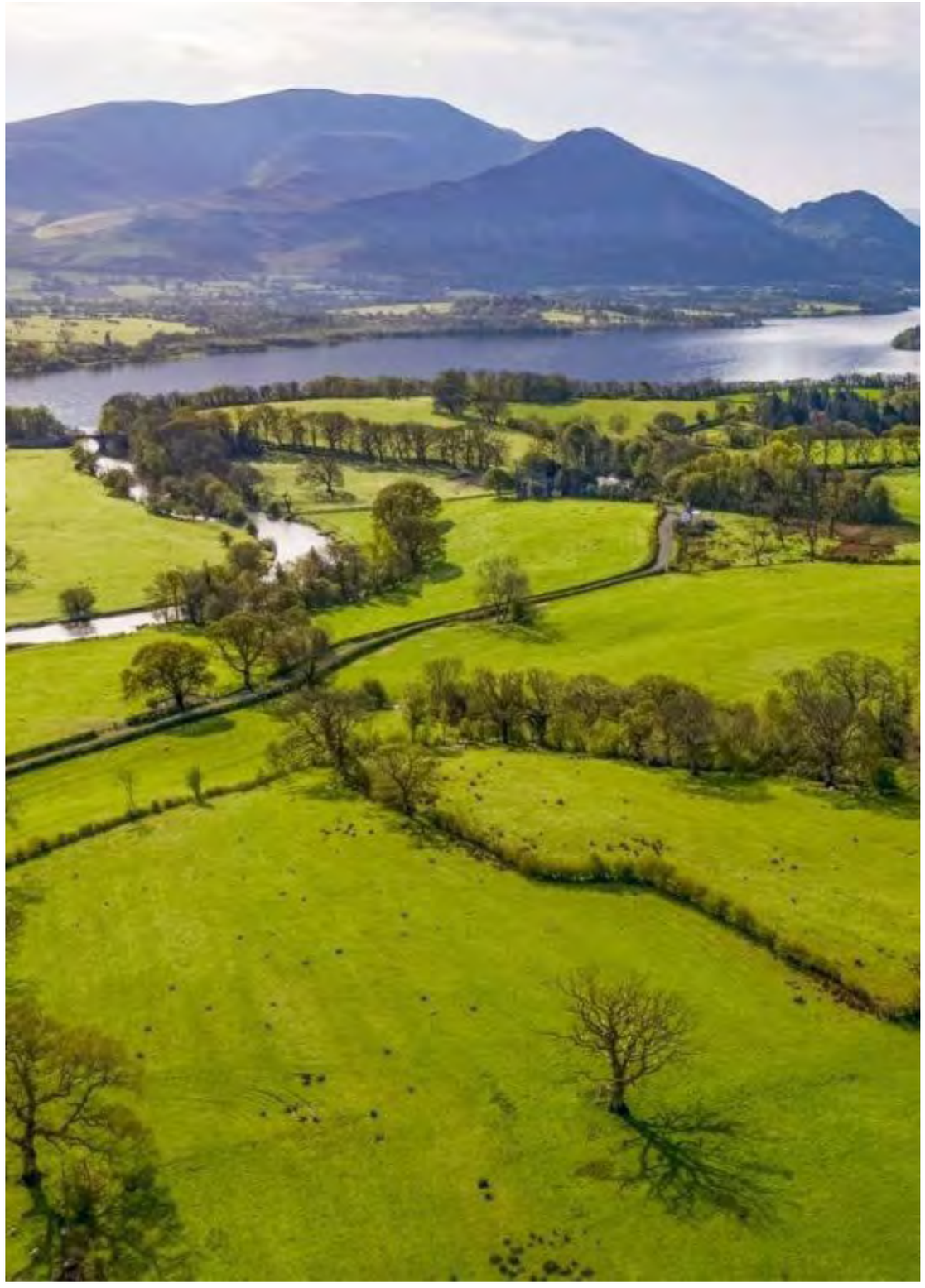

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HIGHAM ESTATE
CUMBRIA

Higham Whole Estate Plan

May 2025

Directors:
Chris Granger
Chloe Granger
Paul Crosby

Associates:
Gordon Blunt
Amy Redman
Andrew Bodenham

Crosby Granger Architects Ltd

The Fellside Centre
Low Fellside
Kendal
Cumbria
LA9 4NH

t: +44 (0)1539 555 300
www.crosbygrangerarchitects.co.uk

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Prepared by: Luke Jackson & Gabriela Popa
Checked by: Luke Jackson

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Higham Estate - View from Higham Hall

Lowfield Farm

1.0| Foreword

It is with pleasure that I share the Whole Estate Plan which provides the ambitions for the future of the Higham Estate for the coming years, and most importantly, for many decades to come.

The Estate came to the open market in 2021, having been in the previous owners' tenure for over 100 years. It was offered to the market in multiple lots. As a proud Cumbrian and having lived in the locality for all of my life, I wish to try and conserve the Estate in its entirety to ensure its protection within a highly prominent and well-loved area of countryside.

My family and I are extremely proud to be the custodians of such an important part of the English countryside. I have always strived to create the very best, whether that be in business, property or personally, as it is my strong belief that doing this will create strong foundations on which to operate. In doing this at Higham, I am confident that this will enable the Estate to thrive and provide multiple local benefits, including to the environment but also the local economy.

The rural landscape and all it beholds is becoming ever more challenging and, in order to protect it for future generations, it is critical that it is carefully managed but most importantly in a way that protects its legacy and our own family reputation.

The proposals within this Whole Estate Plan set in place aspirations for multiple generations to come and something that I personally will never benefit from, but allows a legacy to be left for the benefit of others in the years ahead.

Without such plan and our passion to deliver excellence, landscapes such as Higham just simply will not exist as we know them today for those in the future.

I am extremely excited by this opportunity and to achieve something really amazing with the Estate held under our care.

As a family we intend to consider every decision carefully and create a progressive and positive impact on local communities whilst ensuring that the Estate can become self-sustaining and, in doing so, survive for the future.

This Whole Estate Plan is designed to allow engagement and communication with key stakeholders and the local community to achieve what I hope will be something truly special and a legacy my family and I can be proud of. It is therefore my pleasure to share this document and the many benefits I hope it will bring to the region.

Malcolm Wilson and Family

Context & Setting

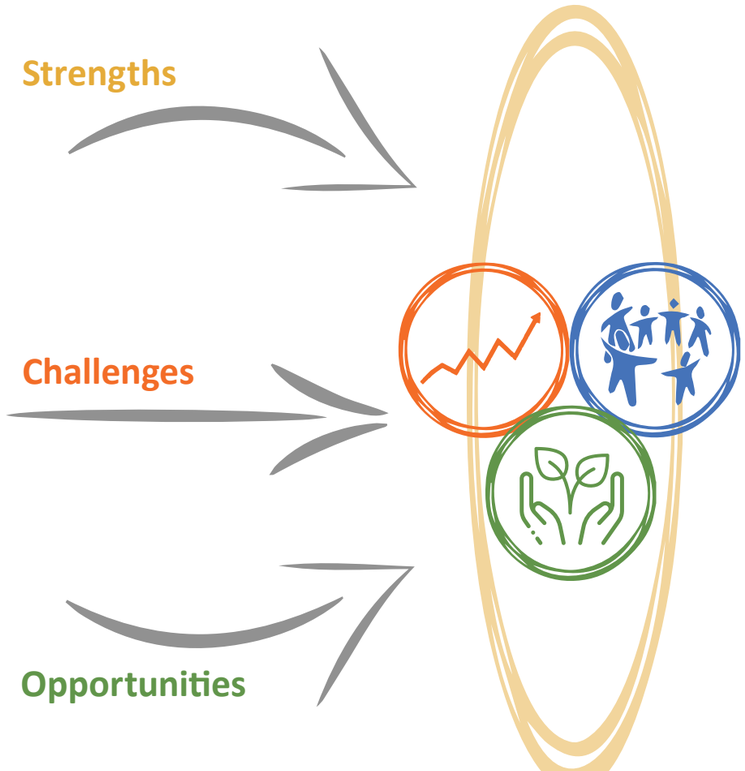
Land Use & Economics

Community & Cultural

Habitats & Biodiversity

Historic Environment

Travel & Tourism



Heart of Higham

Homes for Higham

The Farmstead

Rural Enterprise

Nature Recovery

Connecting Communities

Working the Land

Preserving Our Past

Estate Asset Assessment

The Estate Asset Assessment provides an opportunity to analyse the Higham Estate's diverse elements and activities, referred to as assets. This plan will evaluate each asset, exploring its strengths, challenges, and opportunities to gain a deeper understanding of its impact.

The Higham Estate is interconnected with various external entities, creating a complex and collaborative system. For a clearer analysis, we have categorized the Estate's assets into six distinct groups.

The Vision

The process starts with a vision for the future of the Estate, acknowledging three core principles of a Whole Estate Plan:

Economics

Community

Environment

Action Plan

The strengths, challenges and opportunities of the Estate assets, will then be analysed through the lens of 'The Vision' and underlying 'Shared Objectives' with the Lake District National Park. Through this analysis and evaluation viable actions in the form of 'management strategies' have been developed, with detail of what 'Shared Objectives' would be achieved, to form an Action Plan and holistic strategy for the future of the Higham Estate.

Whole Estate Plan - Core Principles:

Economics

To be financially sustainable to own and operate.

Community

To have a strategy that is in line with community aspirations.

Environment

To generate a positive environmental impact (ecosystem services).

2.0| Introduction

What is a whole estate plan?

The Higham Whole Estate Plan is a holistic approach to land management and development, a process and framework to help arbitrate between land uses and activities.

The Estate is a complex system of parts, all of which interact with each other. The aim of Estate management is to balance those systems with the objectives of being financially sustainable, caring for the local community and its culture and protecting the natural environment. Each aspect of Estate management mutually benefits the others - in the long-term neglecting one will undermine the others.

Estate management has always had to evolve and adapt with the times. The Higham Estate needs to take the next step in its evolution; to be financially sustainable, to move beyond making-do, but to thrive and to ensure the sustainable future of the Estate, not just in terms of economics, but environmentally and culturally as well.

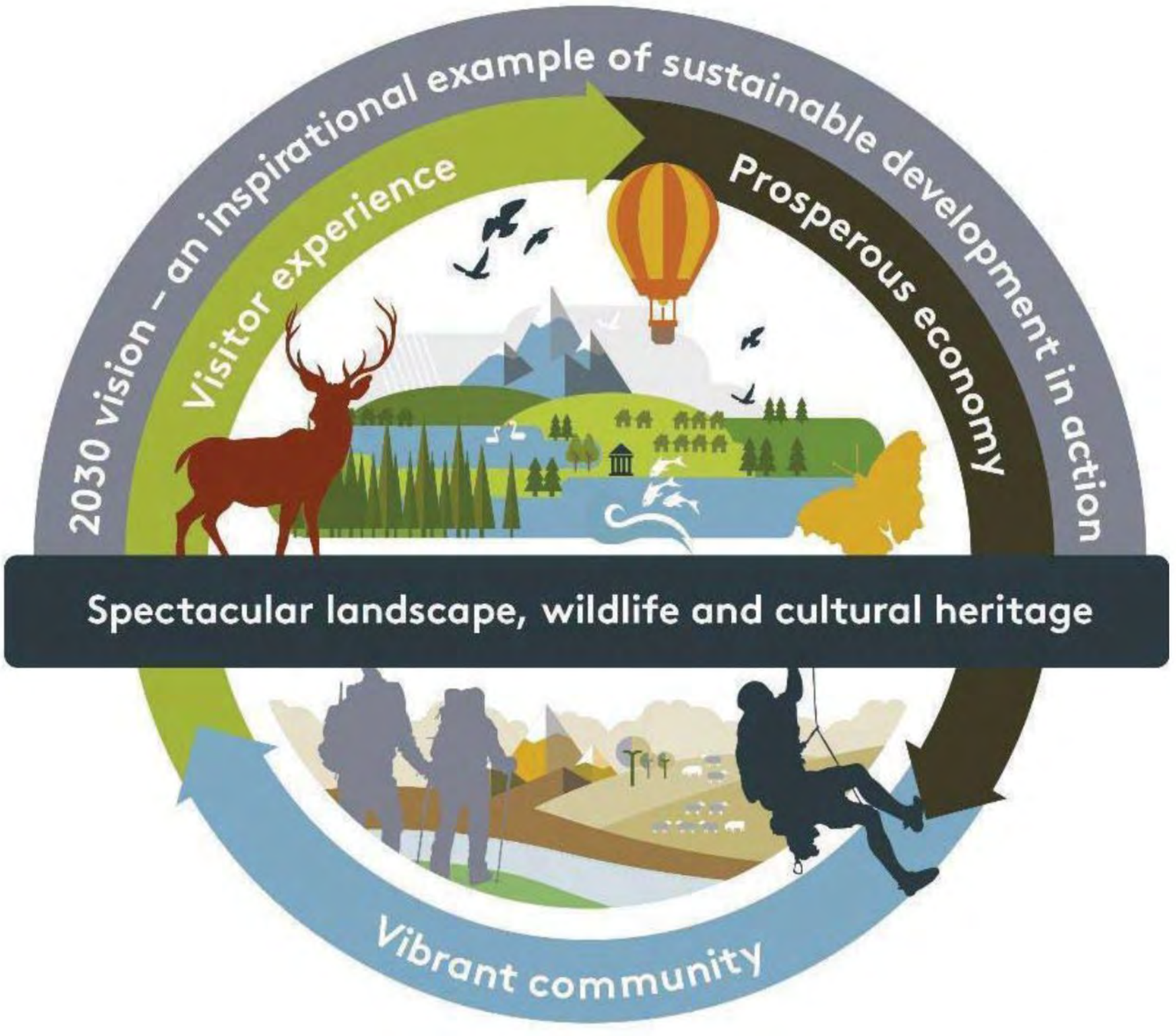
This Whole Estate Plan is an opportunity to create a deeper understanding of the Estate and to create a shared vision, in collaboration with the Lake District National Park and local communities; working together to create an overarching strategy and vision and offering transparency and clarity to all the various local stakeholders. This plan is a live document because life never stands still, and we are always learning and improving upon what we have done. It is intended to be used as a tool to shape and guide the future of the Estate.

How is it achieved?

The Higham Whole Estate Plan is a partnership between the Higham Estate and the Lake District National Park Authority to form a joint vision for the Higham Estate. It brings together the various stakeholders and their representatives- pulling together their knowledge and expertise through research, assessment and analysis to form a holistic plan. The process is illustrated on the opposite page.

Why is it important?

The Higham Estate forms a large area of the northern part of the Lake District National Park, under single ownership and influence. Working at a whole Estate level gives the opportunity to work at a scale to deliver beneficial and lasting impact; environmentally, socially and economically.



Lake District National Park Partnership's Management Plan 2020-2026 - Four Vision Themes

3.0| Higham Estate Vision

Our vision is an expression of what we want Higham to become over the period of the plan. It will guide us in our work over the next 10 to 20 years.

Our vision is born out of the Lake District National Park's own vision and objectives, which are set out both in their Local Plan 'Living Lakes' and the 'Lake District National Park Partnership's Management Plan 2020-2026'.

We will advance the vision, through enabling a deeper understanding of the Estate, building upon its existing strengths, collaborating with local stakeholders to overcome challenges and seeking opportunities to invest in new ideas to improve shared spaces, activities and experiences.

Core Visions for Higham Whole Estate Plan:

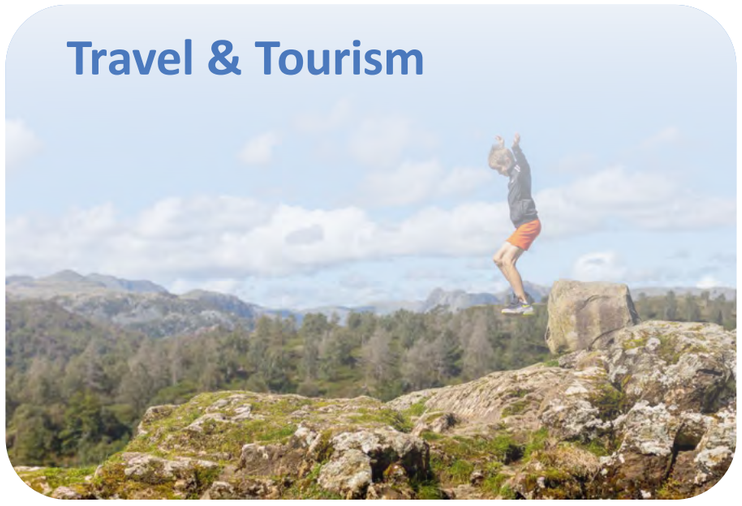
The central thread of the Higham Estate's Vision is to rejuvenate the Estate into an inspirational model of a sustainable rural enterprise.

A community dedicated to preserving and enhancing the spectacular landscape, wildlife, and cultural heritage in every action and decision, ensuring their sustainability for future generations.

An organisation that plays a key role in fostering a prosperous local economy while supporting a vibrant, thriving community.

A destination that complements and showcases a world-class visitor experience, offering both educational and recreational opportunities.

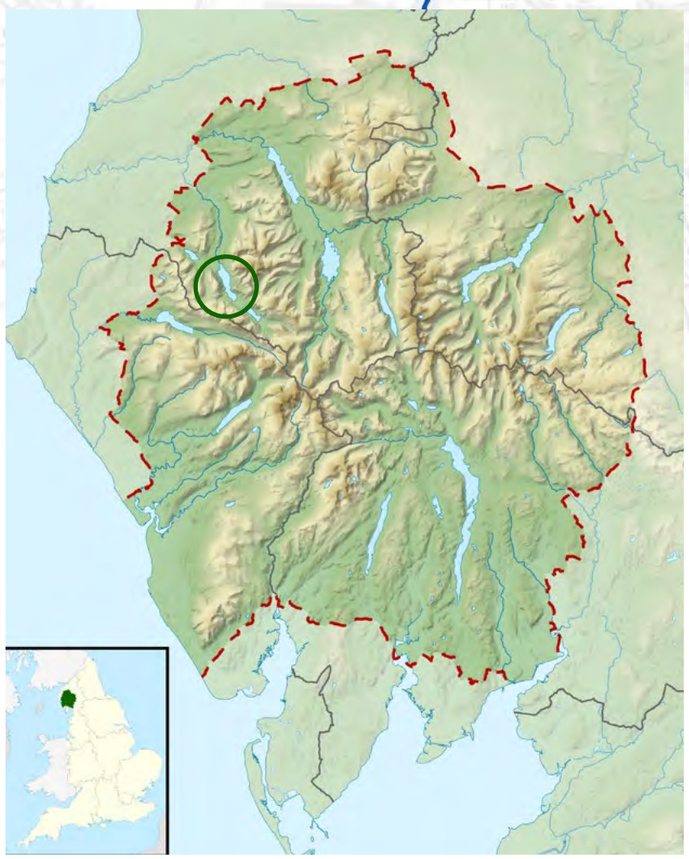
High Barkhouse



4.0| Asset Analysis

This chapter provides an opportunity to explore, analyse and reflect on the diverse elements and activities that make up the Higham Estate, which we collectively refer to as its assets. The aim is to examine each asset in depth—considering its unique qualities and strengths, assessing what functions well, identifying challenges, and uncovering potential opportunities. This thorough evaluation will offer a more comprehensive understanding of the Estate.

In approaching the Estate's assets, we have adopted a broad perspective, recognising that the Higham Estate is not an isolated entity. It is intricately connected to a wider network of relationships with various external and internal elements, all of which interact to form a complex, interdependent system. To facilitate this analysis, we have categorized the Estate's assets into six distinct groups, enabling a structured approach to their evaluation.



Cockermouth

Higham Estate

A66

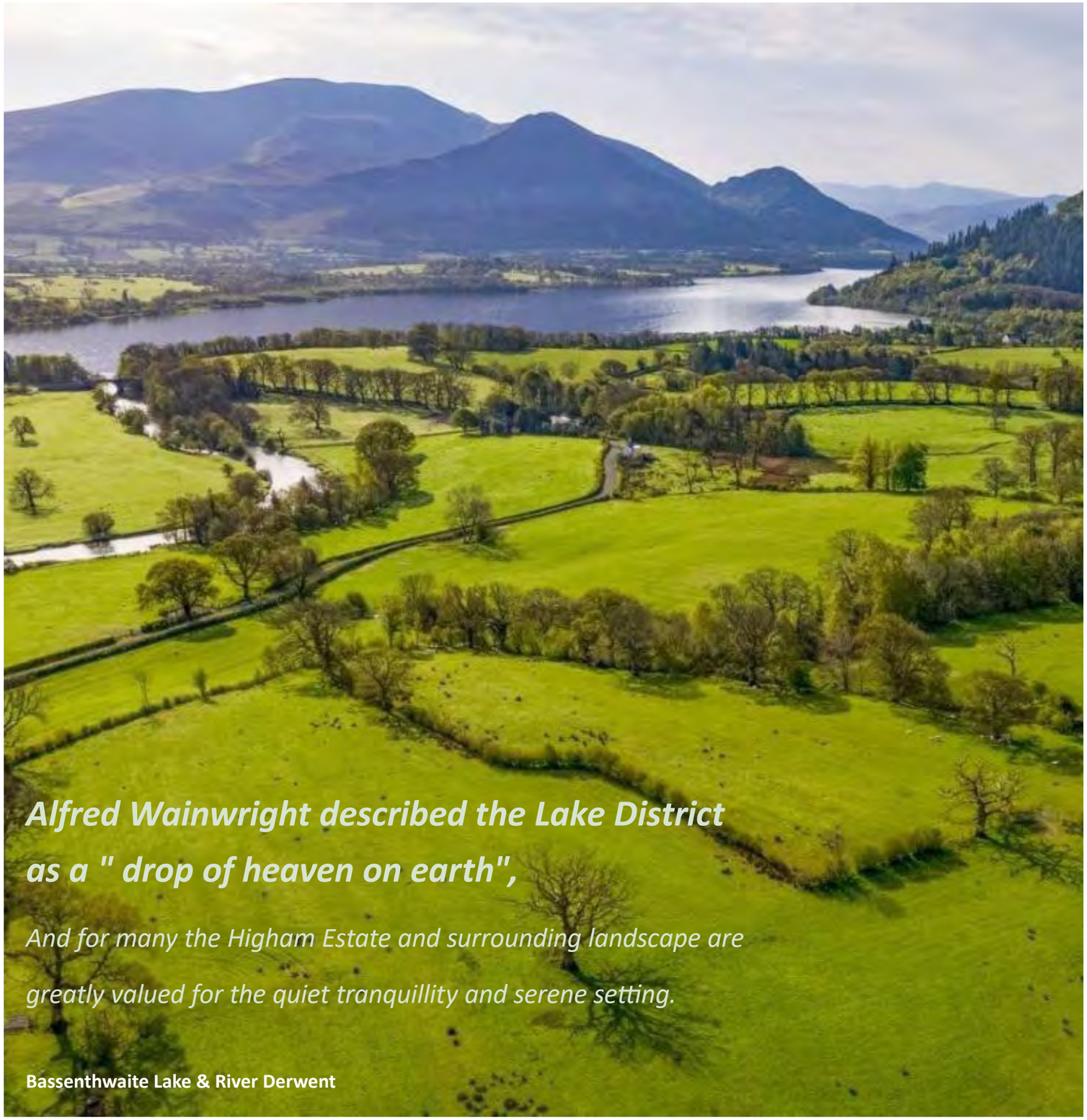
Lake Bassenthwaite

Skiddaw Mountain Range

A66

Keswick

Higham Estate Location



Bassenthwaite Lake & River Derwent

4.1 Context & Setting

The Higham Estate is a privately managed Estate located in the north-west of England, at the northern edge of the Lake District National Park, a UNESCO World Heritage Site. It is situated on the north-western shore of the stunning Bassenthwaite Lake and bordered by the River Derwent to the north. The River Derwent and Bassenthwaite Lake are both Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC), with Bassenthwaite Lake also being a National Nature Reserve, further emphasising the ecological, environmental and cultural significance of the Higham Estates context and setting.

The Estate lies adjacent to the attractive villages of Embleton and Dubwath, situated adjacent to the main A66 road, 7.5 miles north-west of Keswick, 4 miles east of Cockermouth, and 20 miles from Penrith.

The Estate spans approximately 1,170 acres (475 hectares) and encompasses a diverse range of landscapes, habitats, and buildings, including lake and riverbanks, lowland fens, parkland, farmland, deciduous and coniferous woodlands, as well as farm and commercial buildings, and residential properties. Stretching from the tranquil shores of Bassenthwaite Lake to the summit of Elva Hill at 241 meters above sea level, the Estate offers breathtaking views from various viewpoints. Alfred Wainwright described the Lake District as a “drop of heaven on earth,” many consider the Estate and its surrounding landscape to be a place of quiet tranquillity and serene beauty. Much of this peaceful atmosphere can be attributed to the high level of protection the area receives. The Estate’s combination of natural beauty, rich cultural heritage and diverse ecological environments underscores its significant role and contribution to the Lake District National Park and UNESCO World Heritage Site.

Lowfield Farm: Unused & rundown heritage assets..

Lowfield Farm

Planning Policy Context

Policy 19:

Development opportunities on privately managed Estates will be supported where a proposal demonstrates sustainable practices and outcomes and is in accordance with an up to date endorsed Whole Estate Plan (WEP) that delivers and secures multiple wider public benefits. These can include:

- **Employment and enterprise opportunities**
- **Sustainable access**
- **Social and cultural facilities**
- **Environmental enhancements**
- **Conserving and enhancing heritage assets**
- **Improvements to land management.**

Setting the scene:

The economic, cultural and environmental significance of the Higham Estate's setting and designations, including World Heritage Site, National Park, National Nature Reserve, Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC), bring with it a varied spectrum of legislation, planning policy, guidance and management plans, that are all interlinked and that need to be considered in shaping the formation of a Whole Estate Plan for the Higham Estate. These primarily include:

- Environment Act (2021).
- National Parks and Access to the Countryside Act 1949, as amended by the Section 61 Environment Act (1995) in respect of the statutory purposes of national parks.
- Local Plan 'Living Lakes' – focus on Policy 19 'Agricultural and land-based rural business diversification'.
- National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).
- 'Lake District National Park Partnership's Management Plan 2020-2026'
- World Heritage Site (WHS) Nomination Dossier.
- Bassenthwaite Lake National Nature Reserve (NNR) Management Plan
- Cumbria Local Nature Recovery Strategy

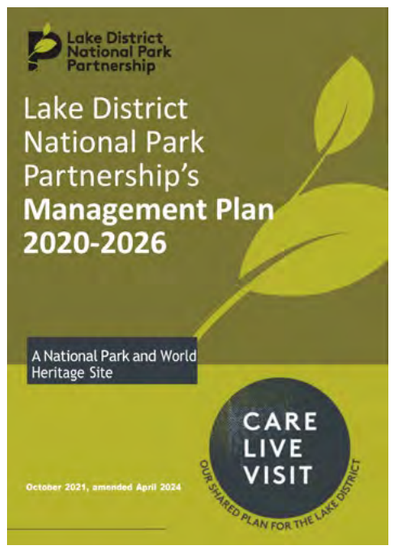
Local Plan 'Living Lakes':

The relevant Development Plan in relation to the Higham Estate is the Lake District National Park Local Plan 2020-2035. The Local Plan was adopted in May 2021. A detailed appraisal of Policy 19: Agricultural and land-based rural business diversification is undertaken below. Other relevant Local Plan policies and guidance has been identified later in this section.

