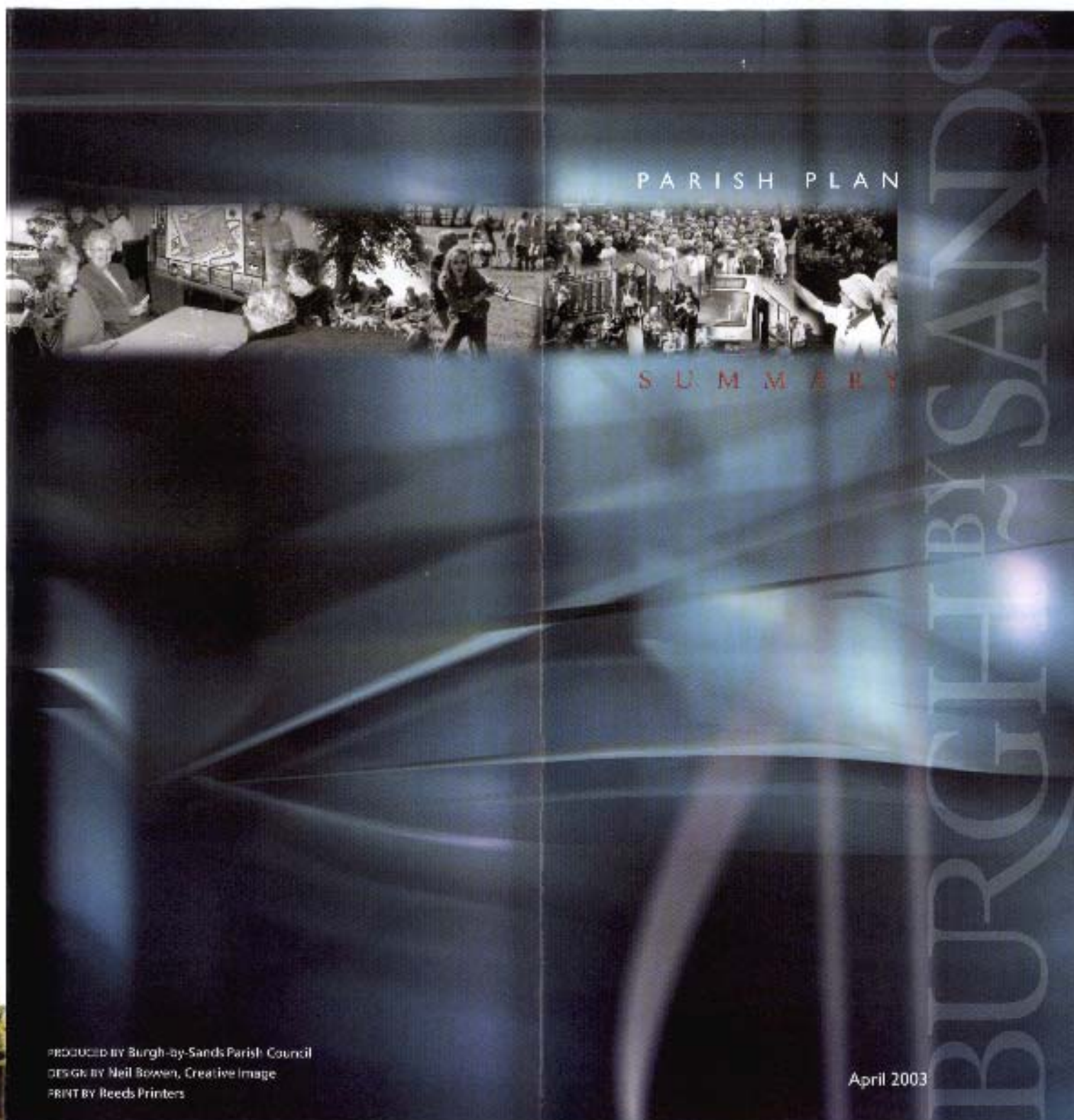
Thanks to many peoples participation we have a plan!

The Parish Council will lead the implementation of this plan and review and report progress.

When these tasks are achieved there will be the chance, once again, to consult widely within the parish and decide on fresh objectives.

Copies of the Parish Plan and the Design Statement are available from the Clerk to the Parish Council, Mrs. Debbie Kell, 10 Amberfield, Burgh by Sands, Carlisle CA5 6AD  
Tel: 075476

Published by Burgh by Sands Parish Council with financial assistance from The Countryside Agency



PRODUCED BY Burgh-by-Sands Parish Council  
DESIGN BY Neil Bowen, Creative Image  
PRINT BY Reeds Printers

April 2003

## HOW DID IT HAPPEN?

In February 2002 Burgh by Sands Parish Council agreed to create a Parish Plan. The Countryside Agency then invited the Council to become a pilot project and the Parish Council welcomed a grant of £5,000 and the support of a consultancy, Pathways. There followed a wide consultation process that gathered the views of around 250 people living in the parish.

## WHAT DO PEOPLE THINK ABOUT THE PARISH?

It is clear that in the main people enjoy living in the Parish of Burgh by Sands. The following quote expresses it well.

*"Burgh by Sands is a working village. It's simple and unpretentious; there's a traditional rural way of life here, and it's a great location. There's a nice mix of different people and ages, a range of different activities available, and a good community spirit."*

Overall residents want to see the village hall, the pubs and the post office particularly protected, with other 'traditional cornerstones of village life', the school, church, bus services, the garage, mobile services etc. also supported.

## HOW COULD IT BE IMPROVED?

There are also things that people feel would make a substantive improvement in the quality of life in the parish.

■ There is a clear desire for more places locally for people to meet each other, hear about what's going on and do things together. People want the facilities to enable this to happen. An improved village hall, a local shop and the village green.

■ In addition people want more things going on in the parish for all ages but especially for children, young people and the elderly. Suggestions here included ensuring the work for a village green was successful; developing sports facilities; setting up activities for the elderly and creating a welcome pack for new arrivals.