Policy 19: Agricultural and land-based rural business diversification

Policy 19 supports in principle the diversification of agricultural and land based rural businesses. This is in order to sustain the rural economy and communities, and the character of the landscape and environment of the National Park. A strategic objective of Policy 19 is to support the long-term sustainability of privately managed Estates. In doing so policy seeks to protect and sustain the contribution they make to the authenticity of the 'Special Qualities' and attributes of 'Outstanding Universal Value' of the Lake District National Park.

Policy 19 provides specific support for diversification proposals on privately managed Estates. Development opportunities on privately managed Estates will be supported where a proposal demonstrates sustainable practices and outcomes and is in accordance with an up to date endorsed Whole Estate Plan (WEP) that delivers and secures multiple wider public benefits.



Lowfield Farm: Unused & rundown farm outbuildings..

Lowfield Farm

Setting out a broad vision:

It is envisaged that the Whole Estate Plan will set out a broad vision for:

- **Landscape management and restoration.**
- **The conversion and re-use of existing traditional buildings to secure their long-term use and fabric.**
- **Farm and business diversification to support existing operations and promote appropriate new uses.**
- **Improved visitor accommodation and facilities.**
- **Improved sustainable transport and travel within, through and beyond the Estate.**

Policy Implementation:

WEP's are intended to be a document prepared by individual land-owning Estates. They set out the assets of the Estate and the opportunities and challenges which the Estate may encounter and describes their plans for the future. WEP's should include environmental and social assets, public benefits, and issues as well as economic development projects.

The Higham Estate has begun the process of preparing a Whole Estate Plan. This WEP document will conform to the requirements of policy 19, as detailed in an advice document shared by the LDNPA (see Appendix 4). It thereby provides clear baseline information about the Estate. This is then used firstly to identify appropriate opportunities for the development of the Estate and thereafter aid decision making for both the Estate and the National Park Authority when determining future planning applications.

It is acknowledged that the inclusion of a development proposal within a WEP will not guarantee a subsequent grant of planning consent. Indeed, any proposals will still need to comply with the other relevant development plan policies, as well as taking into consideration any relevant material planning considerations. Notwithstanding this, the Higham Estate recognises the specific value of an endorsed WEP as a document that will not only set out the strategic vision and identify broadly sustainable outcomes but also itself be an important material planning consideration.

We believe that a well-conceived and endorsed WEP capable of delivering appropriate outcomes will carry significant weight in the determination of any future planning applications.

Summary of the Relevant Planning Context and Proposals:

The Authority through Policy 19 explicitly recognises that development is needed to sustain the important socio-economic and environmental contributions of the Higham Estate and to secure the delivery of wider public benefits. The Higham Estate will prepare and seek endorsement of a WEP, which will identify and enable development opportunities across the Estate. The WEP will inform decision making for both the Estate and the Lake District National Park Authority (LDNPA) and form an important material planning consideration.

Other Local Plan Policies and Guidance:

Whilst the adopted Local Plan must be considered as a whole when making planning decisions, the following other Lake District National Park Local Plan policies are likely to be the most relevant to any application:

- Policy 01: National and international significance of the Lake District
- Policy 02: Spatial Strategy
- Policy 04: Biodiversity and geodiversity
- Policy 05: Protecting the spectacular landscape
- Policy 06: Design and Development
- Policy 07: Historic Environment
- Policy 15: Housing
- Policy 18: Sustainable tourism and holiday accommodation
- Policy 20: Renewable and low carbon energy
- Policy 21: Sustainable access and travel
- Policy 22: Vehicle parking to improve sustainable transport
- Policy 24: Lakeshore development

National Planning Policy Framework (NPPF):

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. It is a material consideration in the determination of planning applications. Paragraph 84 (Supporting a prosperous rural economy) of the NPPF states:

Planning policies and decisions should enable:

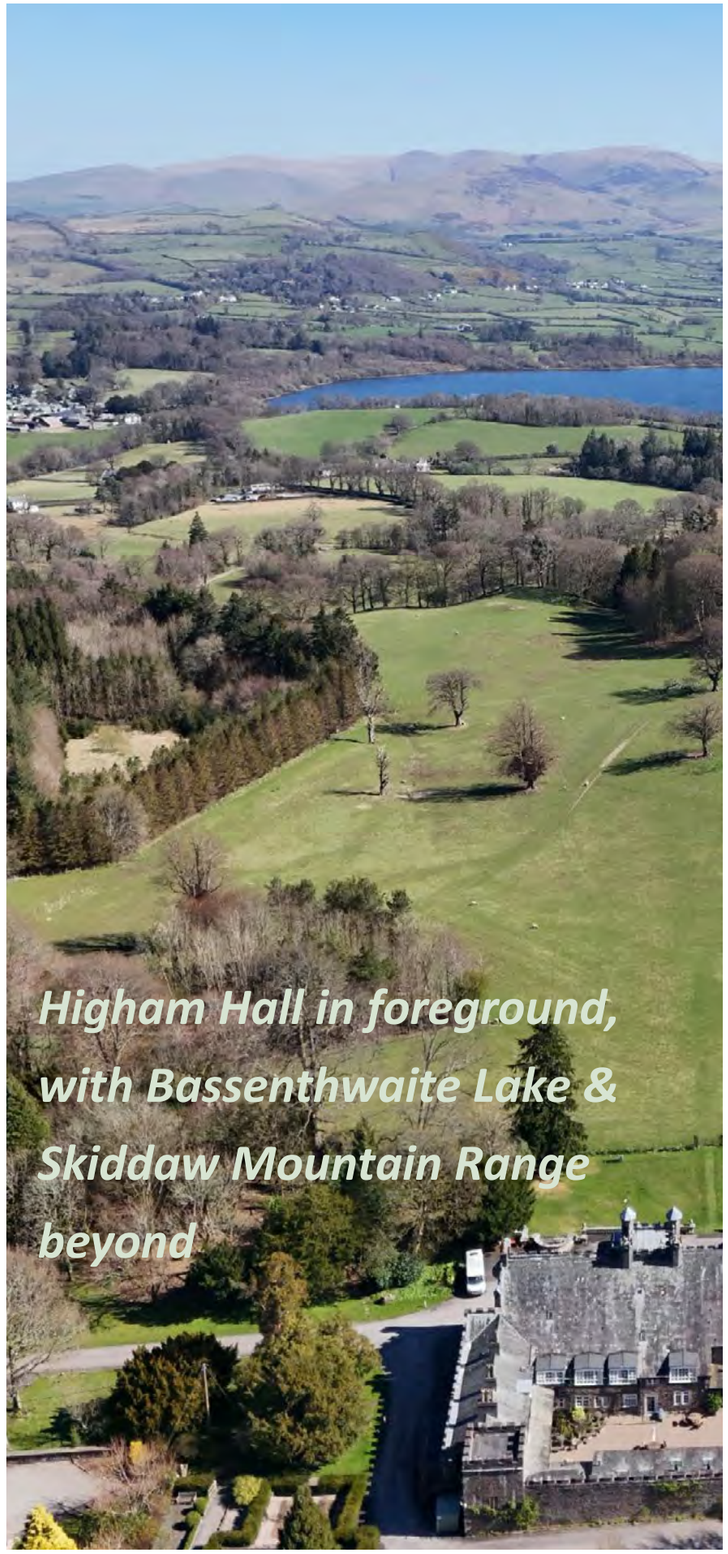
(a) The sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings.

(b) The development and diversification of agricultural and other land-based rural businesses.

(c) Sustainable rural tourism and leisure developments which respect the character of the countryside.

(d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

National Park 'Special Qualities'		Summary of World Heritage Site attributes of 'Outstanding Universal Value'		Higham Estate Contribution	Relevant Asset Section:
1	**A world class cultural landscape**	• Extraordinary beauty and harmony	✓	• A unique, picturesque and spectacular landscape formed from both natural and man-made processes.	4.1 Context & Setting
2	**Complex geology and geomorphology**	• Extraordinary beauty and harmony • Local industries	✓	• The bedrock at Higham is the same as the Skiddaw group of mountains. These rocks are found mainly in the north of the National Park and the mountains they form are mostly smooth and rounded.	4.1 Context & Setting
3	**Rich archaeology and historic landscape**	• Extraordinary beauty and harmony • Local industries • Towns and settlements - (Vernacular buildings)	✓	• The landscape around Higham is rich in archaeological history, peppered with old quarries, sand pits, ancient field enclosures and ancient woodlands. • Elva Plain stone circle. • Deserted Medieval Village at Setmurthy	4.5 Historic Environment
4	**Unique farming heritage and concentration of common land**	• Agro-pastoral system	✓	• The Higham Estate has five historic farmsteads (once six with Low Barkhouse / Lakes Distillery), two of the farms are still in active use. • A significant part of the Higham Estate still retains the old ancient enclosure field boundaries.	4.5 Historic Environment
5	**The High Fells**	• Agro-pastoral system – (commons)	✓	• Elva Plain 241m above sea level with spectacular views of Skiddaw. • Setmurphy Common	4.1 Context & Setting
6	**Wealth of habitats and wildlife**	• Agro-pastoral system – (semi-natural habitats created and sustained as a result of a continuing agro-pastoral systems)	✓	• 1,170 acres (475 hectares) of diverse range of habitats, including lake and riverbanks, lowland fens, ponds, parkland, farmland, deciduous and coniferous woodlands.	4.4 Habitats & Biodiversity
7	**Mosaic of lakes, tarns, rivers and coast**	• Extraordinary beauty and harmony	✓	• Situated on the north-western shore of the stunning Bassenthwaite Lake and bordered by the River Derwent to the north.	4.4 Habitats & Biodiversity
8	**Extensive semi-natural woodlands**	• Local industries – (management of woodland)	✓	• Wide variety of woodland habitats.	4.4 Habitats & Biodiversity
9	**Distinctive buildings and settlement character**	• Towns and settlements • Villas, gardens and formal landscapes	✓	• Good range of farmhouses and associated barns and outbuildings, some of which have considerable heritage significance.	4.5 Historic Environment
10	**A source of artistic inspiration**	• Sites and collections associated with the Picturesque and Romanticism	✓	• Higham Hall and associated surrounding parkland landscape, give spectacular views out across Skiddaw and the northern fells,	4.1 Context & Setting
11	**A model for protecting cultural landscapes**	• Landscape conservation	✓	• Extraordinary beauty and harmony	4.5 Historic Environment
12	**A long tradition of tourism and outdoor activities**	• Early tourism	✓	• Bassenthwaite Lake Station • Historic landings on Bassenthwaite Lake • Elva Plain Stone Circle	4.6 Travel & Tourism
13	**Opportunities for quiet enjoyment**	• The ability of people to experience the spirit and feeling of the Lake District	✓	• Bassenthwaite Lake is one of the quietest lakes in the Lake District.	4.6 Travel & Tourism



Higham Hall in foreground, with Bassenthwaite Lake & Skiddaw Mountain Range beyond

World Heritage Site & National Park

Other Supporting Documentation:

Lake District National Park Partnership's Management Plan 2020-2026:

The Partnership's Plan is the management plan for the Lake District both as a National Park and World Heritage Site. It outlines the single management approach agreed by a collection of 25 key organisations. The Lake District National Park Local Plan was prepared in the context of the 'Lake District National Park Partnership's Management Plan 2020-2026' and reflects the position of the Lake District as a National Park and a World Heritage Site. The plan sets out the 2030 Vision for the Lake District and identifies objectives and actions in order to achieve the Vision.

The plan sets out to support the future of the wider rural economy and to ensure that the effective delivery of the Plan achieves shared ambitions to celebrate, sustain and enhance the Lake District National Park's Vision and 'Special Qualities', and World Heritage attributes of 'Outstanding Universal Value'.

World Heritage Site - Nomination Dossier:

The Nomination Dossier sets out the case for why the English Lake District has been awarded World Heritage Site status, it consists of four volumes:

- Volume 1: Nomination Document
- Volume 2: Valley Descriptions and History
- Volume 3: Appendices – Section 7.b Texts
- Volume 4: Lake District National Park Partnership's Management Plan 2020-2026

Volumes 1, 2 and 4 are particularly relevant to the WEP process, as there is scope for development opportunities to contribute to the preservation and enhancement of the 'Special Qualities' and attributes of 'Outstanding Universal Value', in particular the agro-pastoral landscape.

National Park 'Special Qualities' incorporating WHS attributes of 'Outstanding Universal Value':

The 'special qualities' of the Lake District National Park are 13 attributes that describe the reasons why this area has been designated a National Park. The Lake District National Park later became a UNESCO World Heritage Site in 2017. When UNESCO made the Lake District a World Heritage Site, parts of these 'special qualities' also became its attributes of 'Outstanding Universal Value', the reasons why it is a World Heritage Site.

The Higham Estate exhibits and contributes to the majority of these 'Special Qualities' and attributes of 'Outstanding Universal Value', as illustrated on the opposite page.

Relevant LDNP Special Qualities in relation to Context & Setting and Higham Estates Contribution:

(1) A world class cultural landscape:

A unique, picturesque and spectacular landscape formed from both natural and man-made processes.

(2) Complex geology and geomorphology:

The underlying bedrock at Higham is the same Kirk Stile Formation (mudstone and siltstone) as the Skiddaw group of mountains, the oldest rocks in the Lake District. They were formed as black muds and sands settling on the seabed about 500 million years ago. They have since been raised up and crumpled and squeezed. These rocks are found mainly in the north of the National Park and the mountains they form are mostly smooth, though many streams have cut deep gorges.

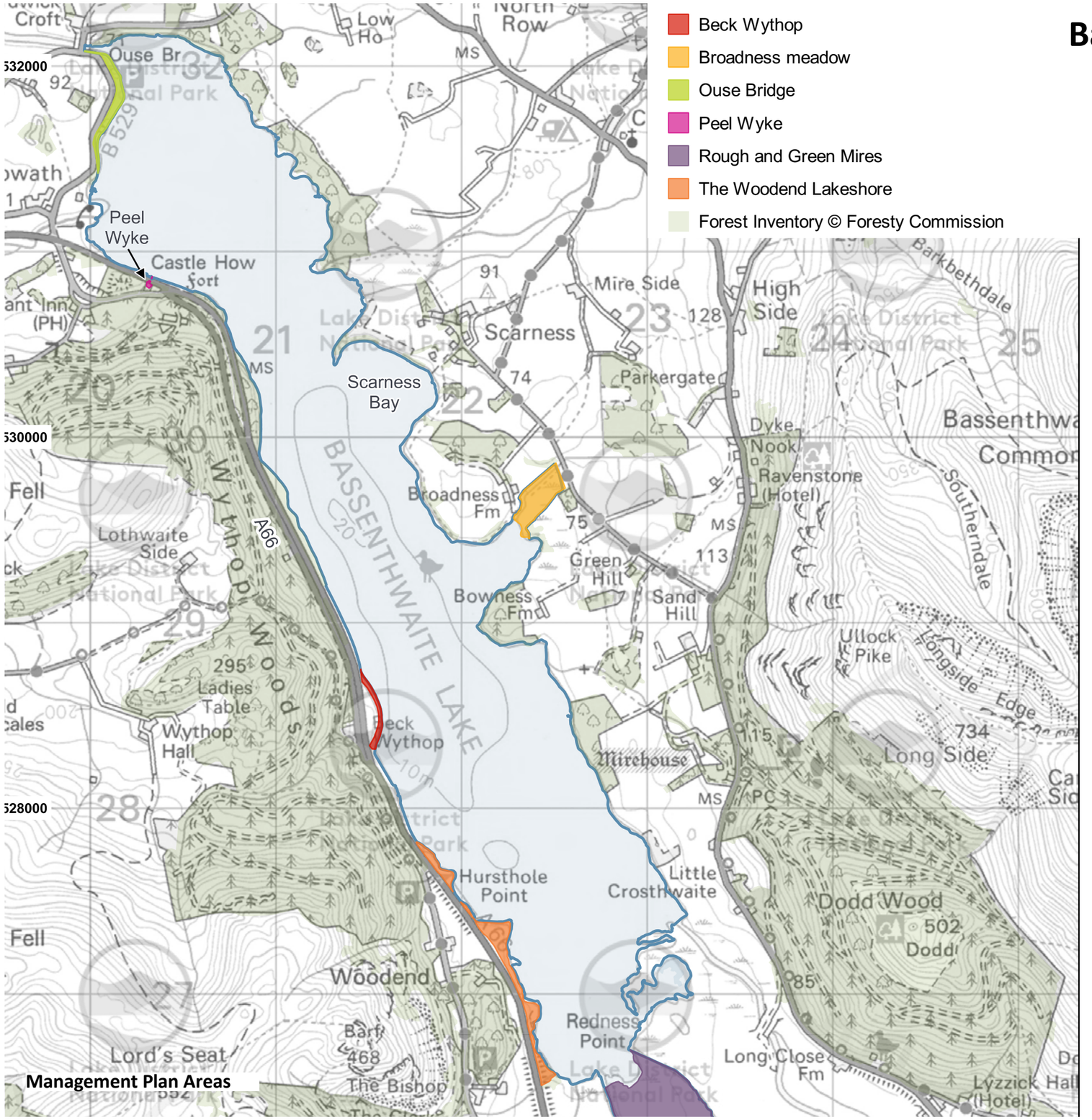
(5) The High Fells:

Elva Hill reaches a height of 241m above sea level, by no means the largest fell in the Lake District, but still gives inspiring and spectacular views to the east, dominated by Skiddaw, across Bassenthwaite Lake, allowing people to "get away from it all" and experience a feeling of wildness.

(10) A source of artistic inspiration:

Higham Hall and its associated surrounding parkland landscape, give spectacular views out across Skiddaw and the northern fells, Pevsner, in 1967, described Higham Hall as "a rarity in the county". Higham Hall is now a residential centre for artistic pursuits.

Bassenthwaite Lake National Nature Reserve



Bassenthwaite Lake National Nature Reserve (NNR) Management Plan:

Bassenthwaite Lake National Nature Reserve (NNR) Management Plan will guide how the Park intend to manage the NNR for the next five years with resources available. As landowner and land manager, the Lake District National Park Authority is required to maintain an up-to-date management plan for Bassenthwaite Nature Reserve to:

- Manage priority wildlife and habitats identified by Natural England, UK/EU law
- Address issues identified by landowners, lake users, permit users, stakeholders.
- Offer lakeside recreation at Peel Wyke, Beck Wythop, Woodend
- Focus on outcomes: how and where we can make a difference over five years

Reference to this document will be explored further within section 4.4 on Habitats & Biodiversity.

Pevsner, in 1967, described Higham Hall as

“a rarity in the county”

Higham Hall

Higham Estate History

Summary of key Historical dates:

- **1500-1700** – 'The High' flourishing Estate ran by Fisher family for around 150 years. Then taken over by the Senhouse family.
- **1775** – Joseph Hoskins married Elanor Senhouse – both died in the 1820s.
- **1828** – Thomas Hoskins, the grandson of Alexander Hoskins, magistrate and landowner of Great Broughton, stepped in to save the farm for the Hoskins family and create Higham the manor house, in the Gothic style. Thomas A. Hoskins was Chairman of Cockermouth, Keswick & Penrith Railway Company.
- **1904** – Hoskins Family occupied the Hall for 76 years, until it was auctioned off and Estate purchased by Joseph Fisher.
- **1947** – Death of George Fisher, Higham Hall transferred to treasury.
- **1951** – Higham Hall Used by Youth Hostels Association
- **1955** – Higham Hall sold to Cumberland County Council, then used as boarding school for girls with special needs.
- **1974** – The school was closed.
- **2007** – Cumbria County Council sold Higham Hall to an independent educational trust.
- **2022** – Higham Estate purchased by M-Sport, founder Malcolm Wilson OBE.

Not much is known about the Higham Estate's early history, however during the 16th and 17th Century it flourished under the Fisher Family for approximately 150 years. It was then taken over by a family called Senhouse and then through marriage passed to the Hoskin family, with the marriage of Joseph Hoskins and Elanor Senhouse, in 1775.

In 1828, Thomas Hoskins the Chairman of the Cockermouth, Keswick & Penrith Railway Company and grandson of Alexander Hoskins, magistrate and landowner of Great Broughton stepped in to save the farm for the Hoskins family (when the couple died) and created Higham Hall, in the Gothic style. The hall was built on the site of a much older Estate. Once known as 'The High'. Higham Hall gave spectacular views out across Skiddaw and the northern fells, where there was also sight of the railway which ran along the route of the current A66. In 1986, the house and stone curtain wall became Grade II listed.

The Estate was auctioned off in 1904 and bought by Joseph Fisher, a descendant of a family that had farmed in that area for over 200 years.

A coat of arms on the ceiling at Higham Hall

When Fisher's son George took over at Higham, he had the stone balustrades on the terrace installed. It had come from Haggerston Castle in Northumberland which was being dismantled in the 1930's. It was as a guest of George's second wife, Rosaltha, that Arthur Ransome, came to Higham. He and Rosaltha were both keen on fishing and she and the author of Swallows and Amazons would fish the Derwent.

When Joseph's son (George Fisher) died in 1947, Higham Hall was transferred to the Treasury, with the remainder of the Estate staying in the ownership of the Fisher Family. From 1951, the building was used by the Youth Hostels Association, until 1955, when it was sold to Cumberland County Council. It re-opened the following year as a boarding school for girls with special needs. In 1974, the school was closed. In 2007, Cumbria County Council sold the hall to an independent educational trust (it's current owner), supporting lifelong learning in the arts, humanities and natural history through workshops, lectures and residential courses.

The large part of the Estate was put up for sale in 2021, with some parts of the Estate still being retained by the Fisher Family. The Estate was purchased by M-Sport in 2022 and its founder Malcolm Wilson OBE; a local car businessman and motorsports enthusiast from Cockermouth turned national rally car champion and founder of a world leading motorsports enterprise. The Estate was purchased as a mutually beneficial investment into the local community and landscape.

The Higham Estate has evidently evolved through changing times, with the Estate lands and Higham Hall having formed the centre of the Parish and supported many generations of farming families and the wider community. The Higham Estate has played an important role as custodian of over 1,171 acres of farm and woodland, supporting a diverse variety of ecological habitats. In recent years, the Higham Estate has been less of a focal point to the community. This is partly due to the changing nature of farming, which is moving away from general labour to mechanised processes and systems. It has therefore become less of an economic source of wealth for the wider community, with limited investment and vision into the economic sustainability of the Estate. This has been to the detriment of wider economic, community and environmental assets, within and surrounding the Estate, including local jobs, buildings of heritage interest, local habitats and ecology and community aspirations.

This is why the Estate has adopted a vision that focuses on a prosperous local economy, supporting a vibrant community and together sustaining a spectacular landscape, its wildlife and cultural heritage.

Lot 1

Lot 2

Lot 3

Lot 4

Lot 5

Lot 6

Lot 7

Lot 8

Lot 9

Lot 10

Lot 11

Lot 12

The Higham Estate - c. 1,171.41 acres

- Lot 1 - c. 207.84 ac
- Lot 2 - c. 123.90ac
- Lot 3 - c. 38.50 ac
- Lot 4 - c. 119.82ac
- Lot 5 - c. 71.68 ac
- Lot 6 - c. 225.31 ac
- Lot 7 - c. 153.05 ac
- Lot 8 - c. 202.89 ac
- Lot 9 - c. 13.64 ac
- Lot 10 - c. 1.24ac
- Lot 11 - c. 1.73 ac
- Lot 12 - c. 11.81 ac

2021 Sales Higham Estate lotting plan

Contextual Analysis:

Strengths:

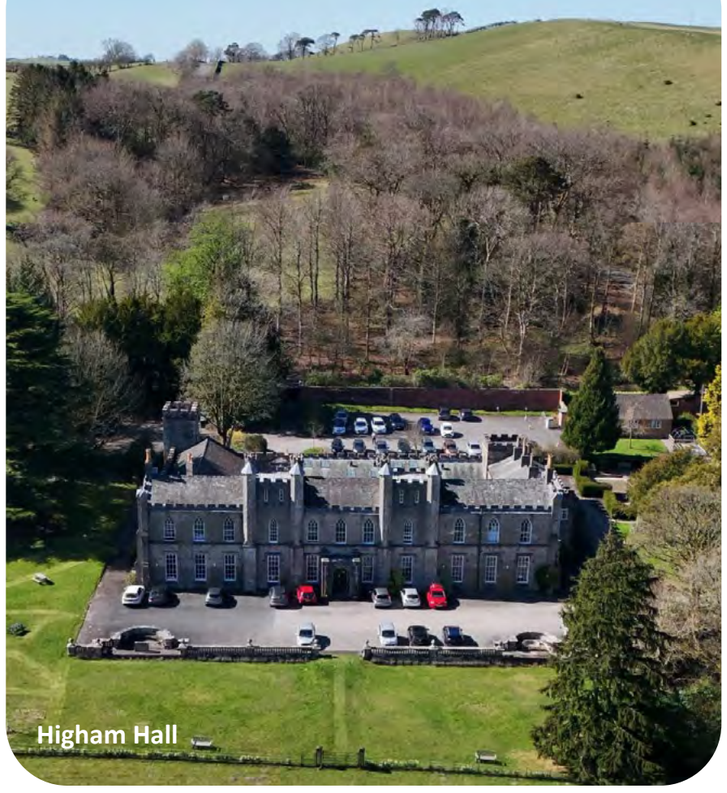
Land Security: The Higham Estate has gradually reduced in size over time, with parcels of land and properties, such as Higham Hall, the area surrounding East Crag, and the buildings at Low Barkhouse Farm (home of the Lakes Distillery), being sold off. While there are valid reasons for selling assets, once sold, they are lost. As discussed in Section 4.2 on 'Land Use and Economics,' smaller land holdings often lack the critical mass needed to remain economically sustainable. At one point, the Estate was on the verge of being divided into 12 separate lots. However, due to the vision and values of M-Sport's founder, a commitment was made to conserve the Estate in its entirety. The current ownership structure under M-Sport ensures long-term protection and mitigates the risk of parts of the Estate being sold due to inheritance laws.

Strategic Location: The Estate is situated within the stunning Lake District National Park and World Heritage Site, offering an exceptional natural setting. Its geographical location is highly advantageous, providing both accessibility and scenic beauty. The Estate also boasts a rich local history, which can be explored by visitors, further enhancing its appeal. Additionally, a range of local policies and guidance documents are in place to safeguard and protect this spectacular landscape for future generations.

Local Connections: The founder of M-Sport has deep local roots and strong connections to Cockermouth and its surrounding areas. M-Sport has made significant contributions to the local economy and community. The estate seeks to mirror this commitment to excellence by applying the same dedication to high standards and quality in its management. This approach aims to ensure the estate's sustainability while also benefiting the local community and broader environment.

Challenges:

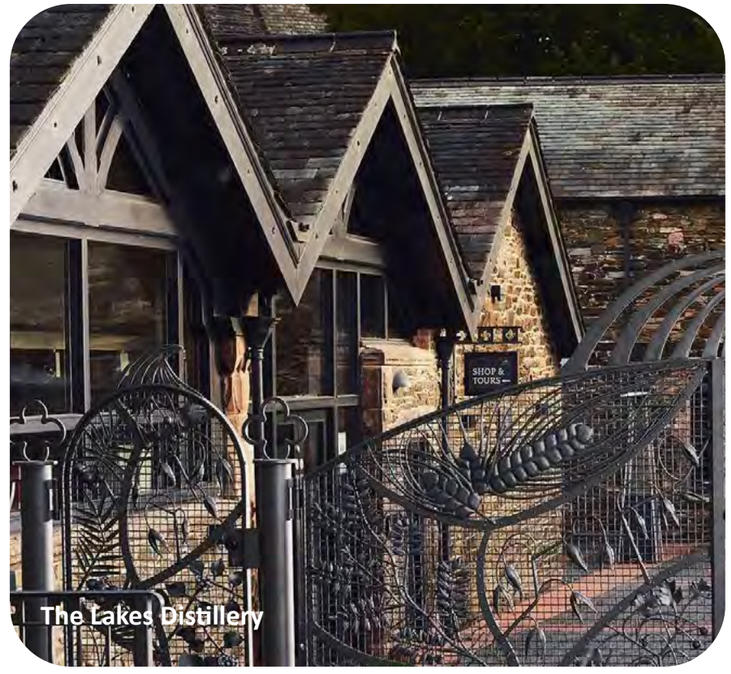
Absence of a Historic Focal Point for the Estate: Many Estates equivalent to Higham have an attractive grand historic building that forms an administrative centre to the Estate. These buildings, though expensive to run and maintain, are an attraction for visitors and are well placed to host a whole variety of uses such as a visitor centre, museum, café or educational facilities that can both serve the community and generate additional revenues for the Estate, whilst providing a picturesque focal point and source for marketing. Unfortunately, the Higham Estate now lacks this form of historical asset, and the benefits it can bring.



Higham Hall

Opportunities:

Diversification: The changing nature of farming has led to the consolidation of farms and their centres of operation, so that they can benefit from economies of scale. Several groups of farm buildings within the Estate are now under used or vacant, not being suitable for modern agricultural practices, requiring alternative uses and diversification from agriculture. This gives the opportunity of land and buildings available to create a new focal point for the Higham Estate, putting a new heart back into Higham, that can act as a catalyst for future change. The Lakes Distillery, the farm buildings of which used to form part of the Higham Estate, is a great example of where with the right vision and investment a World Class visitor attraction can successfully transform and rejuvenate a group of old buildings, preserve their heritage value, support and contribute to a vibrant community and prosperous locally economy.



The Lakes Distillery

LEGEND:

- Higham Estate Blue line ownership
- In-Hand Woodland
- Elva Plain Farm
- Bully House Farm
- Lowfield Farm (short term tenancies)
- Active Farmsteads
- Inactive Farmsteads

Lowfield Farm

High Barkhouse

Low Barkhouse

Higham Estate Woodland

Elva Plain Farm

Lake Frontage

Brathay Hill Farm

Elva Plain

Bully House Farm

Higham Estate Post-purchase

4.2 Land Use & Economics

The Higham Estate comprises of 1,171.41 acres of farmland and woodland. The farmland was historically managed as 6 separate farmsteads, with all the woodland being managed by a separate entity.

The income stream for the Estate is agricultural, commercial and residential rents in addition to grazing and building licence fees. The standards and condition of the land and buildings mean that rents are low compared to more productive agricultural land and modern, compliant buildings.

The level of rental income across the Estate, covers only approximately 40% of the Estate's running costs which leaves a significant shortfall. This is unsustainable for the Estate.

Farming:

The Higham Estate spans approximately 1,170 acres, predominantly classified as Grade 4 and 5 land, which is considered Poor to Very Poor for agricultural use, limiting the potential to generate significant income from farming. The Estate includes two tenanted farms and several short-term grazing licences across its entire area.

The nature of farming across the Estate is typical of the area for the upland location and due to the nature of the land, is low-input grazing of sheep and cattle and mowing. Due to the climate and location of the Estate, there are restrictions on exploring other, more profitable, farming operations e.g. poultry/pigs/arable which limits the overall sustainability of individual farm holdings on the Estate long term.

There is a requirement for improved infrastructure to increase output year-round for cash flow and viability. The land can support a good stocking number however, due to the climate of the Estate, which restricts the productive capacity, particularly for all-year round feed, there is limited earning potential for the individual holdings.

Farming and running a successful business within the area is possible. However, this relies heavily on how strongly geared a farming business is and requires much larger stock numbers on more improved grassland than is currently present at Higham. Many farming businesses within the area rely on subsidised work or well-run diversifications that complement the farming operations to make this possible.

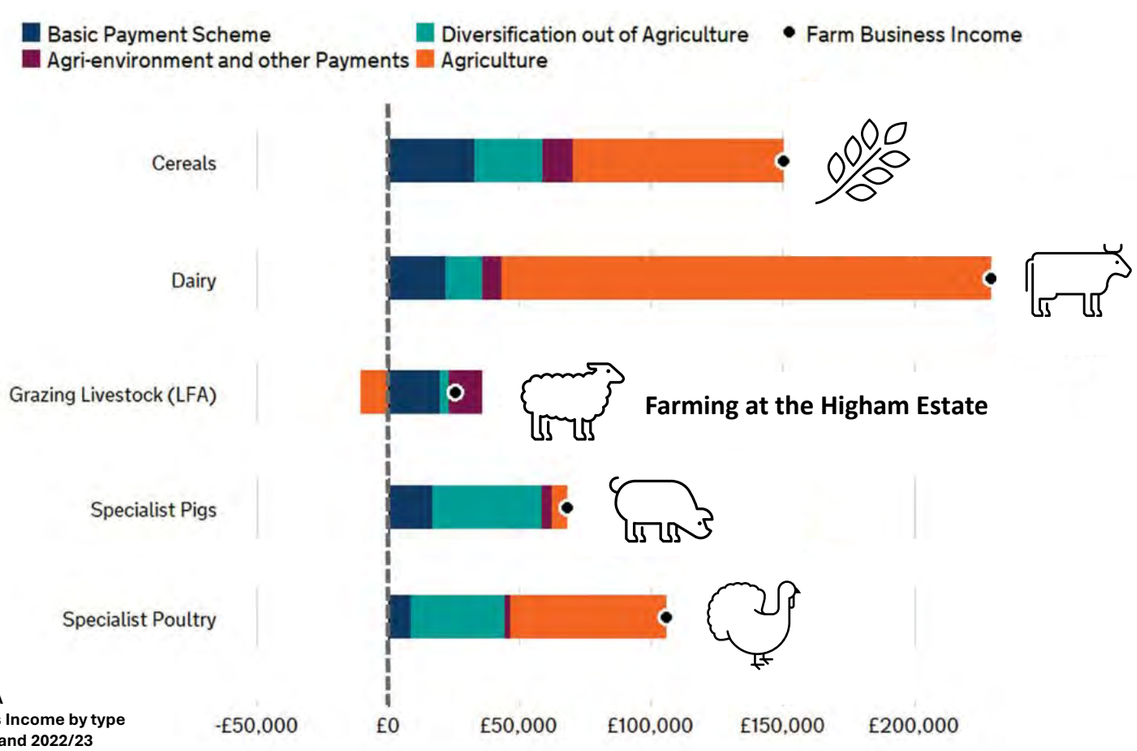
‘Undoubtedly, in pure agricultural terms, small Cumbrian farms are not viable as complete standalone units, but with alternative systems, outside income, diversification and sometimes specialist production, these farms have a long-term future.’ PFK - Land Agents

Elva Plain Farm

Farming:

In 2022/23, exceptional price volatility, in terms of both input costs and output revenue was a key factor determining incomes. This led to a mixed picture for Farm Business Income (FBI) across the different farm types. The average FBI was lower compared to 2021/22 for general cropping, grazing livestock, both lowland and those in Less Favoured Areas (LFA), poultry and mixed farms. Increased costs (particularly machinery, contract costs and feed) and lower agricultural output were major influencing factors on average FBI for grazing livestock farms which fell by 37% for lowland farms to £21,600 and by 41% for those in the LFA to £25,400.

Historically, farming tenants benefited from both subsidy payments and agri-environmental schemes, providing two income streams to support farming on less productive land. However, with reductions in the Basic Payment Scheme (BPS), tenants no longer receive this crucial income and must rely on agri-environmental schemes, which often require additional input costs and modifications to farming practices. The potential benefits from these schemes are limited, especially on lower-producing land.



Source: DEFRA
Farm Business Income by type of farm in England 2022/23

While BPS and agri-environmental subsidies previously helped support tenants on the Estate, these payments have now been significantly reduced, and grant funding opportunities are more restricted. Additionally, the responsibility for applying for subsidies lies with the occupiers, leaving the Estate with limited control over whether tenants pursue these supports.

Ensuring compliance with changing regulatory requirements is increasingly cost-prohibitive for lower-intensity farming businesses, particularly for tenant farmers. The added financial burden of staying compliant is difficult to bear on already marginal land. Furthermore, tenant farmers face inherent uncertainty regarding the length of their tenancy, which undermines long-term planning and investment in the holdings. These factors combine to directly impact the viability of farming businesses, making it harder to sustain operations and plan for the future.

BPS and agri environment subsidies have been received by the Estate to support tenants, these have now reduced and there are limited grant funding opportunities for this kind of farming. In addition, application for subsidies are by the occupier and the Estate do not have that level of control over the farming tenants, to compel them to apply.

Ensuring compliance with changing regulatory rules is cost prohibitive on lower intensity scale farming businesses, particularly for tenant farmers. In addition, there is the inherent uncertainty faced by tenant farmers of the length of future occupation of the holdings.

These factors have a direct impact of viability of farming businesses.

In summary, as quoted by PFK Rural on a recent letting 'Undoubtedly, in pure agricultural terms, small Cumbrian farms are not viable as complete standalone units, but with alternative systems, outside income, diversification and sometimes specialist production, these farms have a long-term future.'

This being the case, a change in approach to the farming enterprises has been required in a move from 5 holdings to the two current farming operations. The long-term strategy in relation to farming would be to continue to move towards more holistic farming operations across the Estate, in order to maximise and benefit from economies of scale. The Estate will also consider appropriate subsidy and grant funding opportunities as and when they arise, as well as looking at Biodiversity Net Gain (BNG) and carbon capture opportunities.

317000 318000 319000 320000

533000 532000 531000

Legend

- Woodland Boundary
- Ancient Semi Natural Woodland
- Planted on Ancient Woodland Site
- Traditional Orchards
- Wet Woodland
- Wood Pasture and Parkland

Other Priority Habitat

- Coastal and floodplain grazing marsh
- Deciduous woodland
- Good quality semi-improved grassland
- Lowland meadows
- Purple moor grass and rush pastures

Buckholmebanks Wood
Buckholme Wood
Buckholme Island
River Derwent
The Lake District Wildlife Park
Messenermire Wood
Becksalkeld Wood
Trotters Farm
Round Clump
Low Lowfield
Shepherds Field
Lowfield
Deer Park
Garden Wood
Caravan Site
Cottage Wood
Low House
Barkby Wood
How Dyke
Big Wood
High Barkhouse
Derwent View
Ruddings Hill
Rothery Plantation
Tligh Manor
Banks Point
The Ruddings
Parkend Wood
Saw Mill
The Bungalow
Park Wood
Dubwath
East Crag
Hotel
Bart House
Croft House
Link House
Hawthorne House
Brathay Hall Farmhouse
Elva Hill
Stone Circle
Silvergill
Elva Plain
Sheep Wash
Reservoir (dry)
Rake Wood
Tarnbrigg Wood
Bully Wood
Bully House
Higham Lodge
Livestock Pen
Adit
Clints Farm
Embleton Quarries (dis)
Seathwaite How
Dubwath Beck
Castle How Fort
Station House
The Bungalow

Galbraith

Galbraith, Unit K, Skirsgill Business Park,
Penrith, CA11 0FA
Tel: 01768 800830
Email: penrith@galbraithgroup.com

Estate Name: Higham Estate Woodlands	
Project: 7900 (10286)	
Title: Woodland and other Priority Habitats	
Drawn By: Russell Porter	
Drawn Date: 19/12/2023	Revision No: -1-

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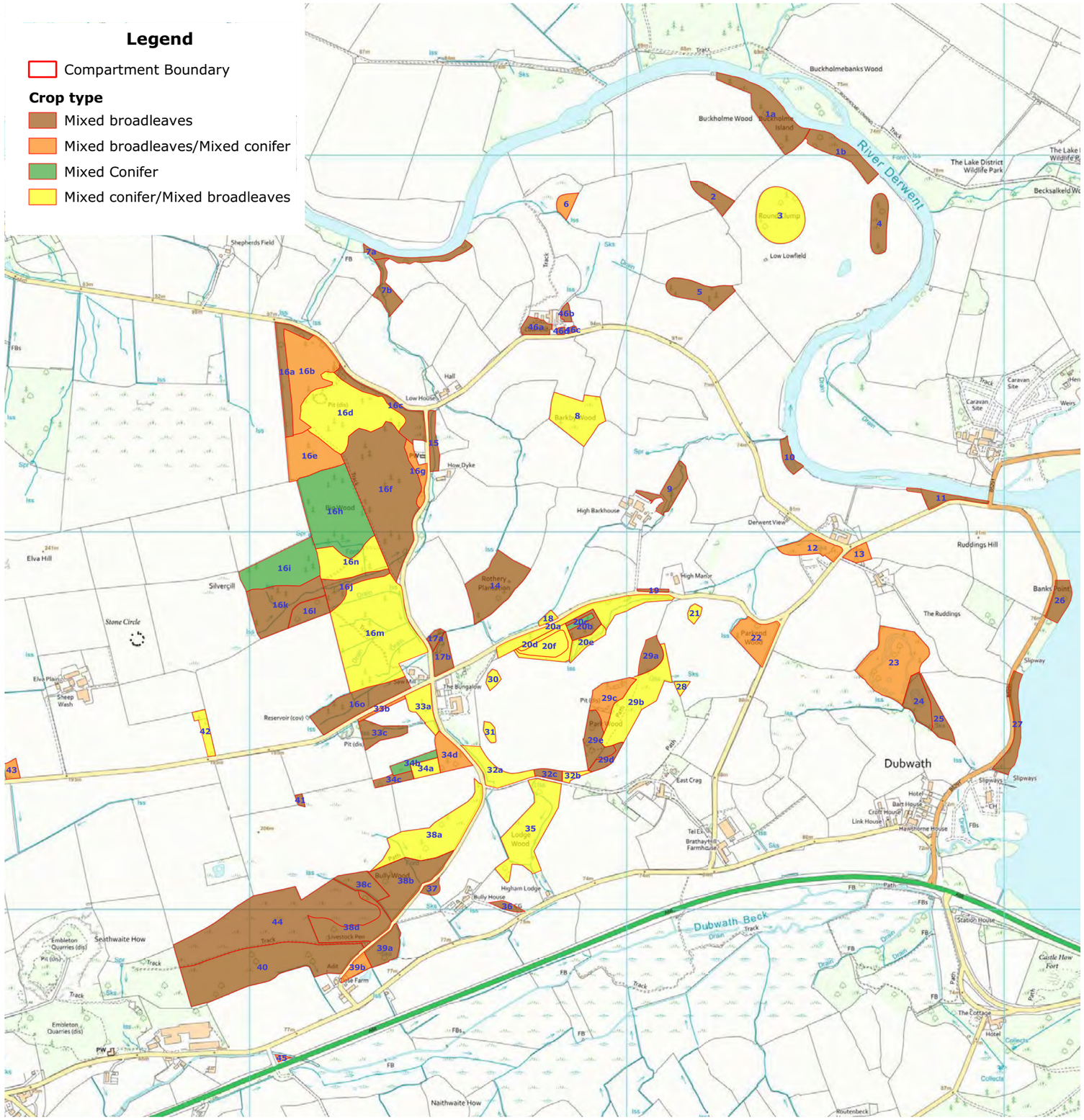
Map Reference: 7900 (10286)_Woodland and other Priority Habitats_A3_20231219_Rev 1

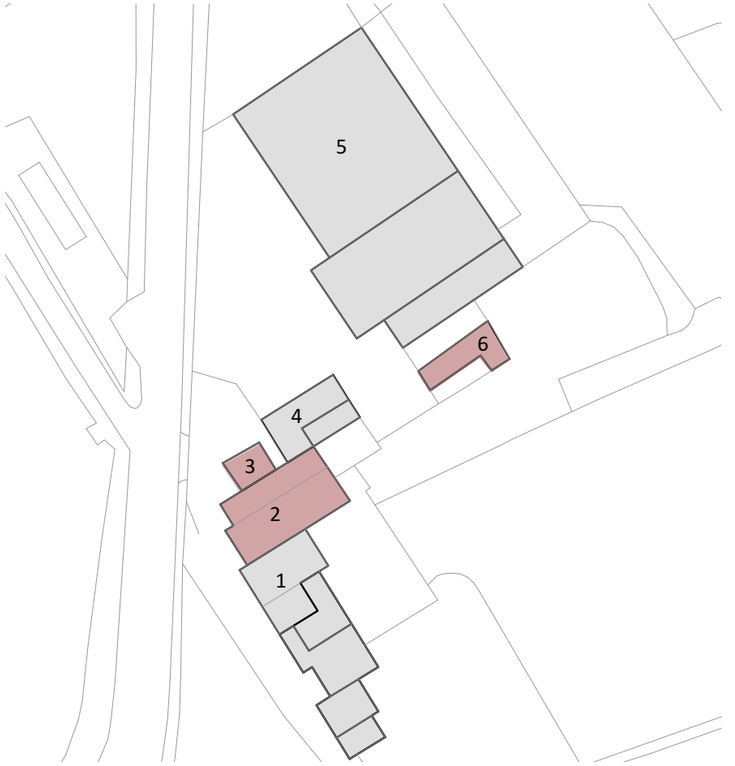


Woodland:

The woodlands on the Higham Estate constitute approximately 79 ha. The Estate's current strategy for the woodlands is to continue to manage the Estate as a mixed rural Estate, with forestry contributing towards the economic sustainability, amenity and diversity of the property. Managing the woodlands on the Estate enables it to broaden the avenues of income generation, to provide future stability in the business enterprise.

The Management Objectives are:

- Improve the structural diversity in the woodland through thinning and felling. Achieved using sound silvicultural principles to ensure economic sustainability and in accordance with the UK Forestry Standard.
- Improve habitat for red squirrels and limit damaged caused by grey squirrels – aided through the control of grey squirrels and a management strategy.
- Maintain and enhance the area of woodland cover and visual value in the landscape.
- Manage the woodlands to compliment the wider Estate Management objectives
- Identify areas for woodland improvement. Enhance and maintain the biodiversity within the woodland, focusing on native species and in association with adjoining agricultural land and agri-environmental schemes, the overall Estate.
- Maintain and enhance sporting potential.
- Maintain Ancient woodland and gradually restore the remaining PAW's compartments.
- Supply a quality and a diverse range of marketable timber in the longer term.
- Continue to manage and improve on controlling local deer populations to a sustainable level, helping achieve woodland improvement especially in areas of ancient woodland.



Brathay Hill Farm:

1. Farm House (Residential)
2. Barn and extensions
3. Outbuilding – timber frame
4. Barn – metal portal frame
5. Barn – metal portal frame
6. Cattle Pens

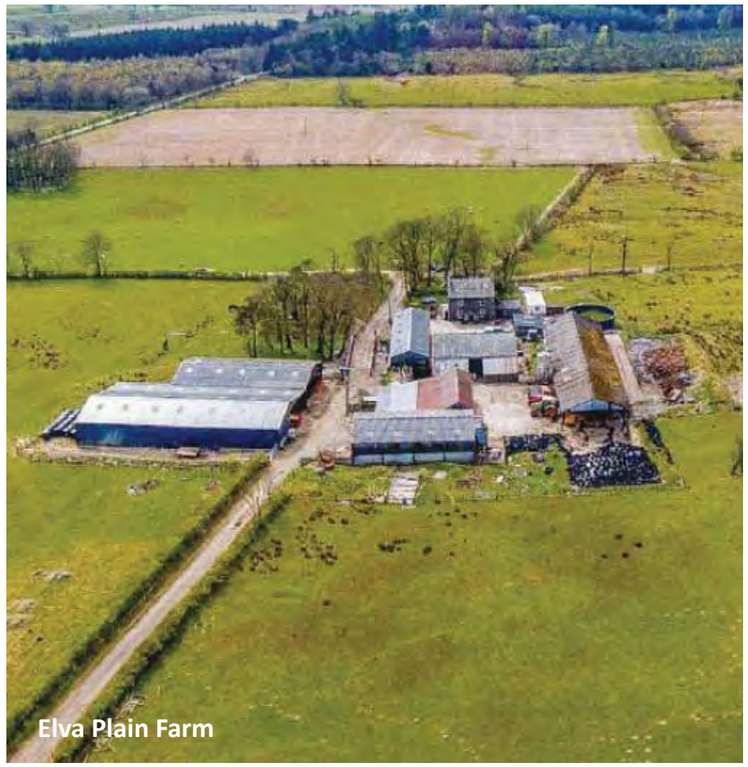
17% Vacant & not in use due to poor condition

High Barkhouse Farm:

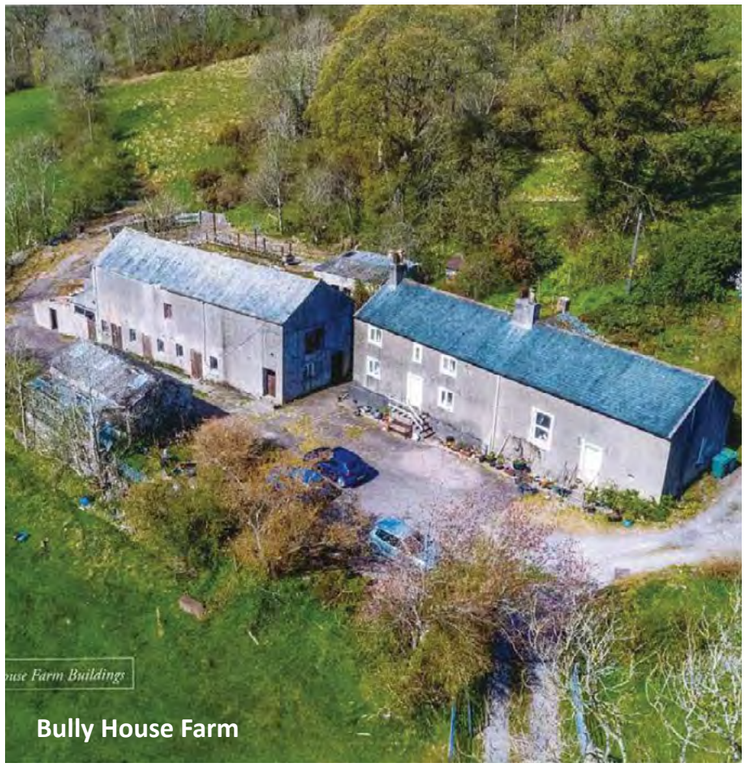
1. Farmhouse (Residential)
2. Stone bank barn
3. Cart house and stables
4. Outbuilding modern
5. Barn – metal portal frame
6. Barn – metal portal frame
7. Barn – metal portal frame
8. Stone store
9. Cottage and adjacent barn (ruin)

10% Vacant & not in use due to poor condition

Property:



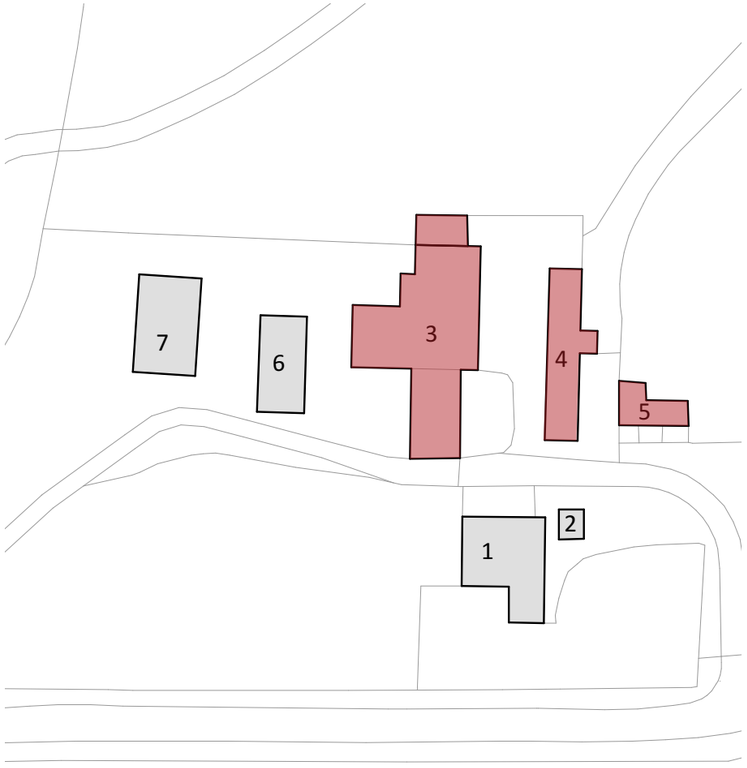
Elva Plain Farm



Bully House Farm

There are three residential properties which are let out and a handful of properties let out for more commercial uses. Three of the five farms are no longer working farmsteads, out of those three farms, 11 of the 25 buildings are not in use. Many of these buildings can be considered to be of heritage value and require significant repair work, before they could be used. They therefore present a significant cost to the Estate and currently yield no income.