■ For many people in the parish, transport is a key area that needs improvement. There is a need for better public transport, especially for the young and old who cannot drive. The state of the roads and traffic throughout the parish also needs addressing.

■ Finally there is concern about the future development in the village. Many people locally want to work to keep the whole parish looking much as it does now, and some suggested the creation of a village design statement. A centre for local businesses might help. There is also a need for sensitive improvements to footpaths, lighting and street furniture. Above all there is a clear desire for affordable housing in the village.

## OCTOBER 2002 WAS THE TURNING POINT

The public consultation meeting in the Village Hall on 29th October 2002 decided the topics to be studied. Topic Groups were then set up to report ideas and plans to achieve change. In many cases this will involve working with other agencies and authorities, trying to influence their decisions.

## THE TOPICS AND MAIN PROPOSALS

Action achieved or planned on the chosen topics.

### > IMPROVEMENT OF THE VILLAGE HALL

Obtain grants to redevelop the existing hall by building at the back.

Examine options for including, by agreement, adjoining land at a later date.

### > SUPPORT THE VILLAGE GREEN PROJECT

An option to purchase the 6.5 acres for £42,000 has been signed.

Fund raising and the seeking of grants is going ahead.

Consultation with the Parish Council will continue on the development of the Village Green.

### > CREATE A DESIGN STATEMENT

A parish design statement has been published, adopted by the Parish Council and is now

available for all, including householders contemplating alterations.

Carlisle City Planning Committee has been asked to adopt it as Supplementary Planning Guidance. The design statement proposes a number of measures including the designation of Boustead Hill and Moorhouse as Conservation Areas, houses for listing, as well as other policies intended to ensure that any new development in the parish reflects local characteristics.

### > DEVELOP PARISH ACTIVITIES FOR THE ELDERLY

A monthly Luncheon Club has been started at the Greyhound Inn.

Burgh by Sands Parish Transport Scheme is registered and monthly minibus trips to supermarkets have been set up for the elderly or infirm.

### > DEVELOP ACTIVITIES FOR YOUNG PEOPLE

The Village Green will be a place where all ages can meet and play.

The renovation of the Village Hall will increase scope for wider activities.

Shelters for young people to hang out will be considered.

### > PROMOTE AFFORDABLE HOUSING

Further research will be carried out in respect of the designation of building land.

The need for low cost housing will be surveyed.

### > CREATE A PLAYGROUND FOR YOUNG CHILDREN

A £30,000 scheme for new play equipment and the refurbishment of the Ludgate Play Area is complete - thanks to local efforts and grants.

### > IMPROVE TRANSPORT IN THE PARISH

The Saturday 18.05 bus service from Carlisle reinstated. Good links set up with agencies responsible for transport, bus, car schemes etc. to publicise these services and explore improvements

### > SERVICES AND LOCAL BUSINESSES

Provide publicity and support to local enterprises - Use it or you'll lose it



# BURGH-BY-SANDS PARISH



## DESIGN STATEMENT

Design guidance for the parish  
including Burgh-by-Sands  
Longburgh  
Dykesfield  
Boustead Hill  
Thurstontield  
and Moorhouse

BURGH-BY-SANDS

# REGIONAL MAP



BURGH-BY-SANDS PARISH  
LIES APPROXIMATELY 5 MILES  
DUE WEST OF CARLISLE



# INTRODUCTION

## AIMS:

This Design Statement is a practical tool, aimed at ensuring that any new development in the parish of Burgh-by-Sands is designed and located in a way that reflects local characteristics and the qualities that people value in their villages and their surroundings.

Although it has been designed as a stand-alone document, it forms an integral part of the Parish Plan which has been produced by the Parish Council as part of the "Vital Villages" scheme.

The Design Statement has been written by residents from within the parish and adopted by the Parish Council.

It takes full account of the results of extensive public consultations carried out over the summer of 2002 as a forerunner to the preparation of the Parish Plan.

These indicated a strong desire for future development within the parish to be limited in scale and in keeping with the character of existing villages.

The Design Statement is in line with the policies contained within the current Carlisle District Local Plan, the most relevant of which are summarised in an Appendix to this document.

It is anticipated that this Design Statement will, in due course, be considered for adoption as Supplementary Planning Guidance by Carlisle City Council.

## WHO IS IT FOR?

Changes to the appearance of our villages are not only brought about by new building, but also by smaller, day-to-day alterations to homes and gardens, open spaces, paths, walls, hedges and street furniture.

Some can significantly affect the look and feel of the whole village. This design guidance is intended to cover all these aspects.

It is hoped that the Design Statement will be read and acted upon by:

- ▶ the local council;
- ▶ statutory bodies and providers of services and utilities;
- ▶ planners, architects, designers and engineers;
- ▶ developers and builders;
- ▶ local community groups;
- ▶ householders, businesses and farmers.

It is meant to help all of us consider whether we are doing our best to retain the distinctive character of the parish, which is so valued by its residents.