It is imperative that these buildings are repaired and / or converted and put to some form of income generating use, in order to ensure that they do not deteriorate further, to preserve their cultural heritage and their contribution to the Estate as a whole.



Low Field Farm:

1. Farmhouse (Residential)
2. Coal house
3. Large stone bank barn
4. Cattle byre
5. Pig Stys
6. Barn – metal portal frame
7. Barn – metal portal frame

59% Vacant & not in use due to poor condition

Rural Sports:

Fishing:

The Higham Estate includes the Eel Settings fishing beat on the River Derwent, a truly picturesque section of river that has long been regarded as one of the top autumn salmon rivers. Set against the stunning natural backdrop of the River Derwent, which is designated as a Site of Special Scientific Interest (SSSI), this area offers not only exceptional fishing but also a remarkable setting for outdoor activities. The river has been enjoyed by the families and guests of the Estate for centuries, and in recent years, catch numbers have been on the rise. While fishing currently does not generate income for the Estate, this unique opportunity could be explored in the future, particularly given the Estate's location along the northern boundary of the River Derwent.

Shoot:

The lie of the land at the Higham Estate, set within the breathtaking Lake District National Park and World Heritage Site, naturally lends itself to the creation of superb drives and exceptional shooting opportunities. With stunning views across the Estate, several woodlands already offer excellent drives, further enhancing the experience. The Estate boasts a successful and well-run shoot, but there is significant potential to improve the current facilities and expand the space available to host events, capitalizing on its unrivalled setting in one of the most picturesque and historically rich landscapes in the UK.

Higham Estate Woodland

Strengths:

Estate Size: Large enough Estate to provide a number of opportunities to be explored for farming and diversification options.

Location: Desirable location within Lake District National Park, with good transport links near to the A66, see section on travel and tourism for further details.

Urban Areas: Proximity to urban areas for staffing requirements, see section on travel and tourism for further details.

Tourist Destination: Links with the wider Lake District National Park, as major tourist destination.

Rural Sports: Successful pheasant shoot, bringing people to the area and contributes to the upkeep of the Estate.

Tenant Relations: Positive existing relationship with current tenant farmers who have a desire to drive their businesses forward.

Whole Estate Plan Process: Early engagement with LDNPA provides opportunity to work alongside each other.

Land-Use & Economics Analysis:

Challenges:

Financial costs: of building works – finding viable uses that will justify repair extent of capital expenditure required.

Staffing: Increased management and staffing requirements and costs to the Estate in pursuing new ventures and opportunities.

Public Access: Addressing the issue of public perception of right to roam and conflict with the right to private land-ownership and control. Increasing issues with public access across private land will need to be carefully managed, due to increasing dog attacks on livestock and issues caused by gates being left open causing livestock to be mixed.

Shoot Impact: Balancing the benefits of shoot with ecological challenges and public access.

Farm Tenancies: The presence of the current Farm Business Tenancies restricts the impact and control that the Higham Estate has on farming operations and practices. The nature of these longer-term tenancies enables the tenants to operate independently of the Estate in respect of farming matters. For the future, whilst more restrictive tenancy terms could be proposed to tenants, such terms could make it unattractive to tenants, thereby leaving areas unfarmed. The challenge is to maintain positive relations with the tenants to encourage long-term investment in their farming businesses, to the benefit of the Estate and wider area.

Future of the Estate:

In order to maintain the heritage of this historic Estate for the future of the local area, it needs to become a viable business. This will only be achieved by making significant changes to the current set up of the Estate.

The Higham Estate will be significantly impacted by the phasing out and removal of BPS as the agricultural performance, in a less favourable area, is not economically sustainable. Significant investment will be required to improve and ensure compliance of the agricultural enterprise(s), and the subsequent return on investment is likely to be very low.

The Estate needs to ensure that the capital investment required generates a commercial return on investment for the future. The unfortunate alternative is to dispose of assets within the Estate, which will simply generate the investment for a basic return on average agricultural and/or residential rents, thereby losing the opportunity to ensure a viable future for the Higham Estate.

Having reviewed the commercial viability of the Estate in its current situation and condition, significant investment is required to ensure economic prosperity. However, this does not take into consideration agricultural markets and trends, which can be volatile and unpredictable. Unforeseen influences, such as weather, can also have detrimental impact on farming enterprises.

When looking at commercial viability it is important to review business assets individually and whether the greatest return is being achieved. In many rural cases, the current use of the asset is restricting optimum performance and alternative opportunities are explored. This not only ensures commercial sustainability but preservation of assets and reduced liability by meeting compliance standards.

Government research has showed that 69% of farm businesses in England undertook a form of diversified activity in 2022/23 (non-agricultural work of an entrepreneurial nature on or off farm but which utilises farm resources). Higham Estate is a prime example of a rural business where diversification will be integral to its success.

For the Higham Estate to remain prosperous and self-sustaining, it is essential to explore alternative income streams beyond agriculture. While any diversification will require significant capital investment, the potential to establish a more commercially viable rural business makes this investment worthwhile. To preserve the heritage of this historic Estate for future generations and the local community, it must evolve into a viable business. There is a real opportunity to enhance and protect this under performing rural Estate but achieving this requires embracing alternative income streams and moving away from its current uses. This approach will ensure that the Higham Estate remains a sustainable and thriving rural business in its entirety.

©Ian Wood Photography

Opportunities:

Maintain the spectacular landscape by:

- Operating a holistic approach to farming operations across the Estate.
- Altering land management practices to increase the resilience of the land to climate change and other legacy anthropogenic impacts.
- Considering appropriate subsidies and grant funding options.
- Supplying produce direct to the consumer and food outlets to ensure a fairer price.
- Promoting the homegrown and local produce, educating the consumers and local communities about the food miles and sustainability.

Diversification: The current spectacular landscape within the LDNP is a landscape managed through farming practices. Historically, smaller farming enterprises have been viable, however economies of scale, along with diversification, are becoming a necessity to ensure viable farming businesses. It is vital that viable farming is supported for this spectacular landscape and the National Park 'Special Qualities' incorporating WHS attributes of 'Outstanding Universal Value' are maintained and protected.

Farming Practices:

- Opportunity to promote World Heritage Site and existing farming practices.
- To consider alternative farming models in the future, once existing tenancies have expired, to reflect LDNPA aspirations.
- To build long-term positive relationship with the tenants given their age and desire to farm at Higham long-term as well as diversify to ensure a sustainable business.

Woodland: To explore woodland opportunities further to increase income and employment opportunities.

Subsidies: To enter into subsidy schemes to enhance financial income and biodiversity across the Estate.

Commercial and residential tenants: In addition to its farming tenants, the Estate also supports a variety of commercial businesses and residential tenants, providing properties and premises for both living and working. There is significant potential for the Estate to further develop these relationships, continuing to offer spaces for both living and working. This, in turn, will support local businesses, foster a prosperous economy, and contribute to a vibrant community.

Fishing: Opportunity to explore developing fishing as potential income for the Estate, particularly given the Estate's location along the northern boundary of the River Derwent.

Shoot: Opportunity to develop a successful and well-run shoot, improve the current facilities and expand the space available to host events, capitalizing on its unrivalled setting in one of the most picturesque and historically rich landscapes in the UK.

Deer Control: Opportunity to review recent 'Lake District Wild Deer Management Strategy' draft consultation document Dec. 2024, with view to amending own deer control strategy and developing own more detailed deer management plan with additional methods of deer control. With the potential to commercialise and provide additional income stream.

Land-Use & Economics Analysis:

Opportunities:

Land Management: There are wide reaching opportunities to use and manage the land in a more holistic manner, that will bring substantial opportunity to benefit the wider community and the natural environment, as will be discussed in the following sections.

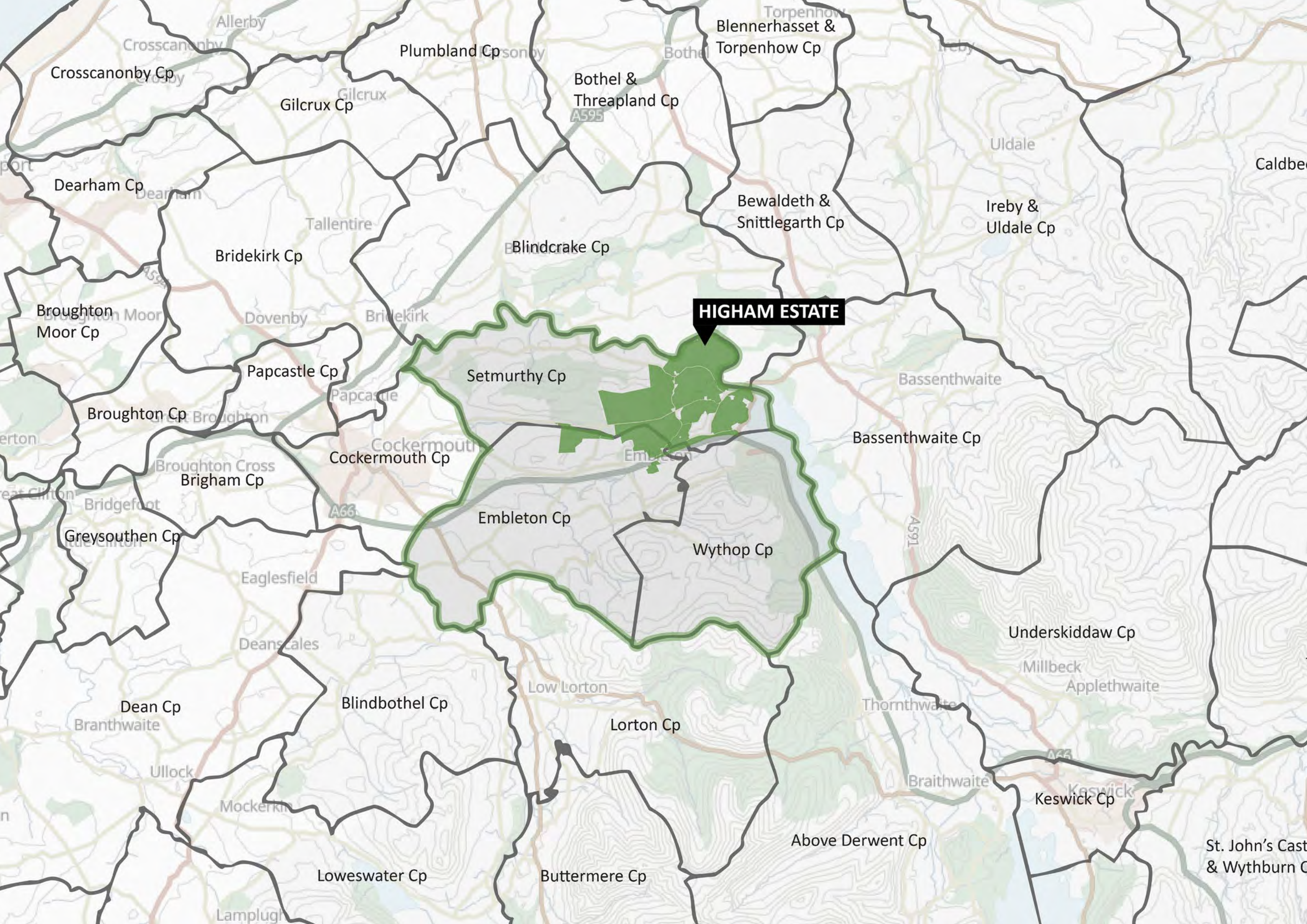
Establish a prosperous local economy: By establishing a viable and diversified Estate through a variety of income streams and by:

- Job creation with permanent and seasonal opportunities.
- Increasing revenue through Tourism:
- Accommodation
- Food and Beverage consumption
- Retail
- Provision of housing for the local rental market (There is a current lack of quality rural housing)
- Provision of accommodation for visitors

To establish a World Class Visitor experience through:

- Creation of a sustainably and sympathetically developed visitor centre.
- Provision of sufficient parking and electric charging points.
- Development of sustainable transport links with A66 and creation of wider active travel routes.
- Development and potential integration with future northern Transport Hub.

The location of Higham provides a unique opportunity to establish a World Class Visitor experience within the LDNP that is designed for modern day visitors.


HIGHAM ESTATE
Crosscanonby Cp
Gilcrux Cp
Plumbland Cp
Bothel & Threapland Cp
Blennerhasset & Torpenhow Cp
Dearham Cp
Bridekirk Cp
Blindcrake Cp
Bewaldeth & Snittlegarth Cp
Ireby & Uldale Cp
Broughton Moor Cp
Papcastle Cp
Setmurthy Cp
Broughton Cp
Cockermouth Cp
Brigham Cp
Bassenthwaite Cp
Embleton Cp
Wythop Cp
Greysouthen Cp
Underskiddaw Cp
Dean Cp
Blindbothel Cp
Lorton Cp
Keswick Cp
Loweswater Cp
Buttermere Cp
Above Derwent Cp
Allerby
Crosscanonby
Gilcrux
Torpenhow
Bothel
Uldale
Dearham
Tallentire
Broughton Moor
Dovenby
Bridekirk
Papcastle
Great Broughton
Cockermouth
Broughton Cross
Bridgefoot
Eaglesfield
Deanscales
Low Lorton
Millbeck
Applethwaite
Thornthwaite
Braithwaite
Keswick
Bassenthwaite
Branthwaite
Ullock
Mockerkin
Lamplugh
A66
A595
A591

St Barnabas Parish Church - grade II listed, built in 1794.

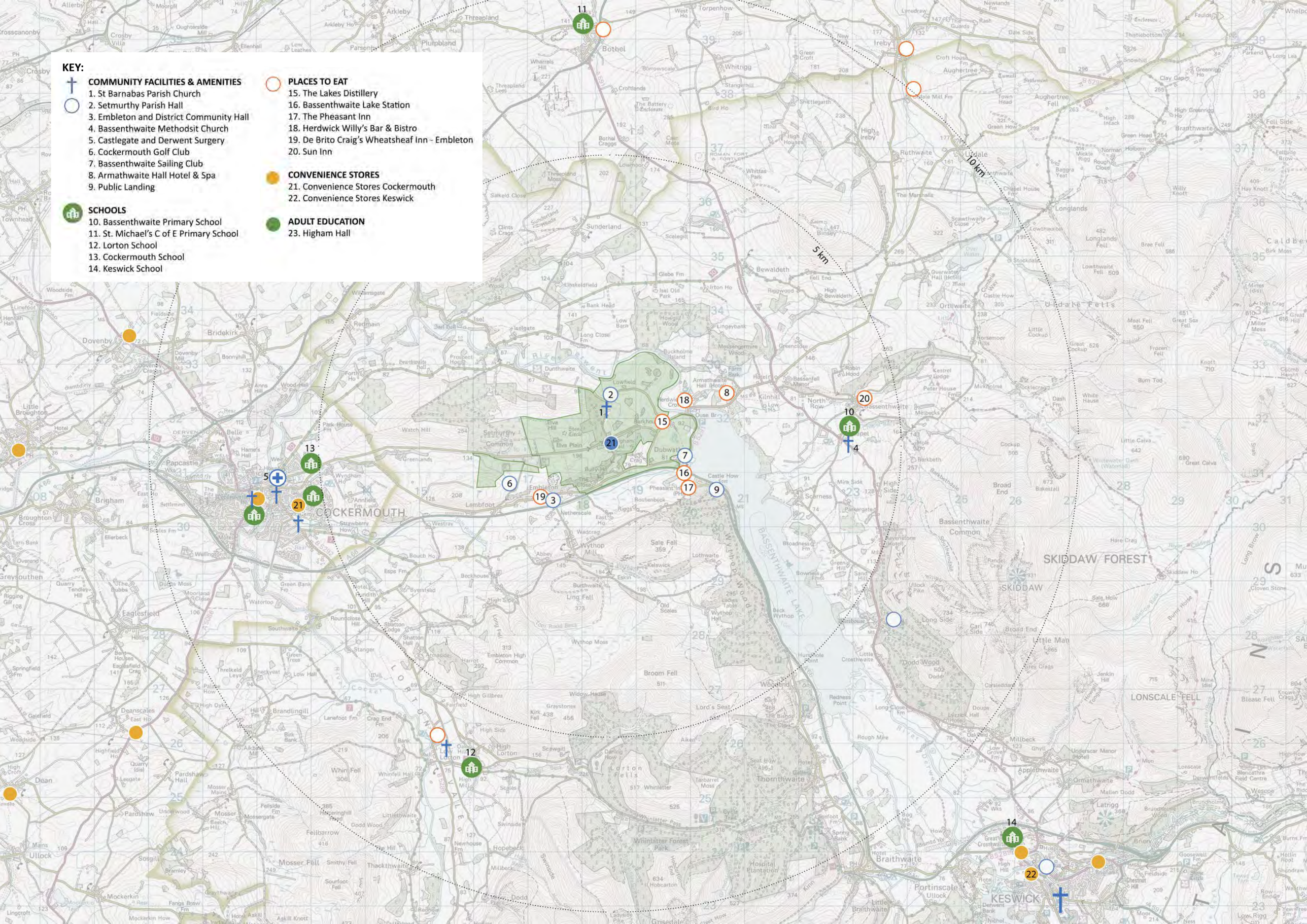
4.3 Community & Cultural

The Higham Estate has historically formed the centre of the local Parish of Setmurthy and supported many generations of farming families and the wider community. Setmurthy now falls within the non-warded parish of Embleton & District Parish Council, also including the communities of Wythop and Embleton, which was part of the old Allerdale Borough Council, now amalgamated into Cumberland Council since 2023, along with Copeland Borough Council and Carlisle City Council.

Setmurthy is a civil parish in Allerdale, Cumbria, England, historically part of Cumberland, within the Lake District National Park in England. In the 2011 census it had a population of 110. The spelling "Satmurthawe" is seen in 1473. The River Derwent forms the northern and eastern boundary of the parish, separating it from Blindcrake. Bassenthwaite Lake forms the eastern boundary, and the parish is then bordered by Above Derwent to the south east, Embleton to the west and south, and Cockermouth and Bridekirk to the west. Setmurthy contains nine listed buildings, of these, one is listed at Grade II*, and the others are at Grade II. The parish is almost entirely rural, and the listed buildings consist of a country house and associated structures, farmhouses and farm buildings, a church, and a bridge. The main settlement is the hamlet of Dubwath and in the adjacent Parish is the small village of Embleton.

Dubwath is a hamlet also in the Allerdale district, in Cumbria, England. It is part of the parish of Setmurthy. The population of this civil parish taken at the 2011 Census was 148. It is situated on the B5291 road between Cockermouth and Keswick. It is directly adjacent to Bassenthwaite Lake (a popular sailing location). It used to be served by Bassenthwaite Lake railway station, the railway now having been replaced with an A road, the A66. It is on the Workington to Penrith via Keswick bus route.

Embleton is a small village and civil parish located in the Allerdale district in Cumbria, England. As of the 2011 census the parish had a population of 294. Embleton railway station opened in 1865, on the Cockermouth, Keswick and Penrith Railway, and was closed by British Rail in 1958 although the railway through the village survived until 1966. The track bed has now been used for the route of the A66 road.


KEY:
COMMUNITY FACILITIES & AMENITIES
1. St Barnabas Parish Church
2. Setmurthy Parish Hall
3. Embleton and District Community Hall
4. Bassenthwaite Methodsit Church
5. Castlegate and Derwent Surgery
6. Cockermouth Golf Club
7. Bassenthwaite Sailing Club
8. Armathwaite Hall Hotel & Spa
9. Public Landing
SCHOOLS
10. Bassenthwaite Primary School
11. St. Michael's C of E Primary School
12. Lorton School
13. Cockermouth School
14. Keswick School
PLACES TO EAT
15. The Lakes Distillery
16. Bassenthwaite Lake Station
17. The Pheasant Inn
18. Herdwick Willy's Bar & Bistro
19. De Brito Craig's Wheatsheaf Inn - Embleton
20. Sun Inn
CONVENIENCE STORES
21. Convenience Stores Cockermouth
22. Convenience Stores Keswick
ADULT EDUCATION
23. Higham Hall
5 km
10 km
COCKERMOUTH
KESWICK
SKIDDAW FOREST
LONSCALE FELL
Bothel
Ireby
Bewaldeth
Sunderland
Dovenby
Bridekirk
Embleton
Wythop Mill
Broom Fell
Lord's Seat
Thornthwaite
Braithwaite
Bassenthwaite
Bassenthwaite Lake
Derwent Fells
Lorton Vale
Whinlatter Forest Park
Skiddaw
Longlands
Millbeck
Applethwaite
Ormathwaite
Latrigg
Eaglesfield
Deanscales
Brandlingill
Whin Fell
Mosser Fell
Felbarrow
Sale Fell
Long Fell
Ullock
Dodd
Carl Side
Little Man
Dodd Wood
Bassenthwaite Common
Skiddaw Forest
Ullock Pike
Long Side
Broad End
Little Calva
Great Calva
Meal Fell
Great Sca Fell
Knott
Burn Tod
Frozen Fell
Lowthwaite Fell
Longlands Fell
Bree Fell
Caldbeck Fells
Uldale Fells
Aughertree
Aughertree Fell
Branthwaite
Fell Side
Whitrigg
Threapland
Plumpland
Arkleby
Torpenhow
Croscanonby
Crosby
Allerby
Moorgill
Oughterside
Ellenhall
Parsonby
Low Leathes
Hall
Crosby Villa
Crosby Ravensworth
Whelpo
Lowthwaite
Scawthwaite
Stockdale
Overwater Hall (Hotel)
Castle How
Ortlwaite
Little Cockup
Great Cockup
Horsemoor Hills
Kestrel Lodge
Peter House
Mirkholme
Brockle Crag
Dash
White House
Robin Hood
Bassenfell Manor
North Row
Kilnhill
Low Ho
Armathwaite Hall (Hotel)
Hazel
Farm Park
Buckholme Island
Messengermire Wood
Greenclose
Lingeybank
Howgill Wood
Isel Old Park
Irton Ho
Riggwood
High Bewaldeth
Fell End
Scawthwaite Close
Chapel House
The Marshalls
Ruthwaite
High Ireby
Green Howe
Town Head
Croft House
Dale Side
Thistlebottom
Snowhill
Clay Gap
Greenrigg Ho
High Greenrigg
Fell Side Brow
Hay Knott
Willy Knott
Norman
Holborn
Mickle Rigg
Rough Close
Beggra Yeat
Green Head
High Infack
Green Howe
Aughertree Fell
Whitefas Park
Scalegill
Linskeldfield
Isel
Isel Hall
Iselgate
Redmain
Williamsgate
Woodside Fm
Linefoot
Hensan Hall
Fieldside
Bonnyhill
Anns Hill
Wood Hall Fm
Forth Ho
Dunthwaite
Prospect House
Bank Head
Low Barn
Long Close Fm
Park Wood
Sunderland Heads
Clints Crags
Salkeld Close
Threapland Moss
Lowmoor
Bothel Craggs
Caur Mate
Bothel Enclosure
The Battery
Croftlands
Borrowscale
Wharrels Hill
Whitrigg
Stangerhill
Shittlegarth
Bird Ho
Green Croft
Newlands Fm
Lynedraw
Rash
Faulds
Enclosure
Whelpo
Brigham
Broughton Cross
Tarn Bank
Overend
Greysouthen
Quarry
Tindley Hill
Rigging Gill
Eglerbeck
Scales Fm
Wellington
Bouch Ho
Esps Fm
Beckhouse
Byerstead
Waterloo
Roundclose Hill
Shatton Lodge
Shatton Hall
Stanger
Jenkin
Long Fell
Old Scales
Wythop Hall
Wythop Moss
Embleton High Common
Widow House
Graystones
Kirk Fell
Fairfield
High Gillbrea
Scawgill Br
High Lorton
Low Lorton
Whinfell Hall
Whinfell Forest
Tarbarrel Moss
Whinlatter
Cycle Trail
Spring Bank
Lanefoot Fm
Crag End Fm
Low Hall
Snecklyeat
Threlkeld Leys
Palace How
High Dyke
Hall Fm
Brandlingill
Deanscales
Quarry (dis)
Legate
Pardshaw Hall
Pardshaw
Underwood
Mosser Mains
Mossergate Fm
Beech Hill
Hopebeck
Swinside
Millbeck
Sourfoot Fell
Thackthwaite
Smithy Fell
Bramley
Graythwaite
Fangs Brow Fm
Mockerkin
Mockerkin How
Askill Knott
Redbrow
Lingcroft
Dean
Ullock
Sosgill
Papcastle
Belle Vue
Hames Hall
Weir
Wyndham Ho
Annfield Fm
Strawberry How
Westray
Lambfoot
Setmurthy Common
Elva Hill
Elva Plain
Stonecircle
Bankhouse
Dubwath
Pheasant Inn
Routenbeck
Riggs
Netherscale
Wadcrag
Abbey
Eskin
Burthwaite
Scales
Castle How
Mire Side
Scarness
Parkergate
Broadness Fm
Bowness Fm
Green Hill
Sand Hill
Ullock Pike
Skiddaw Ho
Sale How
Little Crosthwaite
Redness Point
Long Close Fm
Doups
Lezzick Hall
Oakfield
Rough Mire
Millbeck
Ghyll
Underscar Manor (Hotel)
Low Grove Fm
Mallen Dodd
Briery
Goosewell Fm
Shoendrew
Hollin Root
Burns Fm
Blencathra Field Centre
Derwentfolds
Lonscale
Brundholme
Brundholme Wood
Portinscale
Ullock
Derwent Bank
Nichol
Chestnut Hill
Fieldside
Brigham
Great Crosthwaite
Hospital Plantation
Kinn
Littlee
Braithwaite
Hobcarton
Hobcarton End
Newhouse
Scarness
Pike
Mole
Cockup
Barkbeth
Barkbethdale
Whitewater Dash (Waterfall)
Broad End
Bakestall
Carl Side
Long Side
Little Man
Dodd Wood
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Carsleddan
Howell Fell
Jenkin Hill
Mine (dis)
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Hare Crag
Long Brow
Burns House
Cloven Stone
Lonscale Fell
Blease Fell
Latrigg
Brundholme
Brundholme Wood
Briery
Goosewell Fm
Shoendrew
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Bree Fell
Caldbeck
Birk Moss
Uldale Fells
Little Calva
Great Calva

Setmurthy Parish Hall

Community Facilities:

Local Community Facilities and Amenities:

- St Barnabas Parish Church - grade II listed, built in 1794.
- Setmurthy Parish Hall – built in 1896, refurbished in 2021, with kitchen and WC facilities.
- Embleton and District Community Hall - 2km South West in Embleton.
- Castlegate and Derwent Surgery – 6km in Cockermouth.

Education:

- Bassenthwaite Primary School – 4.37km / 2.7 miles East
- St Michael's C of E Primary School – 7km / 4.4 miles North
- Lorton Primary School – 7km / 4.4 miles South
- Cockermouth Secondary School – 5.57km / 3.5 miles West
- Keswick Secondary School – 11km / 6.8 miles South East
- Higham Hall – Adult education in the arts

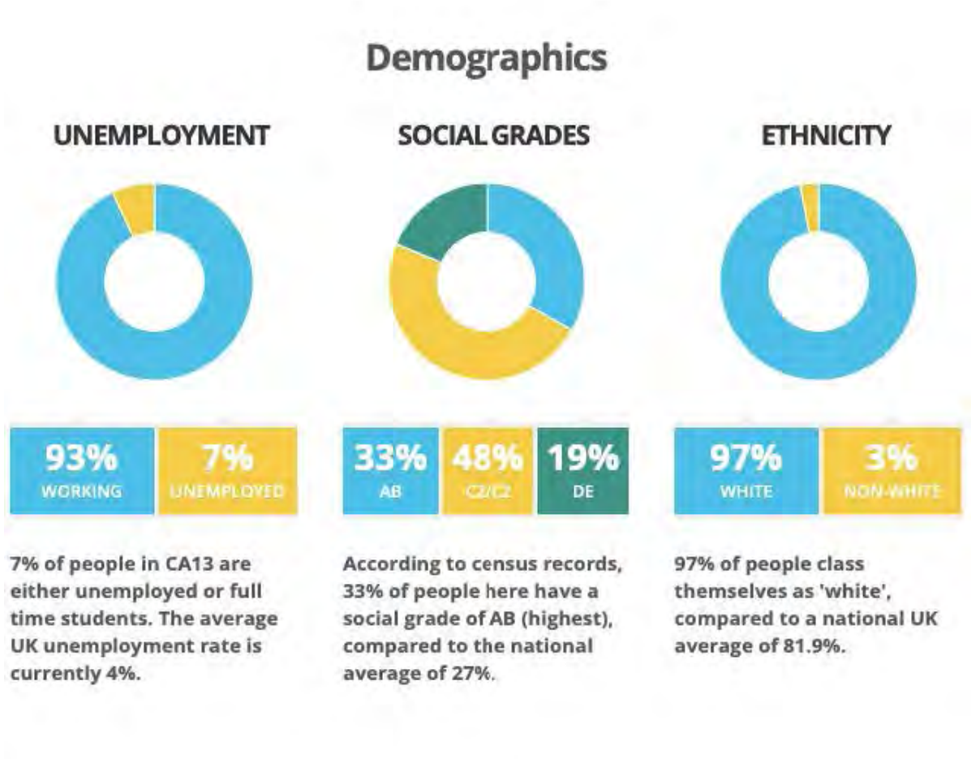
Places to eat:

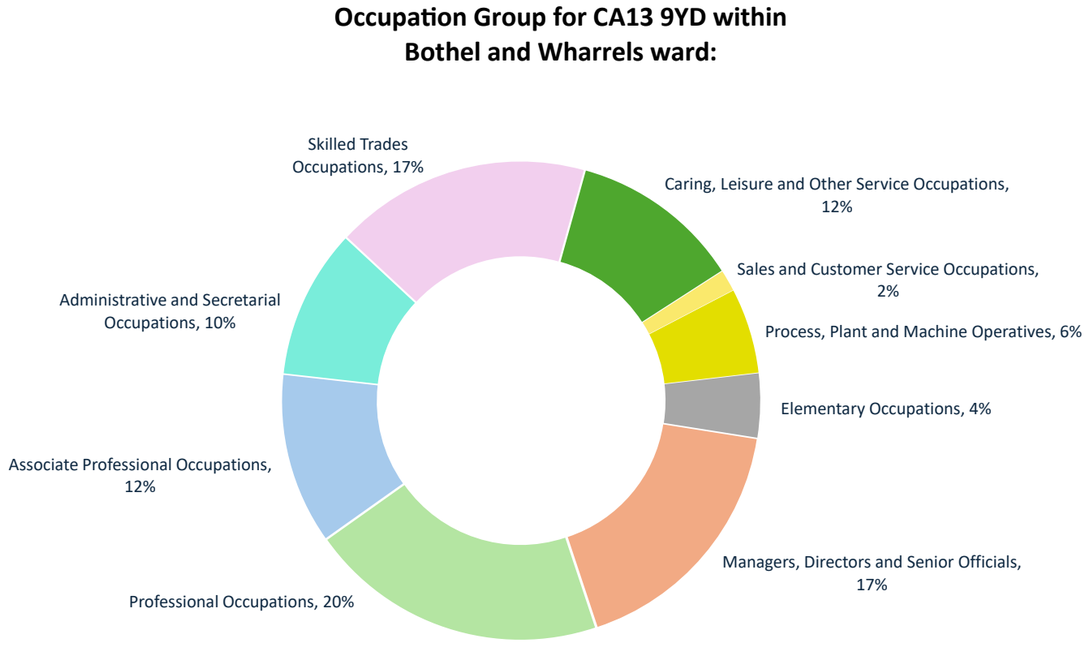
- The Lakes Distillery - Setmurthy
- Bassenthwaite Lake Station - Dubwath
- The Pheasant Inn - Dubwath
- Herdwick Willy's Bar & Bistro
- De Brito Craig's Wheatsheaf Inn - Embleton

Convenience / food stores:

- The closest convenience stores for basic household supplies are located 7km / 4 miles away in Cockermouth, about a 10 minute drive.
- A 10 minute drive to Cockermouth or 15 minute drive to Keswick, provides a much wider range of shops and cultural experiences.

Category: 10 Culturally Active Segments	Description	CA13 % analysis of 7,873 households
Metroculturals	Prosperous, liberal, highly-educated urbanites, passionately interested in a very wide spectrum, concentrated in large metropolitan areas, especially London.	0%
Commuterland Culture buffs	Affluent, professional, keen and well-informed people who are regularly and highly engaged, connoisseurs in the artforms they choose.	7%
Experience Seekers	Highly active, younger and social career-minded graduates, they are frequent and eclectic arts engagers.	1%
Dormitory Dependables	Regular attendees living in suburbs and smaller towns, interested in heritage activities and mainstream arts and less likely to be attracted by contemporary offerings.	17%
Trips & Treats	Mainstream arts and popular culture fans influenced by children, family and friends.	18%
Home & Heritage	Rural and small-town pensioners attracted to daytime activities and historical content.	21%
Up our Street	Sociable retirees looking for inexpensive, mainstream, local leisure opportunities.	16%
Frontline Families	Frugal, semi-urban renting families, light on arts and culture but heavy on community.	11%
Kaleidoscope Creativity	Mixed-age and many working in public or service sectors, often preferring free or local community festivals and art to engaging with public cultural institutions.	2%
Supportive Communities	Many people in these groups live in social housing and may rely on financial support or experience multiple types of deprivation or poor health.	8%





Community Demographics:

Socio-Economic:

Looking at a wider cross section of the local population, there are statistics for the CA13 postcode.

Social Grade and Description:

- AB Higher & intermediate managerial, administrative, professional occupations.
- C1 Supervisory, clerical & junior managerial, administrative, professional occupations.
- C2 Skilled manual occupations.
- DE Semi-skilled & unskilled manual occupations, Unemployed and lowest grade occupations

Post code data:

In order to get an idea of the local community demographics, census data was looked at from the CA13 9YD postcode for Dubwath.

The most common council tax band is E. Residential buildings are typically detached, terraced (including end-terrace) and semi-detached. Domestic properties are mostly houses and bungalows. Estimated residential property values, based on historical transactions and adjusted for inflation, range from £112,000 to £707,766 with an average of £359,956.

Residential buildings were typically constructed before 1900 and between 1950 and 1966. None of the residential properties sold since 1995 have been new builds or newly converted. Domestic properties are predominantly owner occupied. The most common Energy Performance Certificate (EPC) ratings are D, F and E.

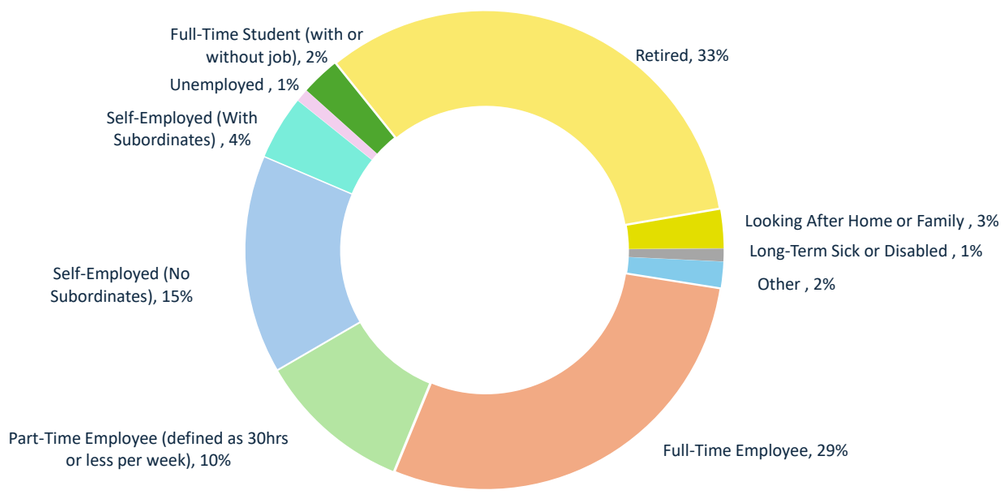
Economic Activity:

This address within the Bothel and Wharrels ward is entrepreneurial, with a larger than average concentration of residents that are self-employed - 19% of the resident population. On average, around 9.4% of census respondents were self-employed. Male residents were more than twice as likely to be self-employed than women. Figures for economic activity do not include those aged under 16, or those family members aged 16-18 who are in full-time education. The data was correct as of the 2021 census, which was a period of depressed economic activity.

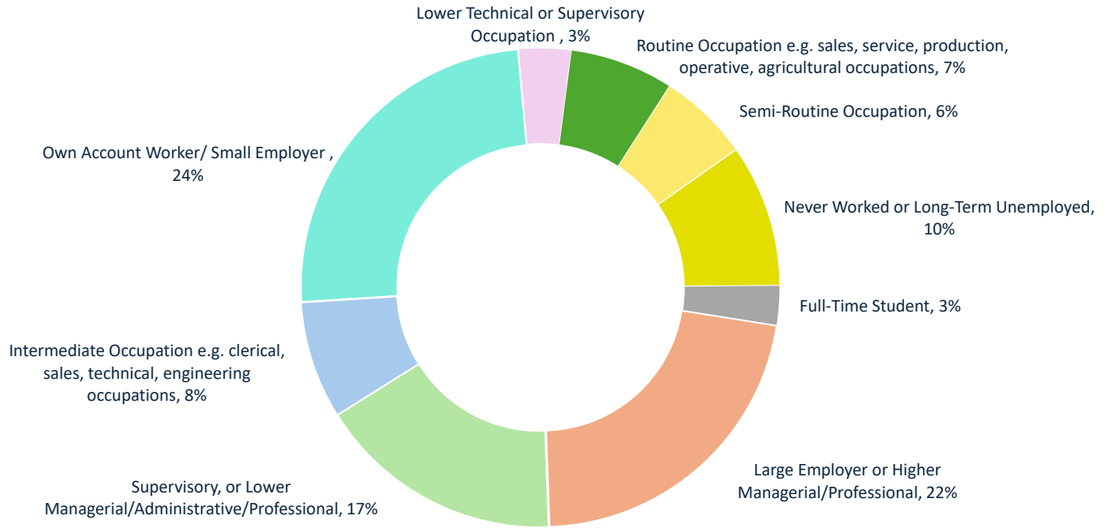
The 2021 census occurred during period of depressed economic activity due to the COVID-19 pandemic. As a result, care should be taken in interpreting figures relating to labour market participation.

The Office of National Statistics Output Area Classification for the area containing CA13 9YD was D1c1: Rural Residents - Ageing Rural Dwellers - Rural Employment and Retirees.

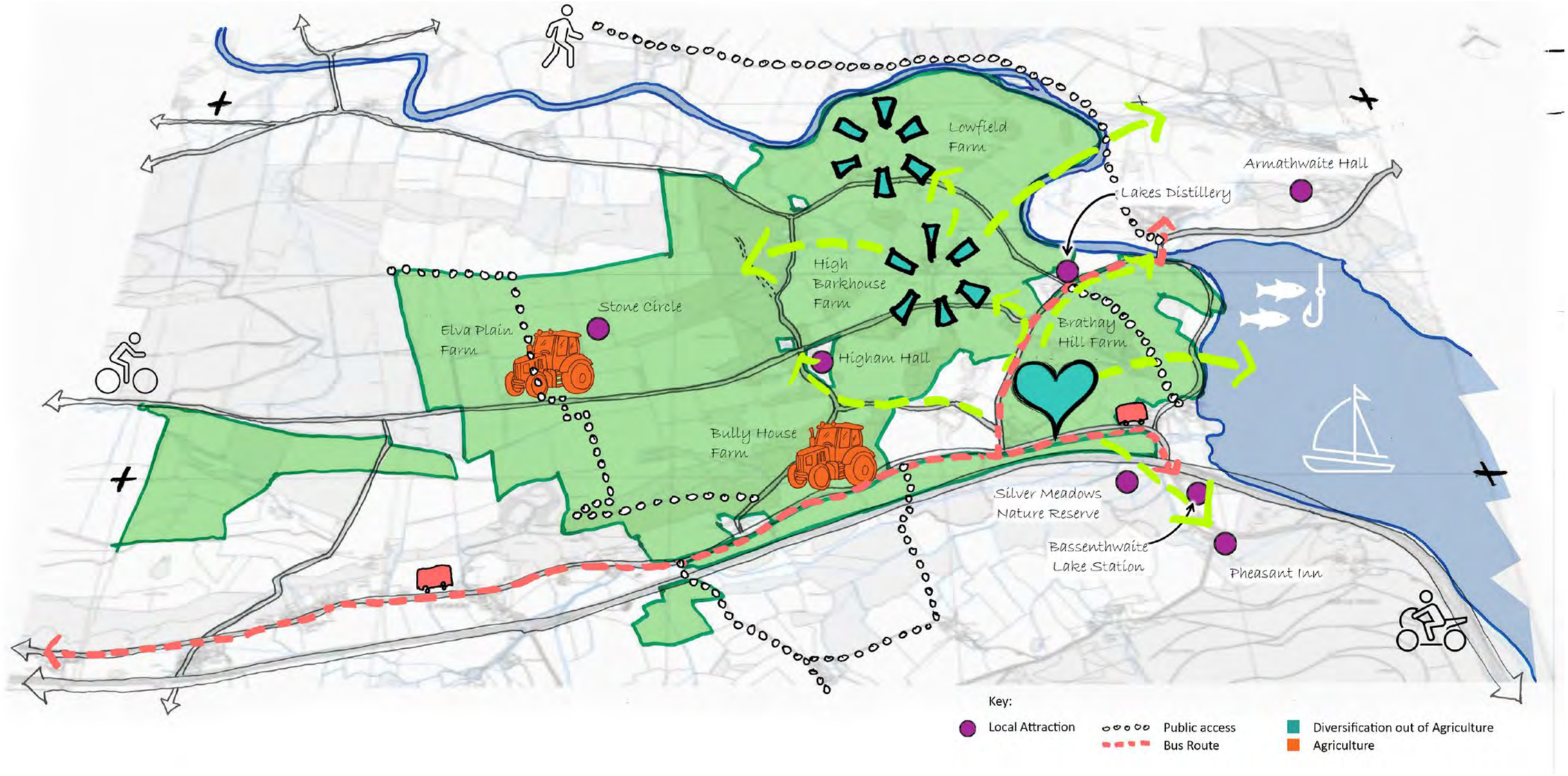
Economic Activity for CA13 9YD within Bothel and Wharrels ward:



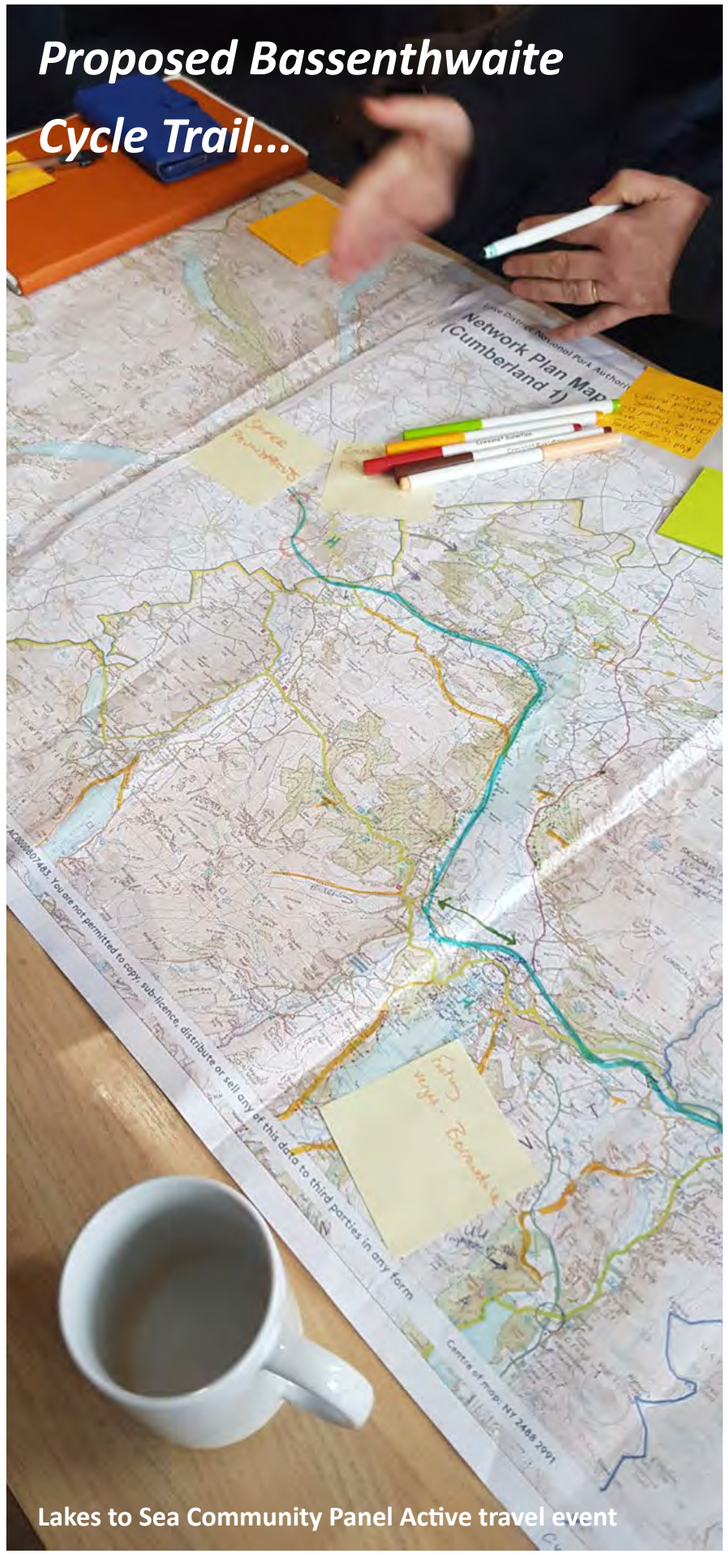
Socio-Economic Classification for CA13 9YD within Bothel and Wharrels ward:



Future – Putting the heart back into Higham



Consultation board for Parish Council Meeting & Seeing is Believing Day



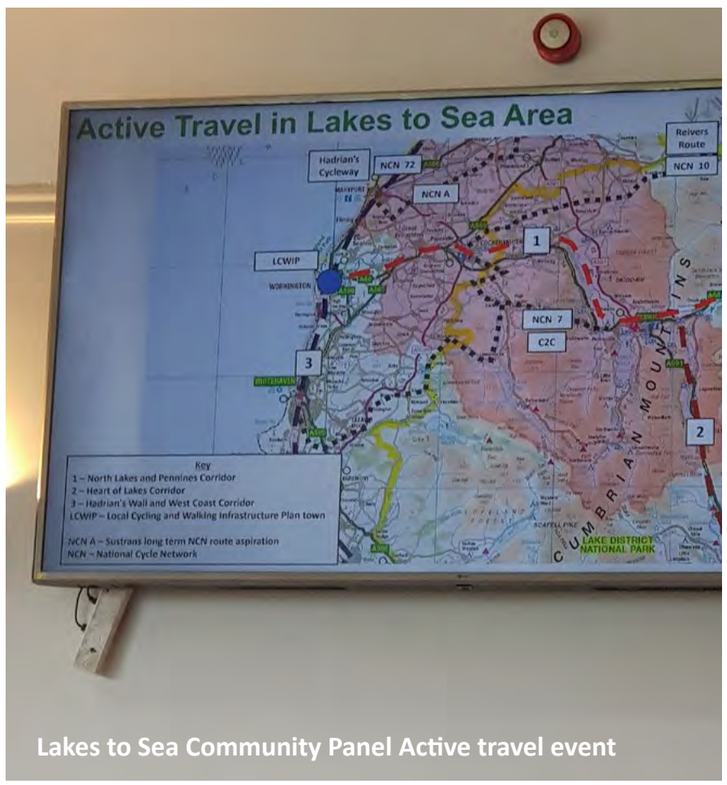
Lakes to Sea Community Panel Active travel event

Community Consultation:

Community Aspirations & Consultation:

As part of the Whole Estate Plan process the Estate has sought to engage with the local community at different levels to ascertain what aspects of local community life are important. This has been done through the following means:

- Engaging with officers of the Lake District National Park.
- Engaging members from the Lake District National Park Park Strategy and Vision (PS&V) Committee.
- Engaging with local parish councillors from Embleton & District Parish Council.
- Attending the 'Lakes to Sea Community Panel Active travel event', in association with Cumberland Council.
- Providing accessible information through form of website about the Higham - Whole Estate Plan process.
- Engaging with local businesses such as Higham Hall, Lakes Distillery and Bassenthwaite Lake Station.



Lakes to Sea Community Panel Active travel event

LDNPA Park Strategy and Vision Committee:

On 16th October 2024, Crosby Granger Architects attended 'Seeing is believing day'- a meeting with LDNPA Park Strategy and Vision Committee members. A presentation was given by LDNPA officers at the side of Bassenthwaite Lake, giving an overview of the challenges the park faces in managing Bassenthwaite Lake. CGA then had the opportunity to introduce the forthcoming Whole Estate Plan at the Higham Estate and discuss this with committee members.

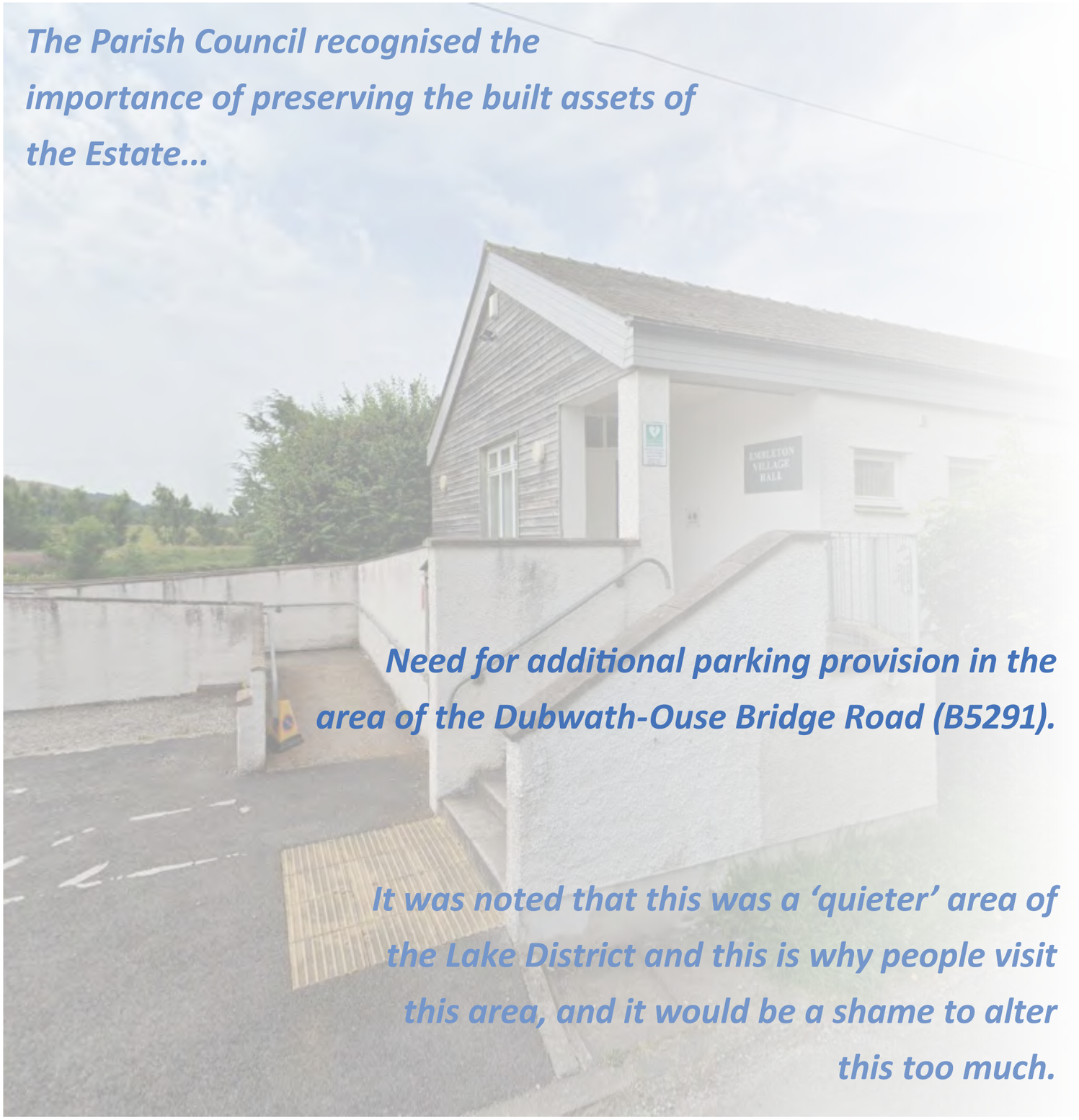
Highlights from 'Seeing is Believing Day':

- Background info on Bassenthwaite Lake and concerns regarding public access.
- Concerns about limited free parking. Do they make this payable or get rid of it entirely?
- Indiscriminate parking on roadside.
- Erosion of lake side ecosystems.
- Dichotomy of restoring natural ecosystems yet encouraging people to visit the lake is embedded in its 'constitution'
- Better signage combined with other visitor management options mentioned are being considered.
- Cumberland Council is considering TROs (double yellow lines) to lakeside road to prevent parking.
- Bassenthwaite Lake Station café - major problems with parking. Highways are seeking solutions

The Parish Council and LDNPA committee members were informed that one of the main aspirations of the Whole Estate Plan was to try and put a heart back into Higham, with Brathay Hill Farm to be a new form of hub and focal point for the Higham Estate, creating a World Class Visitor Experience to include a local farm shop and tourist attraction and visitor accommodation.