THE POST OFFICE  
IN BURGH-BY-SANDS

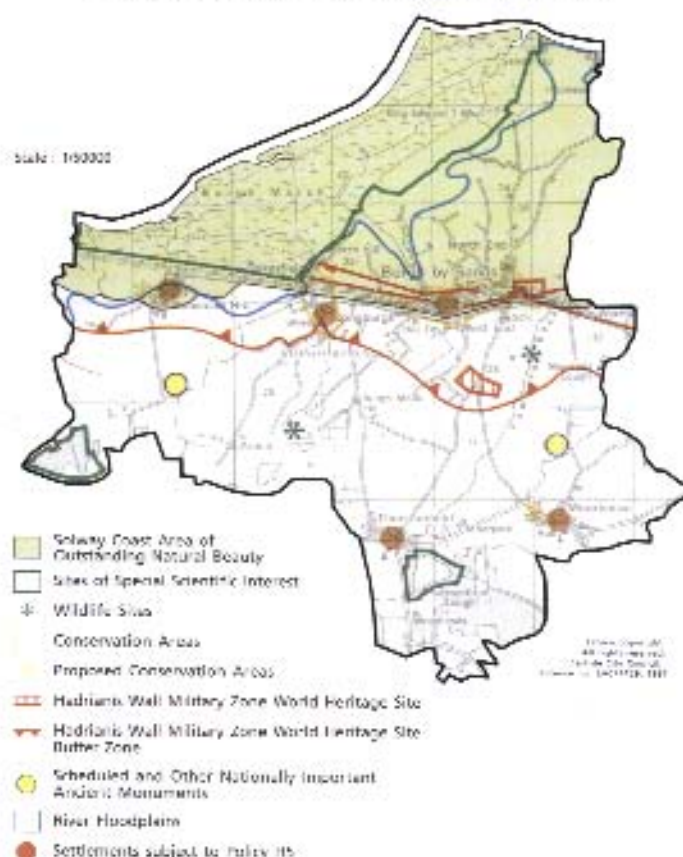


## THE PARISH

Burgh-by-Sands Parish lies approximately five miles due west of Carlisle, immediately to the south of the Solway Estuary, at the point where the River Eden joins the Solway. The parish occupies approximately nine square miles and contains some 2,500 residents, who mostly live in one of six settlements. The largest is the traditional, linear village of Burgh-by-Sands, with over 800 residents.

A mile further west are the hamlets of Longburgh and Dykesfield and one mile still further to the west, at the limit of the parish, is the attractive hamlet of Boustead Hill with its fine view across the Solway. The southern part of the parish embraces the villages of Moorhouse and Thurstonfield, which have a joint population slightly less than that of Burgh-by-Sands. Both of these villages lie on a separate road west out of Carlisle and have their own separate bus service. Although Thurstonfield is within walking distance of the village of Kirkbampton, the latter is in Allerdale District, whereas the whole of the parish of Burgh-by-Sands, including Thurstonfield, is within Carlisle District.

Burgh-by-Sands Parish  
Extract from Carlisle District Local Plan



The northern half of the parish, including the settlements of Burgh-by-Sands, Longburgh, Dykesfield and Boustead Hill, is situated within the Solway Coast Area of Outstanding Natural Beauty and also within the protective buffer zone around the Hadrian's Wall World Heritage Site. These settlements are also situated on the edge of Burgh Marsh, which is part of the internationally important Upper Solway Flats and Marshes Nature Conservation Site. The boundaries of all these protective designations are set out on the adjoining extract from the Carlisle District Local Plan. A summary of the policies which apply to them is contained in an Appendix to this document.

THE LAYTONS  
THE BURGH-GARDENS  
MORRIS HOUSE



The land within the parish is relatively low-lying and undulating. Cattle and sheep rearing are the predominant form of agriculture. The farms tend to be sited in the settlements, but with their fields scattered and connected by a long-established network of tracks or "lonnings". These are used for the movement of tractors and farm machinery, as well as providing residents of the villages with access to the countryside. Burgh Marsh is used for winter grazing of sheep and for the fattening of cattle in summer.

The parish has a rich history. The line of the Roman Wall runs straight through Burgh-by-Sands and there are forts and watchtowers along it, although all evidence above ground has gone.

About a thousand years after the Romans came, the Normans reached Cumbria and their successors built the Church at Burgh-by-Sands and later added a defensive pele tower. Being so close to the border with Scotland resulted in the parish being for centuries a turbulent area. King Edward I died on Burgh Marsh in 1307, where a monument marks his campaign against the Scots and the area remained in feud and turmoil well into the 16th century. In 1745 Bonnie Prince Charlie led an army of Highlanders south into England after fording the River Eden at Sandsfield. He stayed at a house in Moorhouse the night before he moved into Carlisle.

The ten yearly census returns show how the parish changed from being largely self-sufficient with a wide range of trades and businesses in the 19th century to what we see now – relatively few farms and farm workers, a large number of commuters, many retired people and a small but thriving number of self employed and small businesses.



THE BURGH-LANE  
AND BURGH-LANE  
COTTAGE

## PARISH APPRAISAL

The traditional layout of almost all the settlements within the parish tends to be of a linear nature, with residential properties and clusters of farm buildings strung out along a single road and backing onto agricultural land. Gaps within this linear structure have often been subject to infill development over the years and some buildings have also been replaced, thus giving rise to a mix of buildings of different ages. Visual unity is heavily dependant on the widespread use of traditional building materials and local architectural styles and on individual site characteristics, including the linking of buildings with walls, hedgerows and groups of trees. These aspects are set out in greater detail below.

### USE OF TRADITIONAL MATERIALS



LONGBURGH HALL  
A GOOD EXAMPLE OF  
WATTLE DAUB  
CONSTRUCTION

In common with other villages within the Solway Plain, most domestic buildings that existed prior to the 18th century were constructed of locally sourced materials. Most were probably cruck-framed with enclosing walls of wattle and daub, pebbly clay, turf or cobbles, often raised on a plinth of large projecting boulders and roofed with thatch. Only a few examples of 17th century domestic buildings survive within the parish. They include a group of clay-walled dwellinghouses at Longburgh, all of which now have slated roofs, a number of clay-walled buildings at Burgh-by-Sands, of which three retain their thatched roofs and a recently restored thatched roofed cottage at Moorhouse.

The use of locally manufactured brick succeeded clay as a walling material for small houses, cottages and farm buildings with increasing frequency during the late 18th and 19th centuries, with cobbles and random rubble also remaining in use, often as infill between dressed stonework. Painted stucco featured in a limited number of the larger





houses that were constructed within the parish during the 18th century. Roofs of both large and small houses were constructed predominantly of Welsh or Lake District slates and, occasionally, of sandstone flags, all of which were imported into the parish.

There are some good examples of modern infill development which have mirrored this use of traditional materials, particularly in terms of the use of cobbles, brick and slate. These include Milton Lane, Marsh House Gardens and West End Croft, all at Burgh-by-Sands; The Courtyard at Moorhouse and Chapel Field at Thurstonfield.

#### LOCAL ARCHITECTURAL STYLES



Most traditional buildings within the parish are of one- or two-storeys, with slated gabled roofs (some with coping stones at the gable ends), plain, closed eaves (no barge boards or exposed rafters) and square brick-built chimney stacks.

This acts as a strong unifying element, which helps tie together buildings of different ages. Window openings are generally vertical in shape, with wooden-framed sash or casement windows and raised surrounds an important component of the overall design.



Square headed doorways with painted or plain stone surrounds are a common feature, with the occasional use of classical mouldings. Most contain wooden panelled doors, with only a few remaining examples of planked doors. Raised painted quoins are a feature of some of the larger 18th century houses, some rendered with stucco and others in-filled with brickwork of English garden wall or Flemish bond.

#### BOUSTEAD HILL (*Village Map available on the inside back cover*)

This predominantly agricultural settlement occupies a commanding position on a low ridge overlooking Burgh Marsh, with impressive views out towards the Scottish coast and surrounding hills. Its buildings and associated tree groups form a cohesive linear unit, which features prominently when viewed from due north.



BOUSTEAD HILL  
STB 7500 (10-  
11-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100)

It is situated within the Solway Coast AONB and the Buffer Zone of Hadrian's Wall World Heritage Site and immediately adjoins the internationally important Upper Solway Flats and Marshes Nature Conservation Site. It contains four buildings of special architectural or historic interest which are of late 18th and early 19th century origin, including Boustead Hill House, with its painted stucco walls, prominent Tuscan porch with fluted columns and Lakeland slate roof. Almost all the buildings within the settlement are of traditional character, with two examples of reasonably sympathetic

20th century infill situated along the front row of the village. Most of the buildings are of red brick construction, with slated gabled roofs. Architectural features include the widespread use of vertical window openings with raised surrounds; doorways with classical mouldings; raised painted or dressed stone quoins and square, brick built chimney stacks.

The whole of the village is surrounded by lower lying land that is subject to periodic flooding. Any opportunities for further housing development are likely to be confined to the burgage strips along the back (southern) row of the existing settlement. These would require to be treated sensitively in order to maintain the traditional character of this largely unspoilt village.



## BURGH-BY-SANDS

(Village Map available on the inside back cover)

This historic village has grown up around the intersection of two routes: one orientated from north to south along a ridge-way that runs between the ancient crossing of the Solway near Old Sandsfield, through Burgh to the nearby village of Thurstonfield and the other from east to west

along the line of Hadrian's Wall and subsequent lines of communications between Carlisle and its former port.

A Roman Fort, together with the alleged site of the original baronial mansion and the Parish Church of St Michael are all situated close to this crossroads, with the latter being the oldest surviving stone built structure visible within the village, dating back to the late 12th century. In recent times, the east-west line of communications between Carlisle and Port Carlisle has been the more dominant of the two and, as a consequence, Burgh-by-Sands exhibits a strong linear form, with small clusters of farm buildings and residential properties strung out along either side of the main street.

Apart from the Church, most buildings date from the mid-17th century onwards and range from clay-walled and thatched structures, such as the beautifully maintained Lamorby Farmhouse, through brick, cobble and rendered buildings of 18th and 19th centuries, to a limited amount of, generally well-restrained, 20th century development. The village contains many traditional buildings which are important to its overall character, only a relatively small proportion of which are listed as being of architectural or historic interest.



LAMORBY FARMHOUSE



COBBLED WALL  
RUNS INTERMITTENTLY  
THROUGHOUT THE LENGTH  
OF THE VILLAGE

Burgh-by-Sands is situated within the Solway Coast AONB and within the Buffer Zone of Hadrian's Wall World Heritage Site. Almost all of the village (with the exception of Amberfield) has been contained within a Conservation Area since 1978. It is considered that a review of the boundaries of this Conservation Area should be carried out by the City Council in terms of Local Plan Policy E38, with a view to incorporating small extensions at North End and at West End.

Despite its relatively large size and the mix of buildings of different ages, there is a visual coherence throughout the village as a whole which is largely derived from:

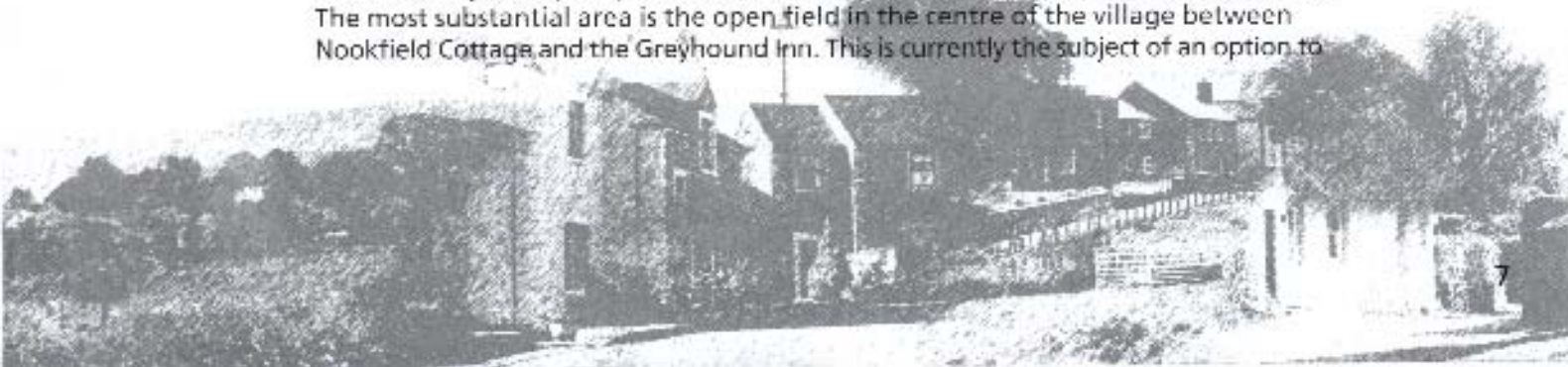
- ▶ the presence of a large proportion of buildings of traditional design and materials;
- ▶ the presence of cobbled walls, which run intermittently throughout the length of the village, both along the frontage and down the sides of properties;
- ▶ the presence of some important tree groups which help to frame views from within and outside the village and form important features in their own right.