We discussed the opportunity of providing additional parking for access to Bassenthwaite Lake and discussed how this could potentially help influence the forms of activity that happened around the lake, encouraging some and discouraging others.

The Parish Council recognised the importance of preserving the built assets of the Estate...



Need for additional parking provision in the area of the Dubwath-Ouse Bridge Road (B5291).

It was noted that this was a 'quieter' area of the Lake District and this is why people visit this area, and it would be a shame to alter this too much.

Parish Council Consultation:

On Wednesday 23rd October 2024 Luke Jackson from Crosby Granger Architects, on behalf of the Higham Estate, attended the monthly Parish Council Meeting of Embleton & District Parish Council, to give an initial presentation about the Whole Estate Plan for the Higham Estate and discussing the process and potential outcomes, and giving councillors an opportunity to ask questions and make suggestions and contributions towards the Whole Estate Plan, with the aim of trying to build a picture of community aspirations for the area.

Parish Council Contributions:

- Need for additional parking provision in the area of the Dubwath-Ouse Bridge Road (B5291).
- Concerns were raised about the safety of pedestrians on that stretch of road and if footpath provision in this area (B5291) could be included.
- Cumberland Cllr J Perry noted that the next Community Panel of Cumberland Council on 17th January is focused on Active Travel in particular footpaths/cycle ways which might be a good linkage. This was attended by CGA and potential opportunities are discussed in further detail in section 4.6.
- Mention of northern transport hub.
- Himalayan Balsam spread on the Estate was raised as a concern. (West Cumbria Rivers Trust would be a contact for this).
- Concerns were raised about the transportation of water bound invasive species into the Lake and if the Higham Estate can do anything to mitigate this.
- It was suggested that the Dunham Massey Estate be visited as an exemplar of a similar Estate with various activities to drop in and do.
- Concerns were raised about increasing additional water activities on that end of the lake as this doesn't necessarily benefit local businesses etc.
- The Parish Council recognised the importance of preserving the built assets of the Estate.
- It was noted that this was a 'quieter' area of the Lake District and this is why people visit this area, and it would be a shame to alter this too much.

Community Consultation:

Proposals for creating paths and green corridors linking local attractions, to encourage circular walking routes, reducing reliance on cars...

Higham Hall Consultation:

Higham Hall until 1947, used to be the centre of the Estate and home to the owners of the Estate. It is has changed hands many times since then, but now is the tranquil setting to an educational trust that promotes adult education in the arts. Running a whole variety of residential courses from painting to folk singing. On 16th October 2024, Crosby Granger Architects attended a meeting with the Principal of Higham Hall, its Head Gardener and Building and Grounds Manager, to talk through the background of the Whole Estate Plan and its proposals.

Action 1: Heart of Higham

- The plan is to create a focal point for the Higham Estate, featuring a farm shop, café, visitor attraction, and guest accommodation.
- What is important for Higham Hall is that the tranquillity and peacefulness of its setting are preserved, as this a major unique selling point for Hall and why people come and stay here.

Action 2: Accommodation

- Plan to create more accommodation at High Barkhouse Site, to provide residential accommodation.

Action 3: The Farmstead

- The idea is to transform Low Field Farm into a multi-purpose venue for events like weddings, with its historic farmhouse and barns.

Action 4: Rural Enterprise

- A strategy to engage local businesses in mutually beneficial opportunities, such as offering craft/art days for Higham guests and collaborating on accommodation overflow.
- Shared marketing efforts to create a local itinerary of attractions and activities.

Action 5: Nature Recovery

- Discussion about incorporating lessons from the Knepp Re-wilding Project and emphasizing the importance of preserving farming practices while enhancing habitats.
- Deer control and the potential for deer stalking as an activity for visitors were discussed.
- Several habitat enhancement initiatives were outlined, including riverside planting, parkland tree planting, and fen grazing. Specific species enhancements, such as otter holts and bat boxes, were also considered.

Action 6: Connecting Communities

- The aim is to create a green link between Dubwath and Embleton to connect to the proposed cycleway along Bassenthwaite Lake/A66.
- Proposal for creating paths and green corridors linking local attractions (e.g., Higham Hall, Lakes Distillery, Bassenthwaite Lake Station) to encourage circular walking routes, reducing reliance on cars.

Action 7: Working the Land

- Develop Sporting Experiences - Concerns were raised about the ecological impact of game shooting.
- Long Term Farming Strategy - The plan is to continue farming the land with two operational farms.
- Forestry - Ongoing woodland management is planned, with discussions around improving hedge and boundary maintenance. Also, the need for controlling invasive species like rhododendrons was highlighted.
- Selective tree felling to improve parkland vistas and restore the original landscape design was also suggested.

Action 8: Preservation of Local History, Historic Environment & Built Assets

- Focus on preserving the area's historical significance and conserving existing heritage buildings.

During peak seasons the local area can get very busy with day visitors, creating a number of problems for the local community:

Indiscriminate parking on the roadside

Pedestrian safety

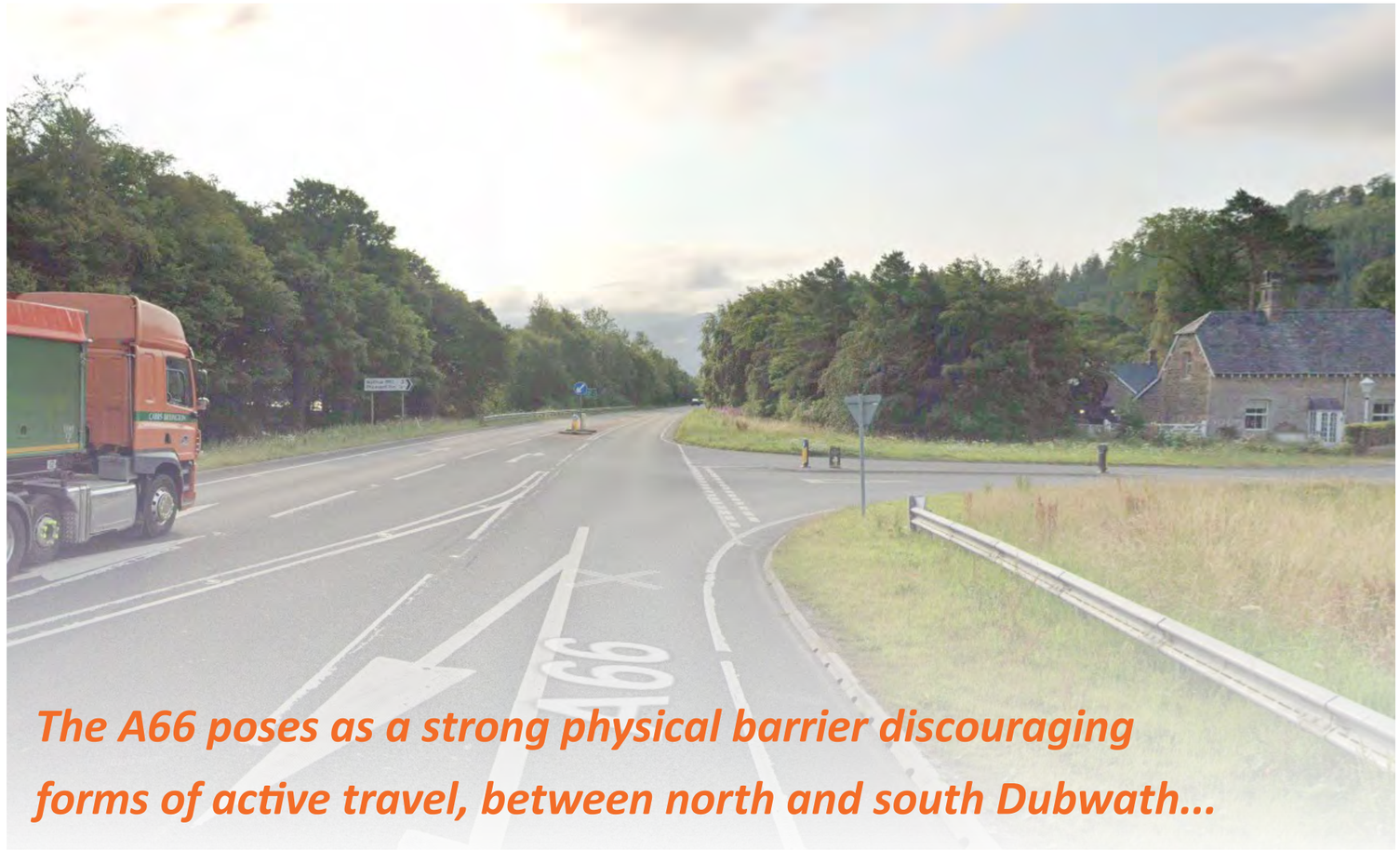
Challenges:

A66 Road divide: The A66 poses as a strong physical barrier discouraging forms of active travel, between north and south Dubwath, when needing to cross by foot. It is not easy or safe for members of the public to cross by foot from the northern part of Dubwath, where the majority of houses are located to the south where the Pheasant Inn and Bassenthwaite Lake Station café is located.

Lake Access & Noise: The A66 being a busy road also detracts from the quiet tranquillity of the surrounding area and impedes both access to and enjoyment of the whole western side of Bassenthwaite Lake.

Day Visitors: During peak seasons the local area can get very busy with day visitors, creating a number of problems for the local community:

- Indiscriminate parking on the roadside.
- Pedestrian safety.



The A66 poses as a strong physical barrier discouraging forms of active travel, between north and south Dubwath...

Community Analysis:

Strengths:

Cultural Heritage: Unique and relatable cultural heritage.

Community Facilities: A good range of local amenities and facilities – village halls, church, sailing club, pubs and café.

Urban Connections: Situated on A66 with short travel times to Keswick and Cockermouth, including by car, bus and bicycle.

Improved Active Travel Networks & A66 crossing: The LDNPA have developed an Active Travel Network Plan which identifies new walking, cycling and wheeling routes across the National Park. The development of the Bassenthwaite Cycleway has been identified as a priority in the Network Plan. This includes the opportunity to create a way to cross the A66 in the Dubwath area. The Higham Estate has the opportunity to interact with these proposals and raise awareness of the further potential benefits to the community.

Employment opportunities: Diversification within the Estate could create a whole range of new local jobs, which could suit a broad demographic of local people, which could also include accommodation.

Opportunities:

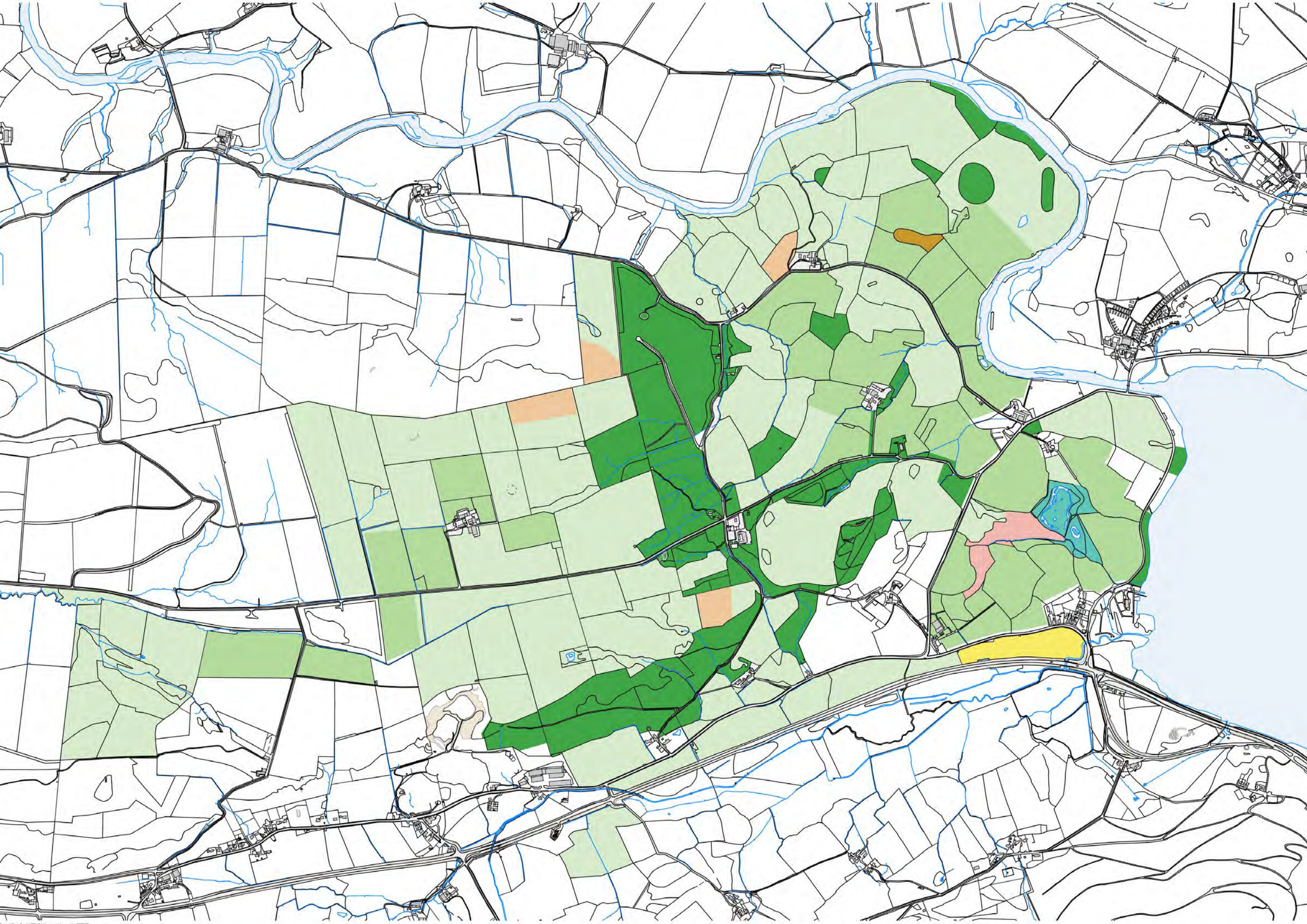
Local Consultation: The Higham Estate has the opportunity to engage with the local community and find out their aspirations and concerns, regarding the Estate and surrounding area. Most fall into later sections on Travel & Tourism, Historic Environment, and Habitats & Biodiversity, which are discussed later in greater detail, a few points are summarised below.

Public Highways Safety: Improve public safety along B5291 and improved connections between local visitor attractions, through improvement of existing rights of way and additional paths to visitor attractions such as Lakes Distillery and Banks point. Potential to create paths behind hedgerows.

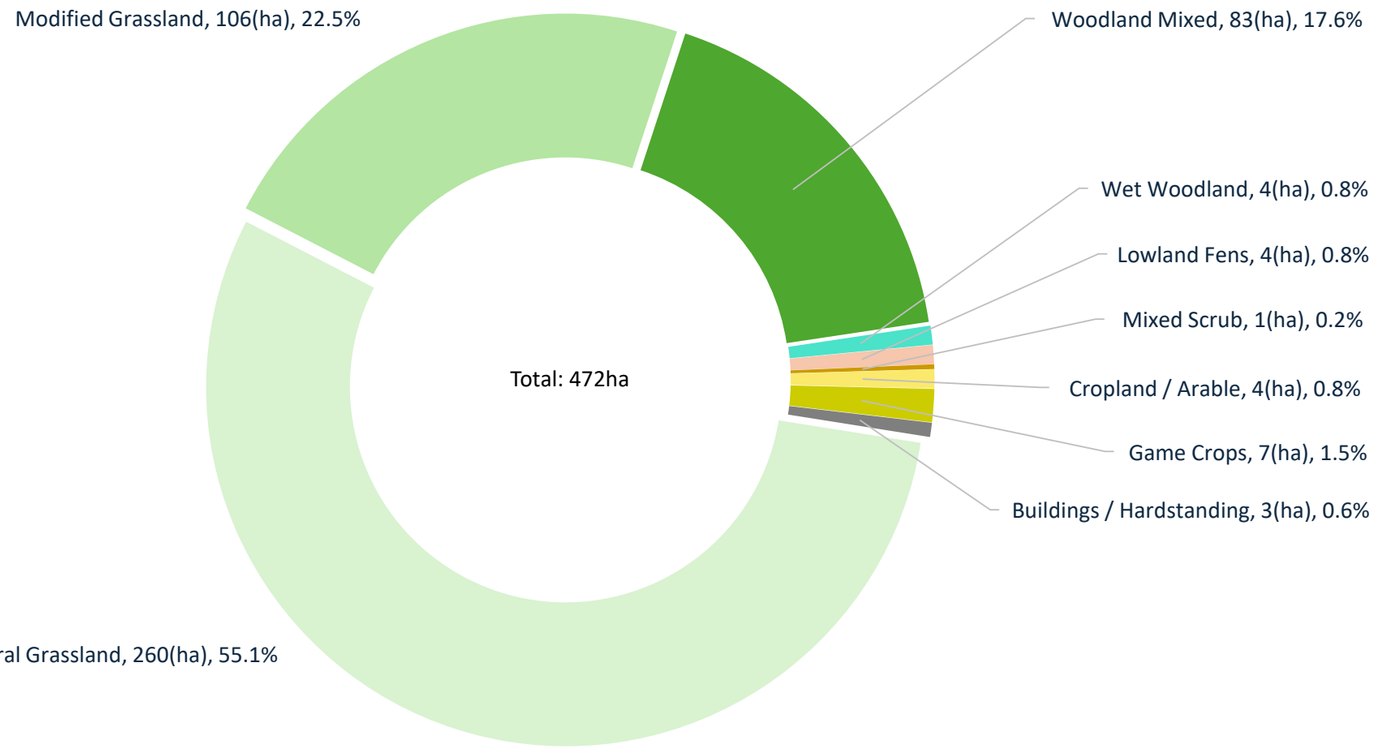
Parking & Toilets Facilities: Opportunity to provide managed parking and toilet facilities at Visitor attraction sites – this would have a number of benefits, including;

- Managed parking comes with a level of greater surveillance and control, which would help reduce undesirable non-permitted forms of water-based recreation such as paddle boarding, which in turn would help the transportation of water bound invasive species into the lake.
- Provision of on-site facilities such as toilets and bins, reducing littering and pollution.
- Improve Highways parking situation at Bassenthwaite Lake Station Café , would also require improved pedestrian connectivity to other side of A66.

Local Farm Shop: A new local farm shop could provide a walkable convenience store for basic household food and supplies.



Habitat / Land Use Types



Key:

- Neutral Grassland
- Wet Woodland
- Cropland / Arable
- Modified Grassland
- Lowland Fens
- Game Crops
- Woodland Mixed
- Mixed Scrub

4.4 Habitats & Biodiversity

The Higham Estate spans approximately 487 hectares, encompassing a rich variety of habitats, including grasslands, woodlands, wetlands, and scrublands. This diverse and spectacular natural landscape forms the background to one of the Core Visions of the Estate:

'A community dedicated to preserving and enhancing the landscape, wildlife, and cultural heritage in every action and decision, ensuring their sustainability for future generations.'

Located within two nationally protected environmental areas—Bassenthwaite Lake, the River Derwent, both designated as Sites of Special Scientific Interest (SSSI) and Special Areas of Conservation (SAC)—the Estate is therefore at the heart of important conservation efforts. Nestled within both the Lake District National Park and a UNESCO World Heritage Site, the Estate plays a crucial role in contributing to broader environmental goals, aligned with various key frameworks and management plans, including:

- The Local Plan 'Living Lakes'
- The National Planning Policy Framework (NPPF)
- The Lake District National Park Partnership's Management Plan 2020-2026
- The World Heritage Site (WHS) Nomination Dossier
- The Bassenthwaite Lake National Nature Reserve (NNR) Management Plan
- The Cumbria Local Nature Recovery Strategy

Relevant LDNP Special Qualities and Higham Estate Contribution:

(6) Wealth of habitats and wildlife:

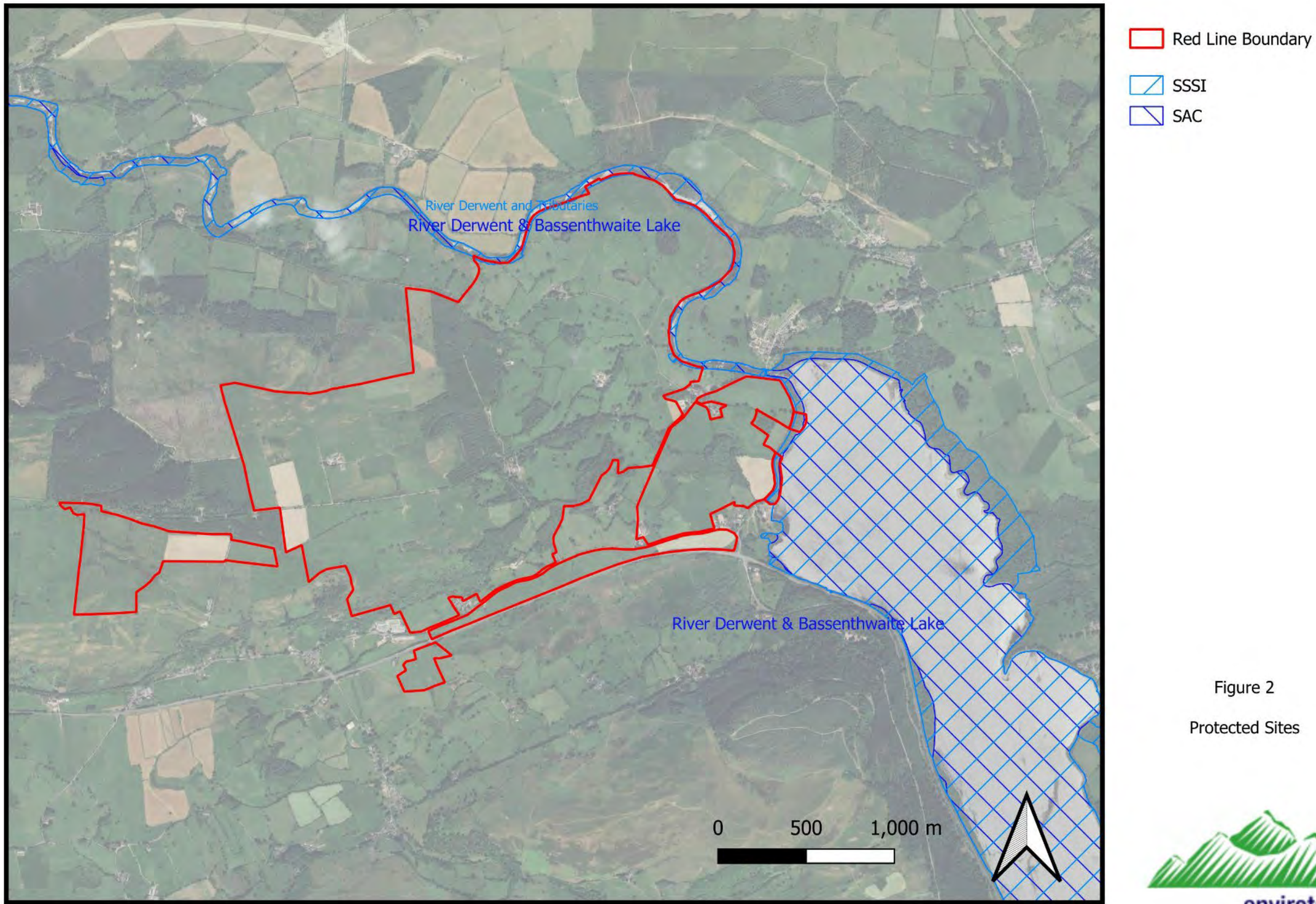
The Higham Estate encompasses a diverse range of habitats, including lake and riverbanks, lowland fens, ponds, parkland, farmland, deciduous and coniferous woodlands. Stretching from the tranquil shores of Bassenthwaite Lake to the summit of Elva Hill at 241 meters above sea level.

(7) Mosaic of lakes, tarns, rivers and coast:

The Higham Estate is situated on the north-western shore of the stunning Bassenthwaite Lake and bordered by the River Derwent to the north.

(8) Extensive semi natural woodlands:

The Higham Estate consists of a wide variety of woodland habitats from managed coniferous woodlands at the centre of the Estate, ancient deciduous woodland in the south, to wet woodlands in the east.



Red Line Boundary

SSSI

SAC

Figure 2

Protected Sites

envirotech

Environmental Context:

Statutory Protected Sites:

The East and North parts of the Estate lie either within or adjacent to Bassenthwaite Lake, River Derwent and Tributaries SSSI or River Derwent and River Derwent & Bassenthwaite Lake SAC.

Non-statutory protected sites and habitats of principal importance:

The site is mapped as having priority habitat areas of Hay Meadow, Lakes, Woodland, Ancient Woodland and Good Quality Semi-improved grassland. There are also a number of County Wildlife sites within the Estate boundary.