TREE GROUPS  
ARE AN  
IMPORTANT FEATURE

A Tree Preservation Order is already in place to help protect some of the important ornamental trees at Marsh House Gardens. Other groups of trees which are particularly important to the streetscape are highlighted on the village map at the rear of this document. Clusters of trees of particular note include those around the Church and Graveyard (particularly the old Yews); those around Fulwood House/Burgh House; those around Beech Croft, Marsh House and Ashtree Square and those between Lawrence Lane and West End House, with their associated rookery.

There are very few open spaces (either public or private) within the Conservation Area. The most substantial area is the open field in the centre of the village between Nookfield Cottage and the Greyhound Inn. This is currently the subject of an option to





purchase by the community aimed at creating an area of public open space which people would like to use for village sports, as a wildlife area and as a safe place to walk through the village. Whatever the outcome of this initiative, the prominence of this space within the village means that it would need to be landscaped to a high standard, avoiding any hint of urbanity in terms of design and materials, in order to ensure that its potential contribution to the visual amenity of the Conservation Area is fully realised.

There are currently very few remaining gap sites alongside the main streets that run through the village and, consequently, most future development opportunities are likely to arise in backland locations. Any future development would need to be of a high standard, particularly in terms of design and materials, in order to be in keeping with the local vernacular. Good examples of modern development within the village include the single dwellinghouse "Maplefinch" which was built on a gap site opposite White Row and the small housing schemes that have been constructed on backland at Milton Lane, Marsh House Gardens and West End Croft.

Existing street furniture and the treatment of pavements along the main streets through the village do not fully reflect the architectural and historic importance of the location. Street lighting columns in particular are of an urban design, out of keeping with this traditional village. The design of the street lights that have been incorporated into recent housing developments at Milton Lane, Marsh House Gardens and West End Croft are much more in keeping with the local environment and it is considered that these should be adopted as standard throughout the village, albeit at a lower density so as to avoid light pollution.

#### **Longburgh/Dykesfield** *(Village Map available on the inside back cover)*

The settlements of Longburgh and Dykesfield form two visually distinct entities situated on the south and north sides respectively of the former Carlisle Canal. They are linked together by a minor road over the listed Dykesfield Bridge. The hedgerows and intermittent stretches of wall which line this road, together with the presence of some important groups of trees, provide a strong unifying element.

DYKESFIELD HOUSE



LONGBURGH TAYNOR

The grouping of buildings around Dykesfield House and Farm are set amongst amenity woodland (parts of which are the subject of a Tree Preservation Order) and backed by the outline of Watch Hill. They form a particularly important element in the landscape on the approach to Marsh Gate from Burgh Marsh. Dykesfield House is a late 18th century Grade II listed building, with painted stucco walls, graduated Lakeland slate roof and walled garden.

It forms a cohesive whole with the traditional red brick and slate roofed buildings of the adjoining Dykesfield Farm.

DYKESFIELD FARM



LONGBURGH TAYNOR

The principal grouping of buildings at Longburgh are situated on a low ridge which is orientated from east to west above surrounding farmland. These buildings, and particularly their roofscape, are a prominent and attractive element in the landscape when viewed from the public road from Burgh-by-Sands. This grouping contains a variety of traditional styles, including some important surviving examples of late 17th century clay walled buildings, some slightly later buildings of brick and cobble construction and a limited amount of reasonably sensitive 20th century infill development.

Dykesfield is situated within the Solway Coast AONB on the edge of the internationally important Upper Solway Flats and Marshes Nature Conservation Site. Both settlements are within the Buffer Zone of Hadrian's Wall World Heritage Site and both were

designated as a single Conservation Area in 1978. A potential development site exists on the site of the former garage at Dykesfield close to Marsh Gate. If this site is developed sensitively, in sympathy with the buildings of nearby Dykesfield Farm, it could make a positive contribution to this prominent corner of the Conservation Area. There may also be opportunities for residential development in fields on the south-east side of Longburgh, opposite Beech Bank. These fields are contained within the Conservation Area. Any development here would need to be treated in a very sensitive manner in order to maintain the character of this largely unspoilt village.

#### **MOORHOUSE** *(Village Map available on the inside back cover)*

This village had strong connections with the Quaker movement during the 17th century, particularly through the Stordy family, influential local landowners who also owned much of the land, buildings and industry at nearby Thurstonfield. The village possesses some good surviving examples of traditional buildings, of which 15 are listed as being of architectural or historic interest. These range from a restored late 17th century cruck cottage with thatched roof at the western end of the village to the nearby mid-18th Moorhouse Hall with its painted stucco walls and raised painted quoins. It is considered that this grouping of buildings and their associated tree groups at the western end of the village, including some sensitive 20th century infill development at "The Courtyard", possess a sufficient degree of visual unity to form the basis of a Conservation Area. However, the village as a whole lacks the visual cohesion of some of the other villages within the parish, largely on account of the presence of a busy public road, a good deal of modern infill development and the intermittent nature of the visual links provided by walls, hedgerows and associated tree groups. The western end of the village, in particular, could



MOORHOUSE HALL



THE COURTYARD

benefit from a landscaping scheme aimed at tying together the different elements of the built environment into a more cohesive whole and providing a greater degree of visual enclosure. The former single-storey Quaker Meeting House at the eastern entrance to the village has been altered over the years and the nearby Quaker Burial Ground, which is also listed as being of architectural or historic interest, has been allowed to deteriorate badly, with the ingress of sheep now a serious threat to what remains of the brick walls and grave markers.

#### **THURSTONFIELD** *(Village Map available on the inside back cover)*

This village, situated on the B 5307 road between Carlisle and Kirkbride, was a thriving farming and business community during the late eighteenth and early 19th century, with a working corn mill and tannery. Most of its few surviving traditional buildings (only four of which are listed) are clustered at the eastern entrance to the village alongside Powburgh Beck and around a small area of public open space which is situated in the centre of the village off the main road. These two potentially attractive and historic groups of buildings, along with their associated tree groups, are separated from each other and surrounded by a predominance of 20th century development, some of which is extremely insensitive, with no attempt having been made to relate to the local vernacular in terms of the scale, design or materials used.



THURSTONFIELD

By contrast, late 20th century infill development on the other side of the village at Chapel Field mirrors many features of traditional design. It is considered that a landscaping scheme, embracing private gardens as well as the existing small areas of public open space, might help soften the impact of some of this modern development and make a significant contribution to the overall appearance of the village. This would depend, for its success, on the goodwill and active co-operation of individual property owners. In general, the village probably has too little visual cohesion to merit Conservation Area status at the current time. So far as the listed buildings are concerned, it was noted that part of the roof of the 18th century barn adjoining "The Beeches" has collapsed. Urgent action is needed to rectify this situation.



THE BEECHES

## DESIGN GUIDANCE

### PATTERN AND SETTING OF SETTLEMENTS

- ▶ The linear form of the existing settlements should be maintained, with new development largely confined to infill sites, limited "backland" development, redevelopment and conversions.

There should be no encroachment on the approaches to the villages unless this forms part of an overall landscaping scheme aimed at enhancing views into the settlement.



EDDYBROOK  
BURGH-BY-SANDS

BOUSTEAD HILL, NORTH END, BURGH-BY-SANDS



### CONSERVATION AREAS

- ▶ The City Council are urged to press ahead with the designation of Conservation Areas for Boustead Hill and Moorhouse at the earliest opportunity in accordance with Local Plan Policy E38.

- ▶ The City Council are requested to review of the boundaries of Burgh-by-Sands Conservation Area in terms of Local Plan Policy E38, aimed at incorporating small extensions at North End (where Leigh Cottage and Stonegarth would be worthy of inclusion, both

in their own right and because of the way in which they close off the view from the south) and also at West End (where land between West Green and West End House would be worth including in order to embrace both sides of the road and thereby help protect this important approach to the village from unsympathetic development).

- ▶ Any proposals to fell, lop or top trees within village Conservation Areas should be given careful consideration in view of their importance to the visual unity of the area and the contribution which they make in supporting wildlife in and around the village.



WEST END HOUSE, BURGH-BY-SANDS





STOCK HOUSE, BURGH-BY-SANDS.



ROSE MOUNT, BURGH-BY-SANDS.



WHITE ROW COTTAGES, WEST END, SANDS.

### LISTED BUILDINGS

- ▶ Every effort should be made to retain the few remaining examples of the parish's unique cruck-framed buildings, if necessary through the support of listed buildings grant.
- ▶ Urgent action is required from both the City Council and the landowners concerned to stop the further deterioration of the Quaker Burial Ground at Moorhouse and the barn immediately adjoining "The Beeches", Thurstonfield (both of which are listed buildings), and to carry out a programme of repairs.
- ▶ The City Council are invited to consider the following as possible candidates for "listing" within the village of Burgh-by-Sands:
  - ▶ terraced cottages either side of Rose Mount;
  - ▶ the whole of White Row;
  - ▶ West End House (one of two of this name) and adjoining buildings, situated in wooded grounds to the south of the sewage works;
  - ▶ Beck House and adjoining Beck Cottage, West End;
  - ▶ The dwelling-house "North End", immediately opposite The Pack.



QUAKER BURIAL GROUND, MOORHOUSE.



NORTH END HOUSE, OPPOSITE THE PACK.

### NEW BUILDINGS

- ▶ There should be a consistent theme and / or style within new development which is related to the locality and setting.
- ▶ New development should generally be single or two-storey in height.
- ▶ Building styles and materials should be in keeping with the local vernacular and reflect and respect the nearby colours, textures, materials, shapes, styles and proportions of existing traditional buildings and the character of the surrounding area.
- ▶ Where garden walls and outbuildings are present in new development, these should utilise the same materials as the main building.
- ▶ Local distinctive features, such as date-stones, decorative brickwork and gateposts, might be used to enhance new buildings.



## LOW-COST HOUSING

- Any future development of low-cost housing within the existing villages should have regard to the guidelines within this Design Statement.



PHOTO 11.1000.11

## WALLS AND PLOT BOUNDARIES

- Existing hedgerows and trees should be incorporated within new developments, wherever possible.
- New property boundaries should be in keeping with the locality, preferably using local natural materials (indigenous hedging plants, stone, brick etc) rather than timber fencing.



REDEVELOPMENT: 11.1000.11  
VEGETATION

## REDEVELOPMENT AND ALTERATIONS TO EXISTING BUILDINGS

- Extensions and alterations should employ original or sympathetic materials, components and styling to match as closely as possible the existing building.
- Replacement window and door designs should be considered very carefully if they are to blend in with existing features – chunky stained timber or plastic frames may look out of place.
- Roof extensions should reflect the pitch, shape and material of the original building.
- Conversion of agricultural buildings that are located within the confines of a village should have regard to all the guidelines within this Design Statement

## NETWORK OF FOOTPATHS

- » There is a need to maintain and enhance the ease of access to the countryside through the retention of existing stiles and the network of footpaths and by signing these as public rights of way.
- » When planning new development, the opportunity should be taken to create secure green corridors between and through new housing and other developments giving safe and pleasant access by foot, including use by wheelchairs and pushchairs, from one part of village to another.