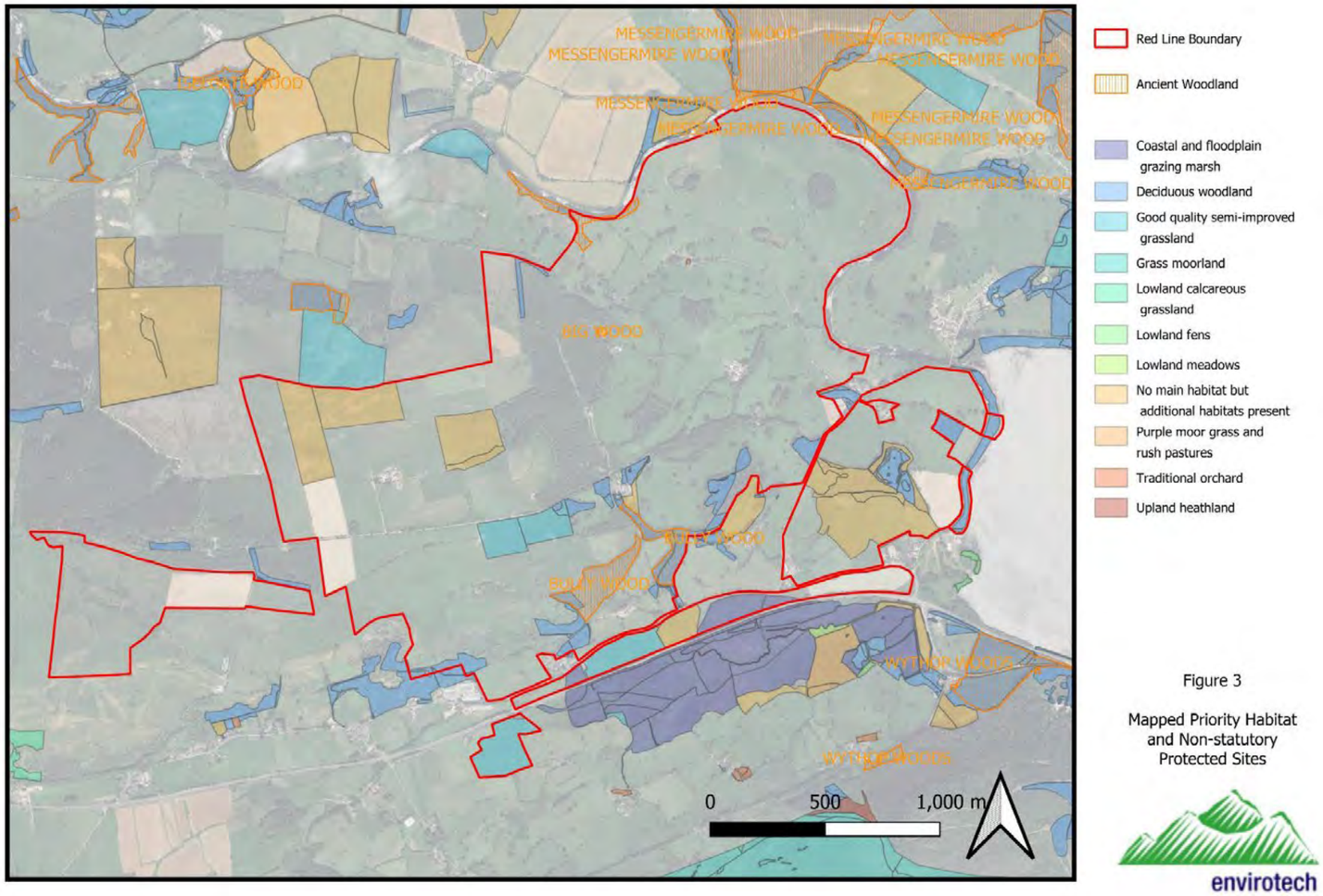


Figure 3

Mapped Priority Habitat and Non-statutory Protected Sites

envirotech

Environmental stewardship scheme / countryside stewardship agreements England:

The majority of land and woodland on the Estate is under Countryside Stewardship or Woodland Grant Scheme, there are no recorded Environmental Stewardship Schemes on the Estate.

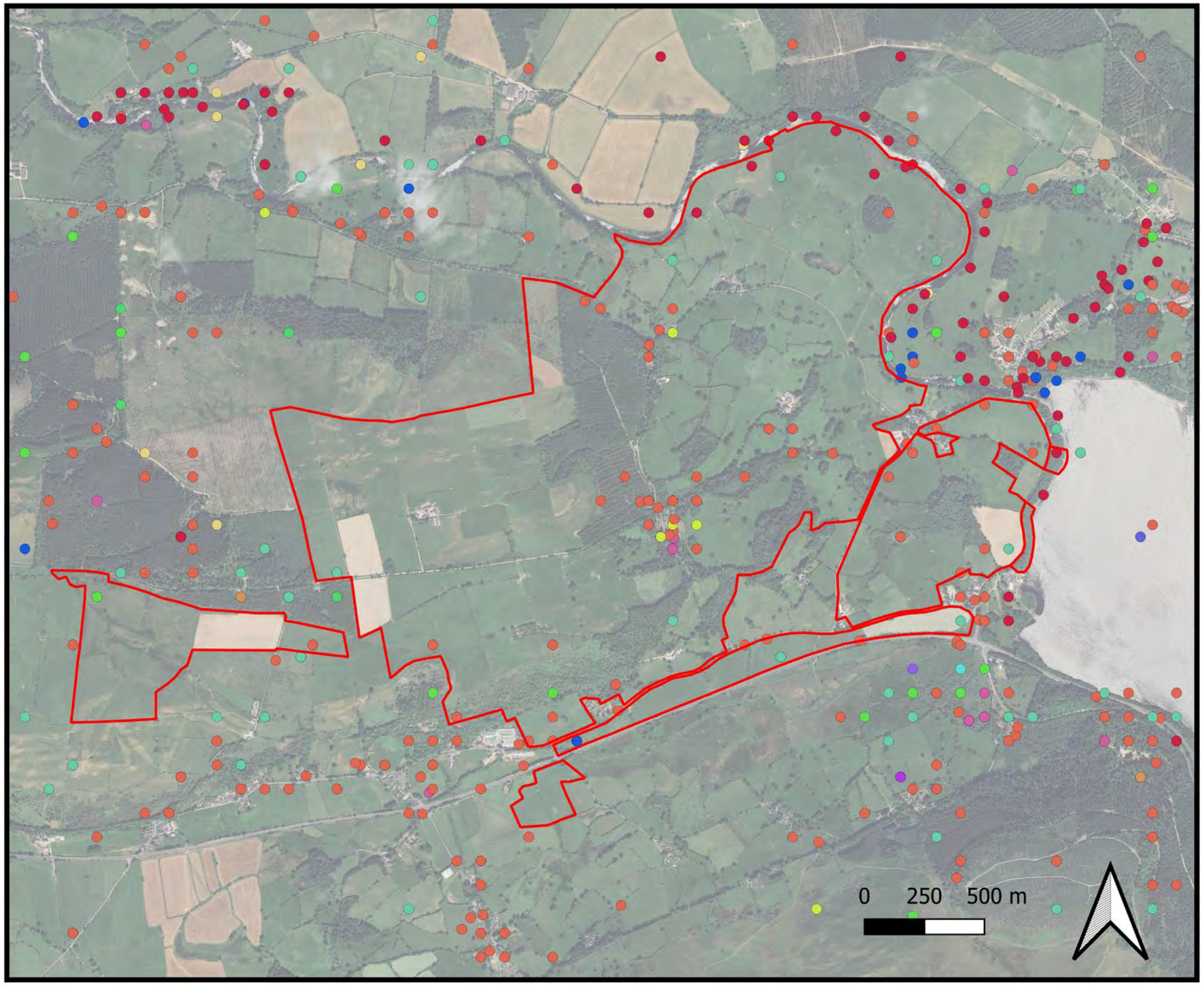
Natural England – National Character Area (NCA) Profile:

The Estate is located within the National Character Area: 8 - Cumbria High Fells which covers the north and central Lake District and is largely within the Lake District National Park. Natural England NCA Profiles describes:

'Current and future challenges for the area include management of flooding, increasing pressure on water resources, improvement of water quality, achieving long-term improvements in habitat condition and connectivity, managing visitor/ transport pressures, increasing carbon stores in soil/vegetation and strengthening landscape resilience and adaptation to climate change. A key challenge is supporting sustainable and resilient hill farming systems and businesses, which provide food, as well as a host of other public benefits, and maintain traditional skills amongst the next generation.'

It also identifies the following headline statement of environmental opportunity:

- SEO 1 - Manage and enhance the expansive areas of fell and fell edge, for their world renowned sense of place, the internationally important habitats and species they support, their historical and cultural heritage, and to protect soils, carbon stores and water resources.
- SEO 2 - Manage and enhance the valleys, to improve the habitat network of pastures, meadows, wetlands and woodlands, within a matrix of improved pasture, and to protect traditional buildings and field patterns of dry stone walls, hedges and boundary trees.
- SEO 3 Manage and enhance the water catchments, rivers, lakes, tarns and reservoirs for nature conservation, public enjoyment, recreation, water supply and flood management.
- SEO 4 Manage existing woodlands, restore and expand native woodlands, trees and shrubs, for their nationally and internationally important habitats and species, cultural and historical heritage, and to help deliver climate change adaptation and mitigation, protect soils, improve water quality and supply wood fuel and other wood products.
- SEO 5 Improve opportunities for enjoyment and understanding of the landscape and promote local involvement in the planning and management of the Cumbria High Fells.



Red Line Boundary
amphibian
bird
bony fish (Actinopterygii)
conifer
flowering plant
fungus
insect - beetle (Coleoptera)
insect - butterfly
insect - dragonfly (Odonata)
insect - moth
insect - true bug (Hemiptera)
insect - true fly (Diptera)
moss
reptile
terrestrial mammal

Protected and Noteable Species

envirotech

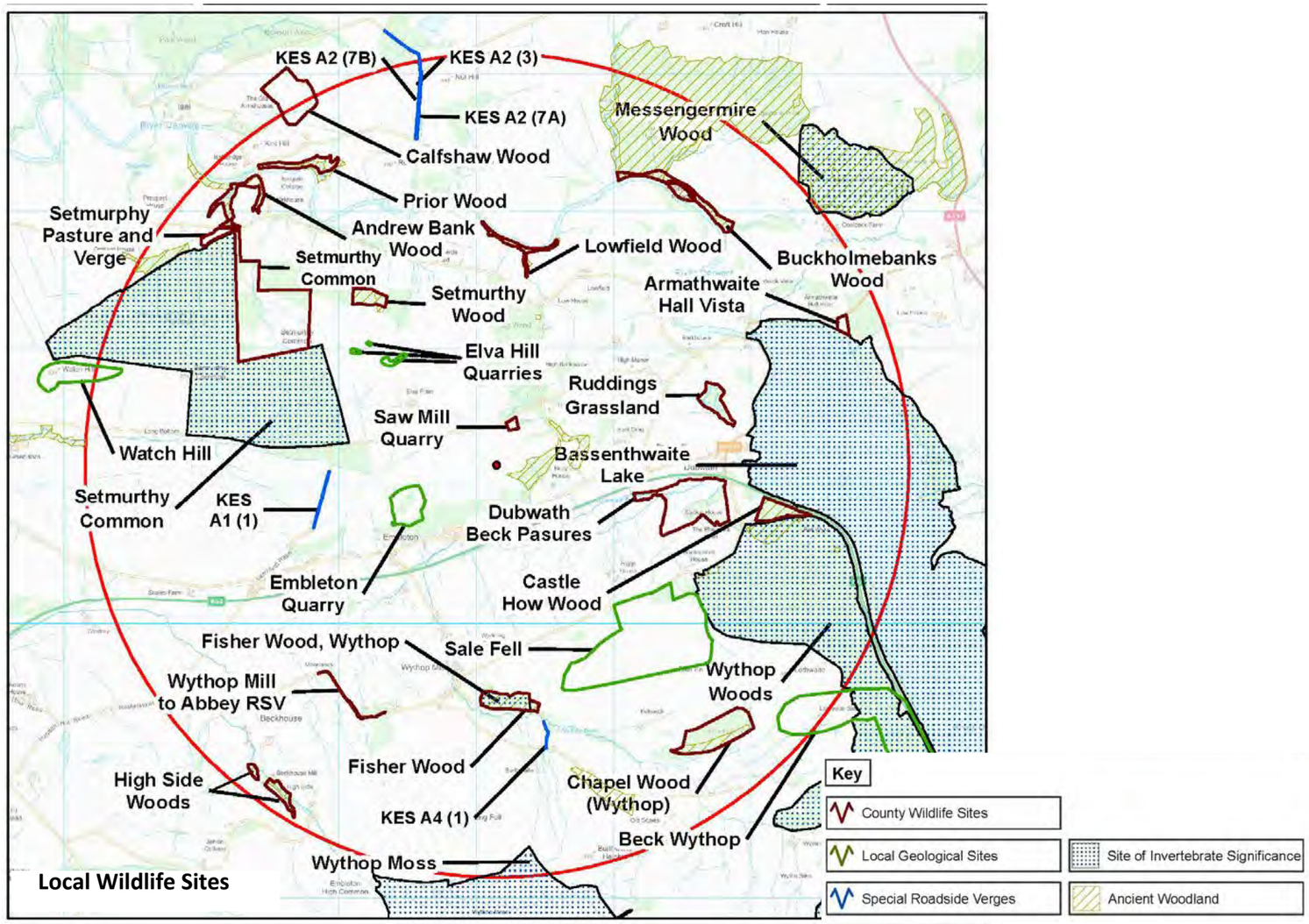
Environmental Context:

Protected and Notable Species:

Cumbria Biodiversity Data Centre (CBDC) provided records of all protected and notable species for the Estate; 257 notable species have been recorded, records date from 1980 to 2022. Within the last 10 years, there are 124 notable species which have been recorded. All of the species are consistent with the mix of habitats found on and near the site. Including wetland, woodland and grassland species. Many of the species recorded are mobile, and a record near the Estate would represent likely presence on the Estate. The habitats on the Estate being consistent with the wider landscape.

Cumbria Non-Statutory Protected Sites:

Ruddings Grassland and Saw Mill Quarry County Wildlife Sites (CWS) and Elva Hill Quarries Local Geological Sites lie within the Estate boundary.



UKHAB and BNG Overview – Habitat Management Opportunities and Constraints:

As part of this Whole Estate Plan an ecological overview and baseline survey of the whole Estate was carried out by Ecological Consultants and Environmental and Rural Chartered Surveyors Envirotech, this can be found in the appendices at the end. The assessment was conducted in accordance with UKHAB V2 guidelines, with biodiversity net gain (BNG) condition assessments. The objective of the study was to evaluate the current ecological state of the Estate, identify potential management opportunities, and assess constraints that may affect habitat enhancement or restoration.

The survey identified various protected and notable species, statutory protected sites, non-statutory protected sites and priority habitats, including Bassenthwaite Lake and the River Derwent, both designated as Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs).

The Estate also contains grasslands, ancient woodlands, lowland fens, and a variety of wildlife, including notable bird, mammal, and invertebrate species. The report highlights the importance of maintaining and enhancing these habitats through appropriate management strategies, particularly in areas of species-poor grassland, wetlands, and woodlands.

The majority of the land and woodland within the Estate are entered into agri-environmental schemes namely Countryside Stewardship Schemes (CSS) and Woodland Grant Schemes (WGS). These schemes provide a degree of environmental land management practices with the aim of delivering improved environmental and ecological outcomes from within the farmed environment.

The initial ecological survey report baseline report identifies a number of broad recommendations which could be employed to delivering further ecological enhancement from the Estate include reducing grazing intensity, enhancing woodland edges, improving wetland areas, and promoting biodiversity through the creation of scrapes and ponds.

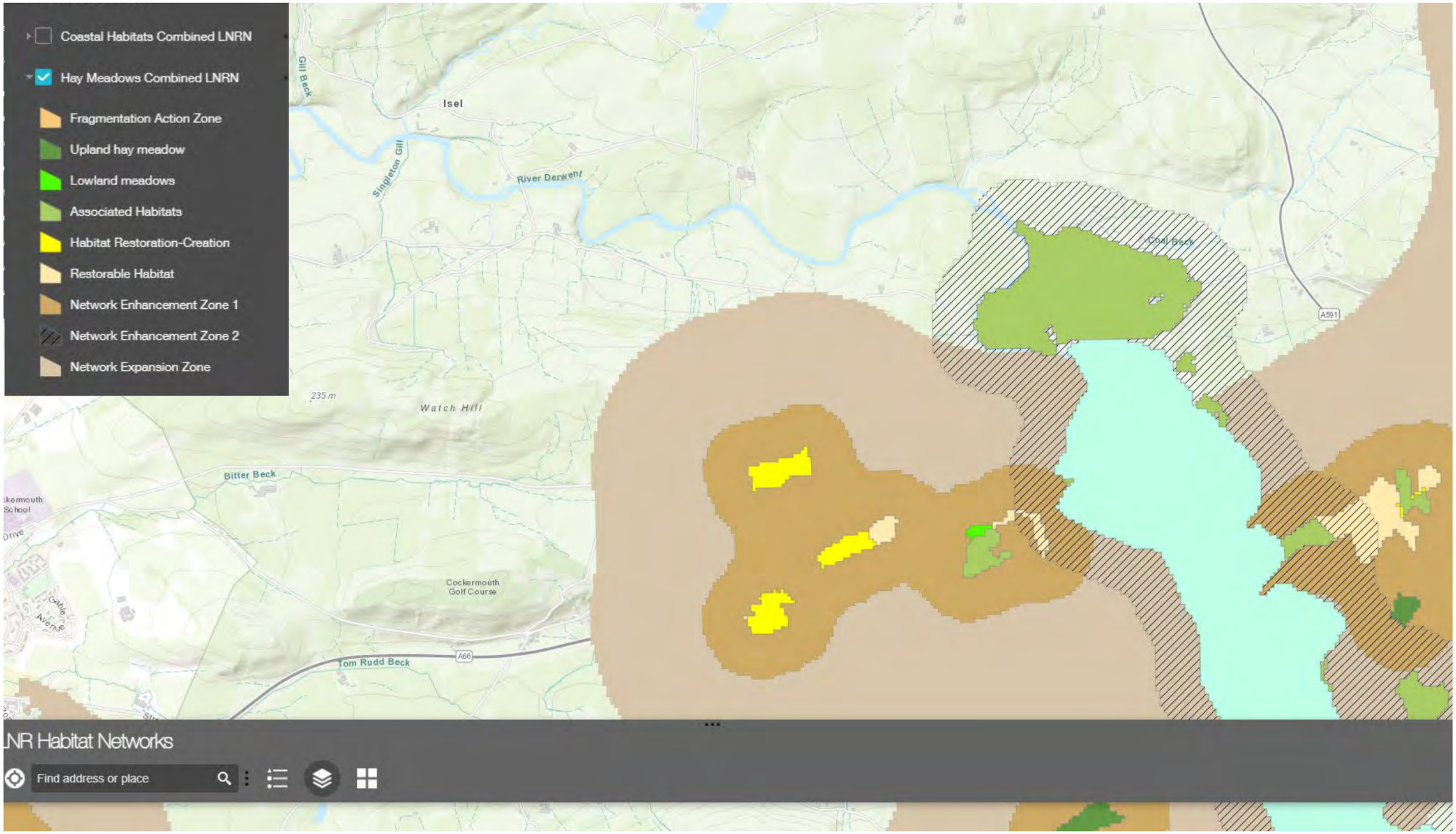


Figure 5a- Taken from Cumbria Local Nature Recovery Network (CLNRN) online mapping 04.10.2024 Hay Meadow

Environmental Context:

Cumbria Local Nature Recovery Network (CLNRN):

The site is mapped on the Cumbria Local Nature Recovery Network (CLNRN) as having priority habitat areas of or being suitable for Hay Meadow, Lakes, Lowland Fens, Traditional Orchards, Purple Moorgrass, and Rush pasture, Reedbed, Woodland and Woodpasture, Figure 5a-e. Mapping for Lowland Fens, Reedbed and Woodland was not available.

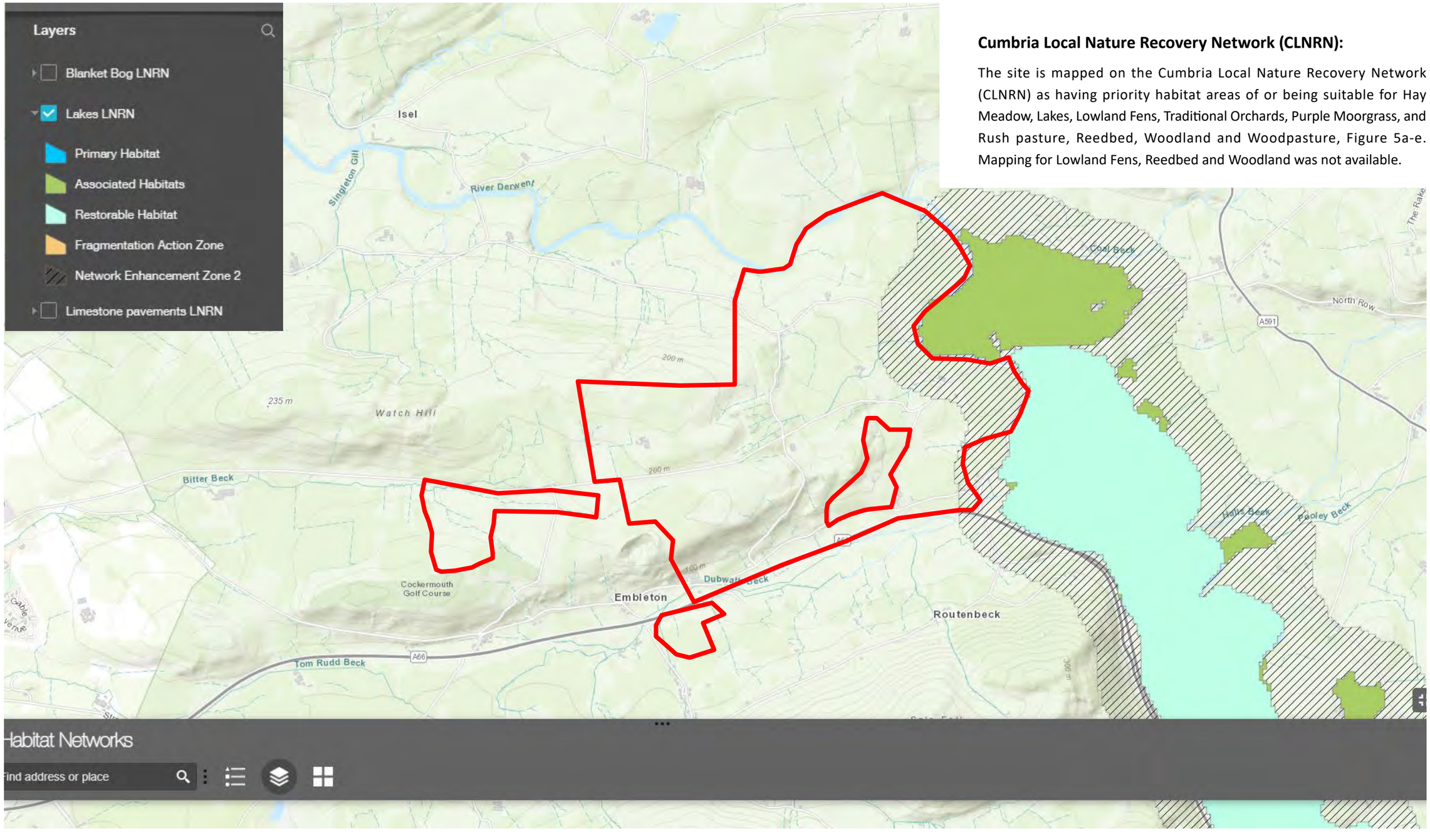


Figure 5b- Taken from Cumbria Local Nature Recovery Network (CLNRN) online mapping 04.10.2024 Lakes

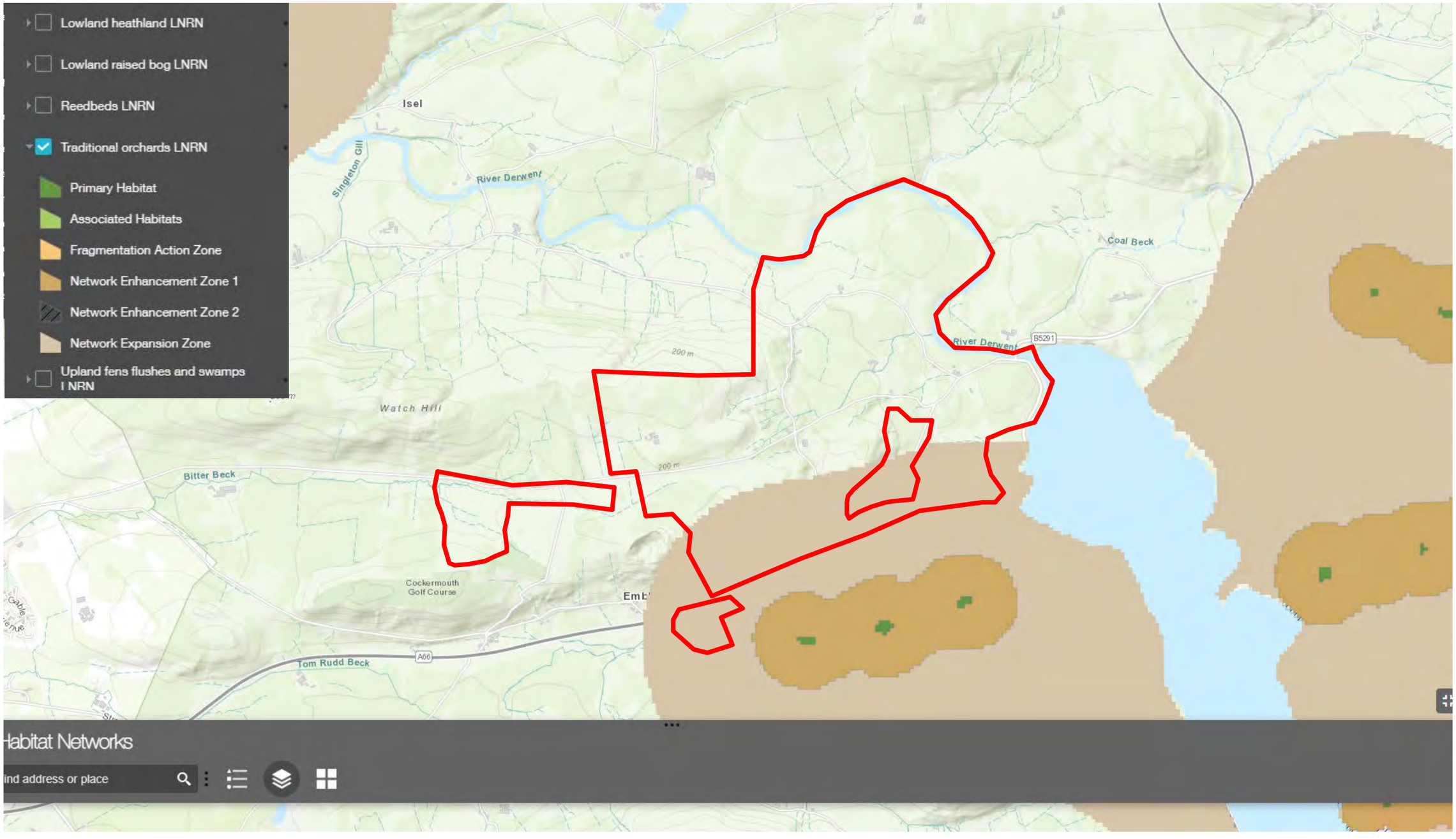


Figure 5c- Taken from Cumbria Local Nature Recovery Network (CLNRN) online mapping 04.10.2024 Traditional Orchards