## OVERHEAD LINES, STREET LIGHTING AND DIRECTION SIGNS

- » Utility companies are asked to examine the siting of overhead wires within village Conservation Areas with a view to minimising the visual impact of such, particularly where these fan out from poles situated along the main street.
- » It is recommended that the City Council adopt a programme for the replacement of unsympathetic lamp standards and other street furniture within village Conservation Areas, with Burgh-by-Sands a priority.
- » The density of street lighting within new housing schemes, particularly where these are within or immediately adjoining a Conservation Area, should be at a level that is compatible with the safety of pedestrians, but not so great as to introduce a suburbanising influence that is out of keeping with lighting standards elsewhere within the village.
- » Existing cast iron direction signs, post boxes and the like should be retained and restored as an important part of the village heritage.



DAVID HOLLAND



ALAN CHAPMAN

## LANDSCAPING SCHEMES

- » Landscaping schemes are recommended for the villages of Moorhouse and Thurstonfield and the large area of open space to the east of the Greyhound Inn within the village of Burgh-by-Sands.



## APPENDIX 1: THE PLANNING FRAMEWORK

This Design Statement has been prepared within the context of the Carlisle District Local Plan, which was adopted by Carlisle City Council on 16th September 1997.

Key Local Plan policies and proposals are highlighted on Map 1( page 4).

A selection of Local Plan policies which are of particular relevance to land lying within the parish are summarised below, firstly in terms of general development policies for different land uses and then in terms of specific policies to conserve the unique environmental characteristics which exist within the parish.

Further details of Local Plan policies and proposals can be obtained from:

Planning Services Division  
Dept. of Environment &  
Development,  
Carlisle City Council  
Civic Centre  
Carlisle CA3 8QG.

### GENERAL DEVELOPMENT POLICIES:

The following land use policies support the strong desire which emerged from the public consultation that any future development within the parish should be limited in scale and in keeping with the character of existing villages.

### POLICY H5: VILLAGE DEVELOPMENT

Large scale residential development will not be permitted within the settlements of Boustead Hill, Burgh-by Sands, Longburgh, Moorhouse or Thurstonfield. Proposals for small-scale residential development will normally be acceptable providing that all of the following apply:

- ▶ the site is well related to the landscape of the area and does not intrude into open countryside;
- ▶ the scale of the proposed development is well related to the scale, form and character of the existing settlement;
- ▶ the layout of the site and the design of the buildings is well related to existing property in the village;
- ▶ the siting and design of the buildings is well related to and does not adversely affect the amenity of neighbouring properties;
- ▶ appropriate access and parking can be achieved;
- ▶ the proposal will not lead to the loss of amenity open space within or at the edge of the settlement.

What constitutes "large scale" will vary from settlement to settlement but, in all cases, developments of 20 dwellings or more will be considered large scale. At Boustead Hill, Longburgh and Thurstonfield the upper limit is likely to be considerably less than 20 dwellings.



#### **POLICY H9: RURAL EXCEPTION SITES**

Notwithstanding Policy H5 above (and certain other Housing Policies within the Plan), proposals for residential development may be permitted in locations where such development would not usually be permitted, where all of the following conditions are met:

- ▶ the proposal is for low-cost housing to meet an identified need;
- ▶ the proposal is supported by a detailed agreement which will satisfy the requirement that, once built, the residential units are retained for the benefit of successive as well as initial occupiers;
- ▶ the proposal is well related to the settlement where the need has been identified and does not involve a significant impact on the local landscape.

Although this policy could be read as over riding the need for sensitive siting and design, there is no reason why low cost housing cannot be designed in a manner that is in keeping with local vernacular traditions. It is strongly recommended that any future development of this nature should have regard to the criteria contained within this Design Guide.

#### **POLICY EM10: SMALL SCALE BUSINESS DEVELOPMENT**

Small scale commercial or industrial development within existing settlements, the curtilage of existing employment premises, or groups of farm buildings, or moderate extensions to existing premises will be acceptable provided all of the following apply:

- ▶ there is no unacceptable adverse impact on the local landscape;
- ▶ there is no unacceptable adverse effect on nature conservation interests;
- ▶ adequate access and appropriate parking provision can be achieved;
- ▶ there is no unacceptable adverse affect on the amenity of any adjacent properties.

#### **POLICY EM11: RURAL DIVERSIFICATION**

Proposals for the reuse and adaptation of buildings (of permanent construction) for commercial, industrial or recreational use will be acceptable subject to the following criteria:

- ▶ the form, bulk and general design of the buildings are in keeping with the surroundings;
- ▶ adequate access and appropriate parking arrangements are made;
- ▶ any increased traffic generated by the proposal can be accommodated by the existing highway network;
- ▶ there is no unacceptable adverse effect on the amenity of adjacent property or the surrounding landscape.

#### **POLICY EM15: SMALL SCALE TOURISM DEVELOPMENT**

Proposals for small scale tourism related development will be acceptable providing that all of the following apply:

- ▶ there is no unacceptable adverse impact on the landscape;
- ▶ adequate access and appropriate car parking can be achieved;
- ▶ the proposal is well related to an established settlement or group of buildings or involves the conversion of an existing building, or would form an important element of a farm diversification scheme.

#### **POLICY E19: LANDSCAPING OF NEW DEVELOPMENT**

In considering proposals for new development the City Council will, where appropriate, require the retention of existing trees, shrubs, hedges and other wildlife habitats and the replacement of any environmental feature lost to development.

Landscaping schemes to be implemented by the applicant will be required as part of most planning applications.



## SPECIFIC ENVIRONMENTAL POLICIES:

### **SOLWAY COAST AREA OF OUTSTANDING NATURAL BEAUTY**

The northern sector of the parish, including most of the built-up area of Burgh-by-Sands, Dykesfield and Boustead Hill, is contained within the Solway Coast AONB (see map). The following Local Plan policy applies:

**POLICY E3:** Within and adjacent to the AONB, permission will not be given for development which would be unacceptably detrimental to the present character and quality of the landscape.

Development proposals should seek to conserve or enhance the present character and quality of the landscape through appropriate siting, design, materials and landscaping.

Large scale development will only be permitted where there is proven national need and lack of an alternative site.

### **Upper Solway Flats and Marshes Nature Conservation Site of International Importance**

The whole of Burgh Marsh, bordering onto Boustead Hill and Dykesfield, forms part of the Upper Solway Flats and Marshes Site of Special Scientific Interest. This has been designated under the RAMSAR Convention as a Wetland of International Importance and under the terms of the European Community Directive on the Conservation of Wild Birds as a Special Protection Area (SPA). The area is also a candidate Special Area of Conservation (SAC) under the European Habitats Directive. The boundaries of all these designations are the same (see map). The following Local Plan policies apply:

**POLICY E10:** Development which would affect an existing or proposed Special Protection Area

(SPA), Special Area of Conservation (SAC) or RAMSAR site will be subject to the most rigorous examination. Development or land use change not directly connected with or necessary to the management of the site and which is likely to adversely affect the integrity of the site will not be permitted unless:

■ there is no alternative solution; and

■ there are imperative reasons of overriding public interest for the development.

### **RIVER EDEN FLOOD PLAIN**

The whole of Burgh Marsh and some of the farmland immediately adjoining it is contained within the floodplain of the River Eden. This area abuts the northern edges of the hamlets of Boustead Hill and Dykesfield. The following special policy applies:

**POLICY E20:** Development which would result in the raising of the floor of the floodplain, or which would have an adverse impact on the water environment due to additional surface water run off, or adversely affect river defences will not be permitted unless appropriate alleviation or mitigation measures are included.

### **HADRIAN'S WALL**

#### **WORLD HERITAGE SITE**

Hadrian's Wall and its associated fort, milecastles and vallum survive as buried features under Burgh-by-Sands and in sections to the east and west of the village and intermittently as features visible on the ground. In addition to being a scheduled Ancient Monument, the international importance of these surviving remains has been recognised through designation as a World Heritage Site by UNESCO.



A Management Plan has recently been adopted for the entire length of the Wall, including a buffer zone which occupies the whole of the northern half of the parish and includes the whole of the settlements of Boustead Hill, Burgh-by-Sands and Longburgh/Dykesfield (see map). The following Local Plan policies apply:

**POLICY E25:** Development will not be permitted where there is an unacceptable adverse effect on the Hadrian's Wall Military Zone World Heritage Site.

**POLICY E26:** Within the buffer zone of Hadrian's Wall Military Zone World Heritage Site ... proposals for development which would have an unacceptable adverse impact on the character and/or setting of the World Heritage Site will not be permitted. Development within or adjacent to existing settlements, established farmsteads and other groups of buildings will be permitted providing that:

- the proposal reflects the scale and character of the existing group of buildings; and
- there is no unacceptable adverse effect on the character and/or appearance of the Hadrian's Wall Military Zone World Heritage Site.

#### **LISTED BUILDINGS**

Approximately 57 properties within the parish contain buildings that are listed as being of special architectural or historic interest. These currently range in date from the late 12th century Church of St Michael (the only Grade I listed building in the parish) to the bridges and aquaduct associated with the early 19th century Carlisle Canal. They are heavily concentrated in the settlements of Boustead Hill (four Grade II buildings),

Burgh-by-Sands (one Grade I and nineteen Grade II buildings), Longburgh/Dykesfield (nine Grade II buildings), Moorhouse (fifteen Grade II buildings) and Thurstonfield (four Grade II buildings). The following Local Plan policy applies with regard to new development:

**POLICY E3:** Proposals for new development which adversely affect a listed building or its setting will not be permitted. The City Council will seek to encourage any new development to be sympathetic in scale, character and materials.

#### **CONSERVATION AREAS**

Most of the built-up area of Burgh-by-Sands (excluding Amberfield and the northern extremity of North End) and of Longburgh/Dykesfield have been designated as Conservation Areas since 1978 (see map). The settlements of Boustead Hill and Moorhouse are specifically identified as potential future Conservation Areas within the Carlisle District Local Plan. Conservation Area designation is seen as a means of recognising the importance of historic areas and addressing the problems of maintaining the quality of villages in a broader context than simply the protection of individual buildings, including conservation of the historic street pattern, open spaces, tree groups and other natural landscape features.

The following Local Plan policies apply within the two existing Conservation Areas:

#### **POLICY E43: Improvement and Enhancement of Conservation Areas**

The City Council will encourage, and permission will be granted for development within and adjoining conservation areas which preserves or enhances their character. The City Council will seek to ensure any new development or alterations to existing buildings are in sympathy with the setting, scale, density and



physical characteristics of conservation areas, and protect important views into and out of such areas. Applications for outline planning permission will not be accepted for proposals in conservation areas.

**POLICY E44: Reinstatement of Traditional Materials**

Within conservation areas the City Council will seek to ensure that existing traditional materials are reinstated following repairs to roads, pavements, kerbs and underground services.

**POLICY E39: Demolition of Unlisted Buildings in Conservation Areas**

There will be a general presumption in favour of the retention of buildings which make a positive contribution to the character or appearance of a conservation area. All proposals for demolition must be accompanied by details of redevelopment, which will normally be secured by means of a legal agreement.



# Key to Parish Maps

- Existing Conservation Area boundary
- - - Proposed boundary for the Conservation Area
- Town buildings
- Rural buildings
- Other buildings of particular interest
- Important trees
- Important hedgerows
- Significant landscape features
- Significant groups of buildings
- Significant areas of land for agriculture or other uses
- Important views
- Significance

2018 10/20/2018

Parish maps are for reference only and should not be used for legal purposes. The maps are for reference only and should not be used for legal purposes. The maps are for reference only and should not be used for legal purposes.



## BOUSTEAD HILL



**BURGH BY SANDS**



**Longburgh**



**MOORHOUSE**



**Thurstonfield**



## ACKNOWLEDGEMENTS

Thanks are due to the residents of the parish who took part in meetings, completed questionnaire surveys and contributed their expertise in a variety of ways and particularly to the Burgh-by-Sands Parish Village Design Group, who were responsible for the production of this Design Statement with the encouragement and backing of the Parish Council.

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