Environmental Context:

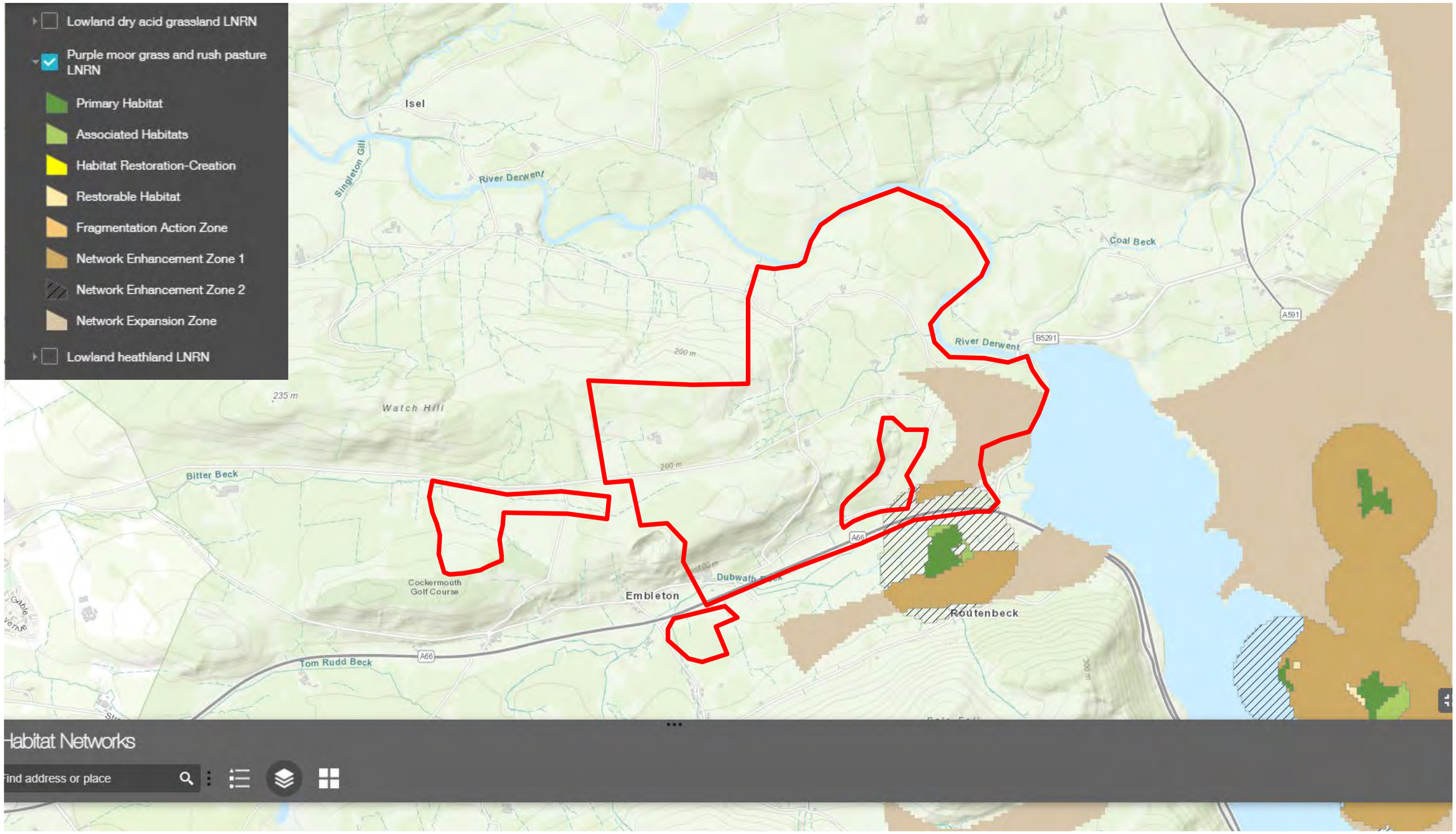


Figure 5d- Taken from Cumbria Local Nature Recovery Network (CLNRN) online mapping 04.10.2024 Purple Moorgrass and Rush pasture

Environmental Context:

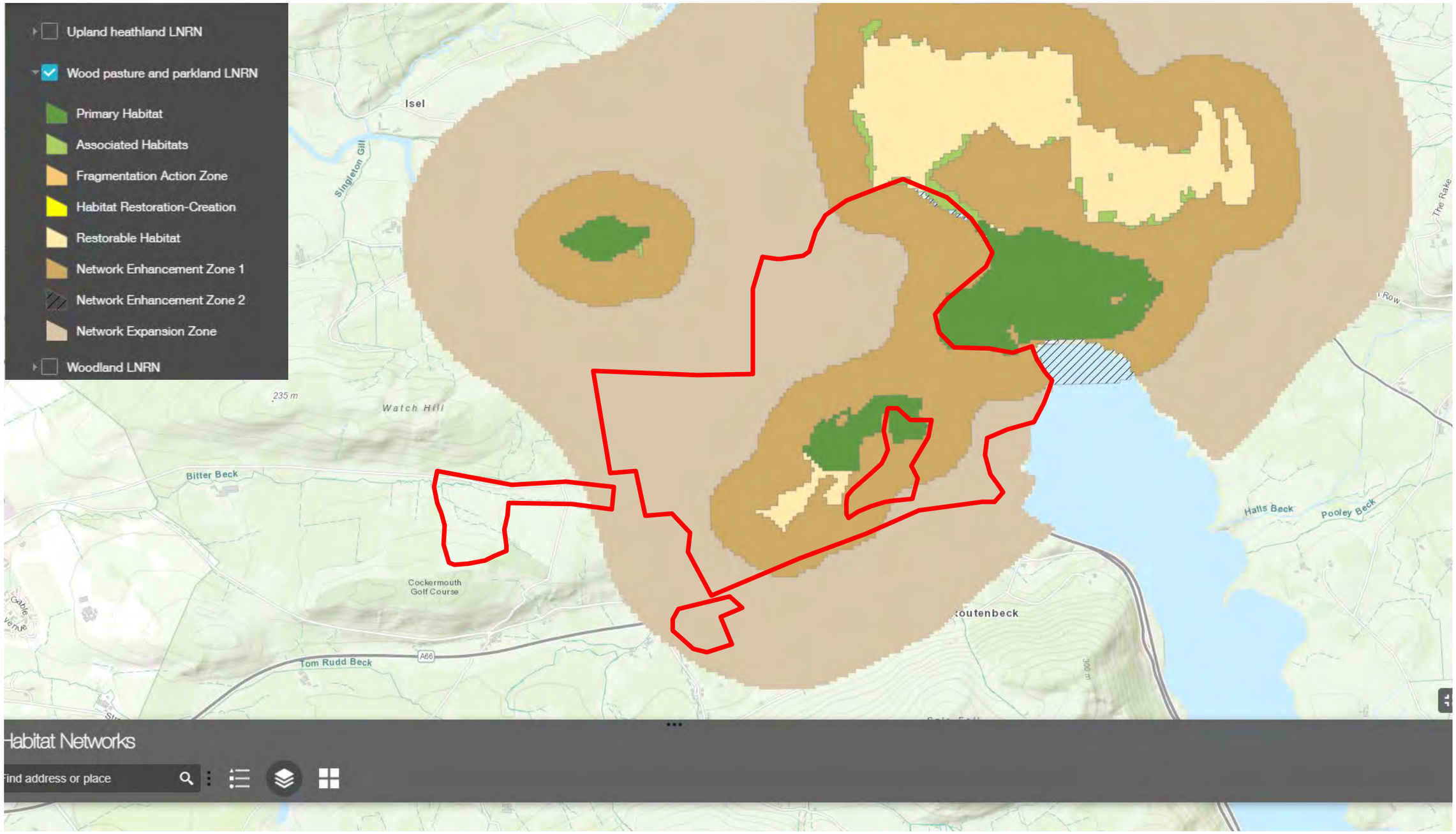
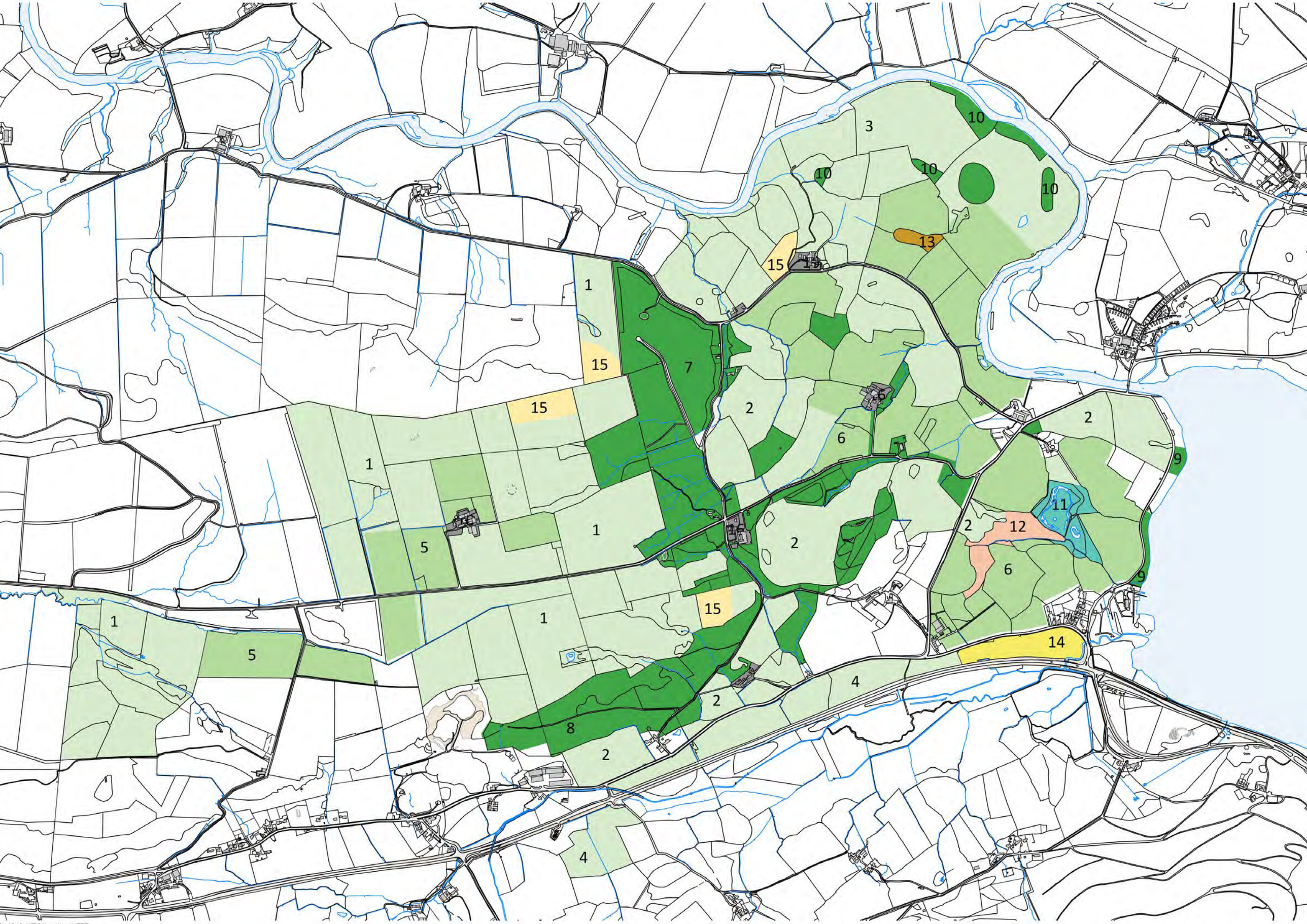


Figure 5e- Taken from Cumbria Local Nature Recovery Network (CLNRN) online mapping 04.10.2024 Woodpasture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Primary Habitats:

UK Habs Habitat	Management Area	BNG Condition (Indicative)	Area Approx. (Ha)	Notes
Neutral Grassland	**1**	**Moderate**	131	Cattle or sheep grazed. Some mowing. Species poor. Occasional wet flushes.
	2		56	Bound by woodland. Cattle or sheep grazed. Some mowing. Species poor. Occasional wet flushes with “parkland” type trees.
	3		56	To riverside, open and exposed. Species poor with “parkland” type trees.
Neutral Grassland	**4**	**Poor**	17	Mown or grazed. Species poor. Intensive management.
Modified Grassland	**5**	**Poor**	26	Intensively managed open and exposed.
	6		80	Intensively managed but more enclosed.
Other Woodland Mixed	**7**	**Moderate**	62	Used for shooting. Mixture of coniferous and deciduous. Some areas ancient woodland.
	8	**Good**	14	Woodland with open glades and scrub transition to grassland.
	9	**Good**	2	To lakeshore, good diversity and structure.
	10	**Poor**	5	Newly planted woodland blocks.
Wet Woodland	**11**	**Moderate**	4	Wet woodland formed around and in ponds.
Lowland Fens	**12**	**Moderate**	4	Wet grassland no formal management.
Mixed Scrub	**13**	**Moderate**	1	Mixed scrub appears to have been planted around a pond.
Cropland	**14**	**N/A**	4	Arable fields
Game Crops	**15**	**N/A**	7	Game crop
Buildings	**16**	**N/A**	3	Buildings and farmyards

Ten Primary habitats were recorded over the Higham Estate using UKHABs V2 classification, these are illustrated on the opposite UK Habitats Survey Map. These habitats have then been further subdivided into 16 discrete management units, as can be seen on the adjacent table with a description of the use of that habitat. Each unit has also been associated an indicative condition assessment score in line with the statutory BNG metric, based on a high-level walkover and drone imagery. The indicative (BNG) condition score ranges from poor, to moderate, to good, ‘Poor’ means that there is a greater opportunity to increase the potential net biodiversity of the site, whereas ‘Good’ indicates a high level of biodiversity already exists.

The primary habitats found on the Higham Estate along with details on their respective management units, can be found on the following pages, with descriptions of potential management opportunities for habitat and biodiversity enhancements, as well potential constraints.

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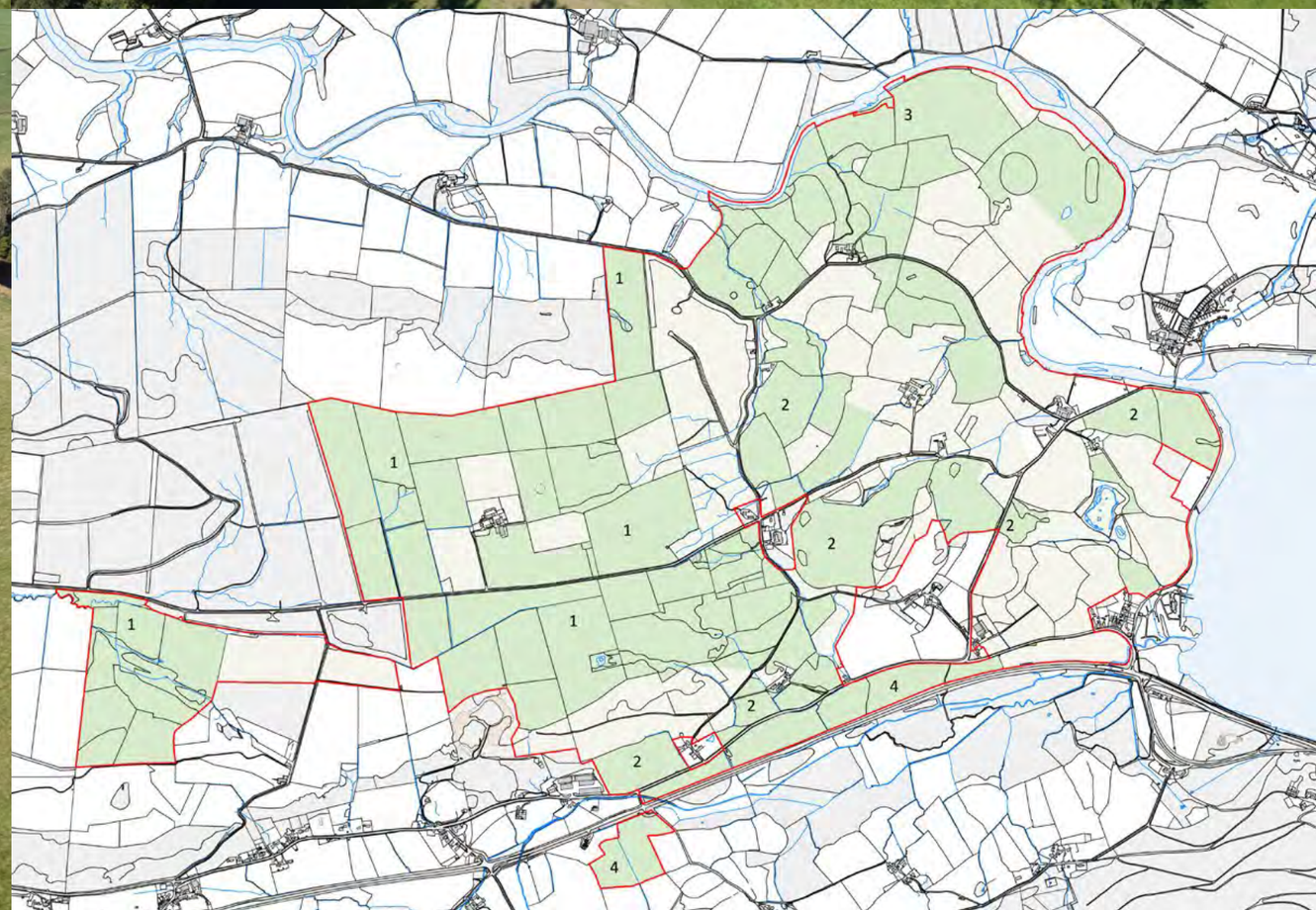

Neutral Grassland (G3)

This habitat includes enclosed mesic hay meadows and pastures, together with a range of grasslands that are periodically inundated with water or permanently moist.

Management Unit 1 - BNG Moderate – 131(Ha)

Open areas of grassland grazed by sheep or cows. Some fields may be cut for silage. Grassland is exposed, elevated and species poor.

Species - Common Bent (Agrostis Capillaris), Sweet Vernal Grass (Anthoxanthum Oderatum) and Crested Dog's-Tail (Cynosurus cristatus) with Yorkshire Fog (Holcus lanatus) and Perennial Ryegrass (Lolium Perenne) occurring occasionally. Tufted Hair-Grass (Deschampsia Cespitosa) to less grazed areas. Soft Rush (Juncus Effusus) to wet depressions although land appears to be free draining.

Trees are scattered, many mature, with few in the younger age classes. Occasional groups of trees grazed with livestock damage and no regeneration.

Enhancement Opportunities - To improve the grassland, grazing intensity could be reduced or mowing could shift to hay production rather than silage, although this may impact farm income as the land is likely marginal. Trees could be replenished by replanting, as there are few younger trees to maintain the landscape features. Protection of tree groups through fencing and underplanting, or planting new trees in guards along existing tree lines, would help promote regeneration.

Management Unit 2 - BNG Moderate – 56(Ha)

More enclosed areas grassland, surrounded by woodland and grazed by sheep or cows. Some fields may be cut for silage. Grassland is sheltered and species poor. Landscape has feel of former parkland, with mature trees, including blocks of trees, with no regeneration due to grazing. Species diversity is lacking in grassland.

Species - Common Bent, Sweet Vernal Grass and Crested Dog's-Tail with Yorkshire Fog and Perennial Ryegrass occurring occasionally. Tufted Hair-Grass to less grazed areas. Soft Rush to wet depressions/ flushes on sloping ground suggesting possible spring lines.

Trees are scattered, many mature, with some in the younger age classes to field boundaries. Occasional groups of trees grazed with livestock damage and no regeneration.

Enhancement Opportunities - Grassland could be enhanced with reduction in grazing intensity, mowing for hay rather than silage would impact income for farm but areas of lower quality grassland would be targeted resulting in less financial impact on farm business. Trees will require replanting to maintain current landscape features as few younger trees present and parkland landscape will be lost in medium to long term.

Management Unit 3 - BNG Moderate – 56(Ha)

More open and exposed grassland, lower lying, to river although not in a flood plain. Intensively grazed by sheep or cows. Some fields may be cut for silage. Landscape has feel of former parkland, although species diversity is lacking in grassland.

Species - Common Bent, Sweet Vernal Grass and Crested Dog's-Tail with Yorkshire Fog and Perennial Ryegrass occurring occasionally. Soft Rush to wet depressions.

Woodland blocks and ponds scattered across this area, planting well established but evidently plantation rather than semi-natural in origin.

Trees are scattered, many mature, with some in the younger age classes to field boundaries, including blocks of trees, with no regeneration due to grazing.

Enhancement Opportunities - Grassland could be enhanced with reduced grazing intensity and / or suitable mowing for hay, rather than silage would impact income for farm but areas of lower quality grassland would be targeted resulting in less financial impact on farm business. Trees will require replanting to maintain current landscape features as few younger trees present and parkland landscape will be lost in medium to long term. Provide fence blocks of trees and underplant and / or plant single trees in tree guards to existing tree lines and fields. Creation of ponds / scrapes to riverside which could also be buffered with fencing.

Management Unit 4.

Low lying, flat grassland to roadside. Grazed by sheep or cows. Some fields may be cut for silage.

Species - Common Bent, Sweet Vernal Grass and Crested Dog's-Tail with Yorkshire Fog and Perennial Ryegrass occurring occasionally.

Trees are scattered, many mature, with some in the younger age classes to field boundaries.

Enhancement Opportunities - Grassland could be enhanced with reduced grazing and or suitable mowing for hay.

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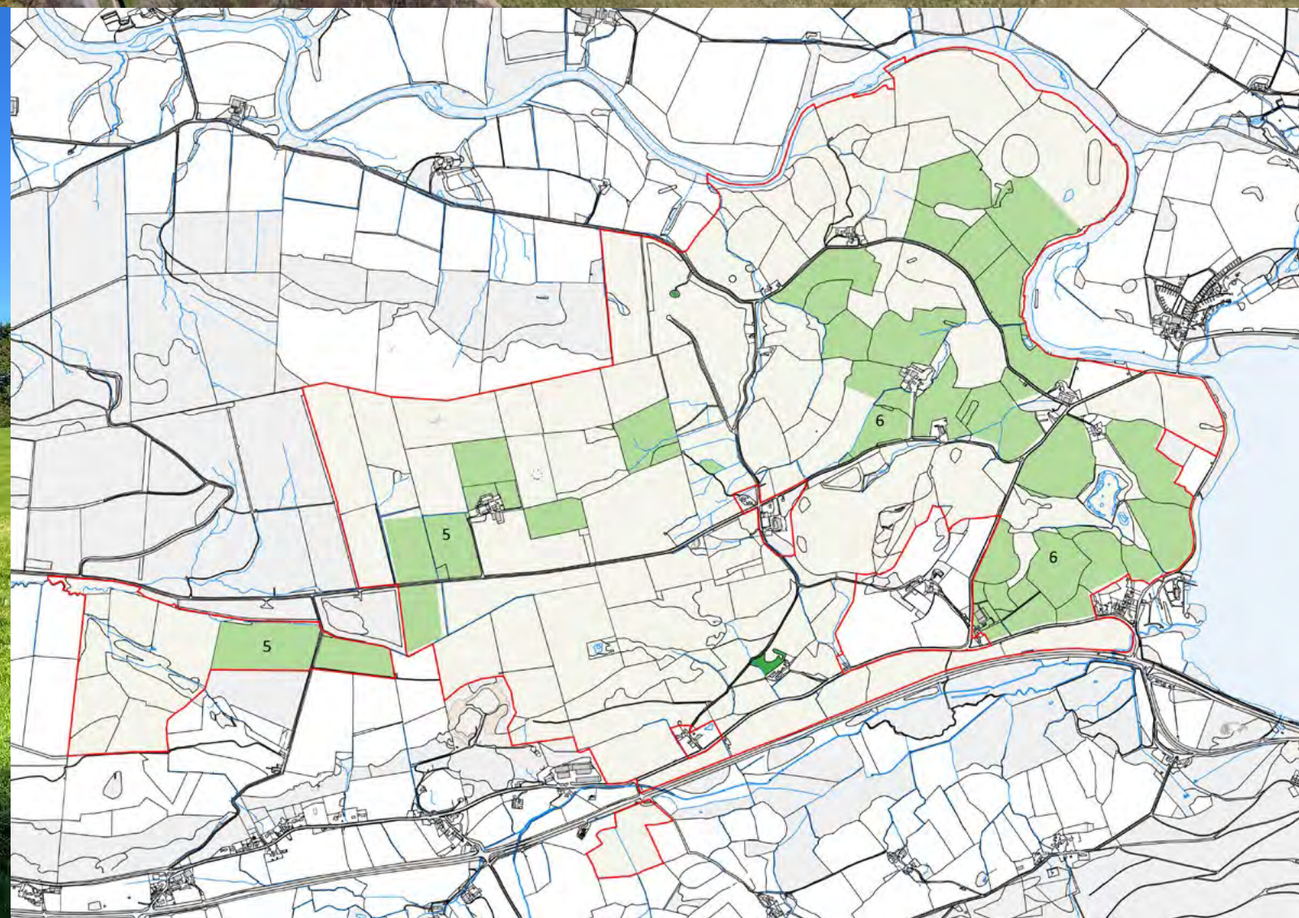
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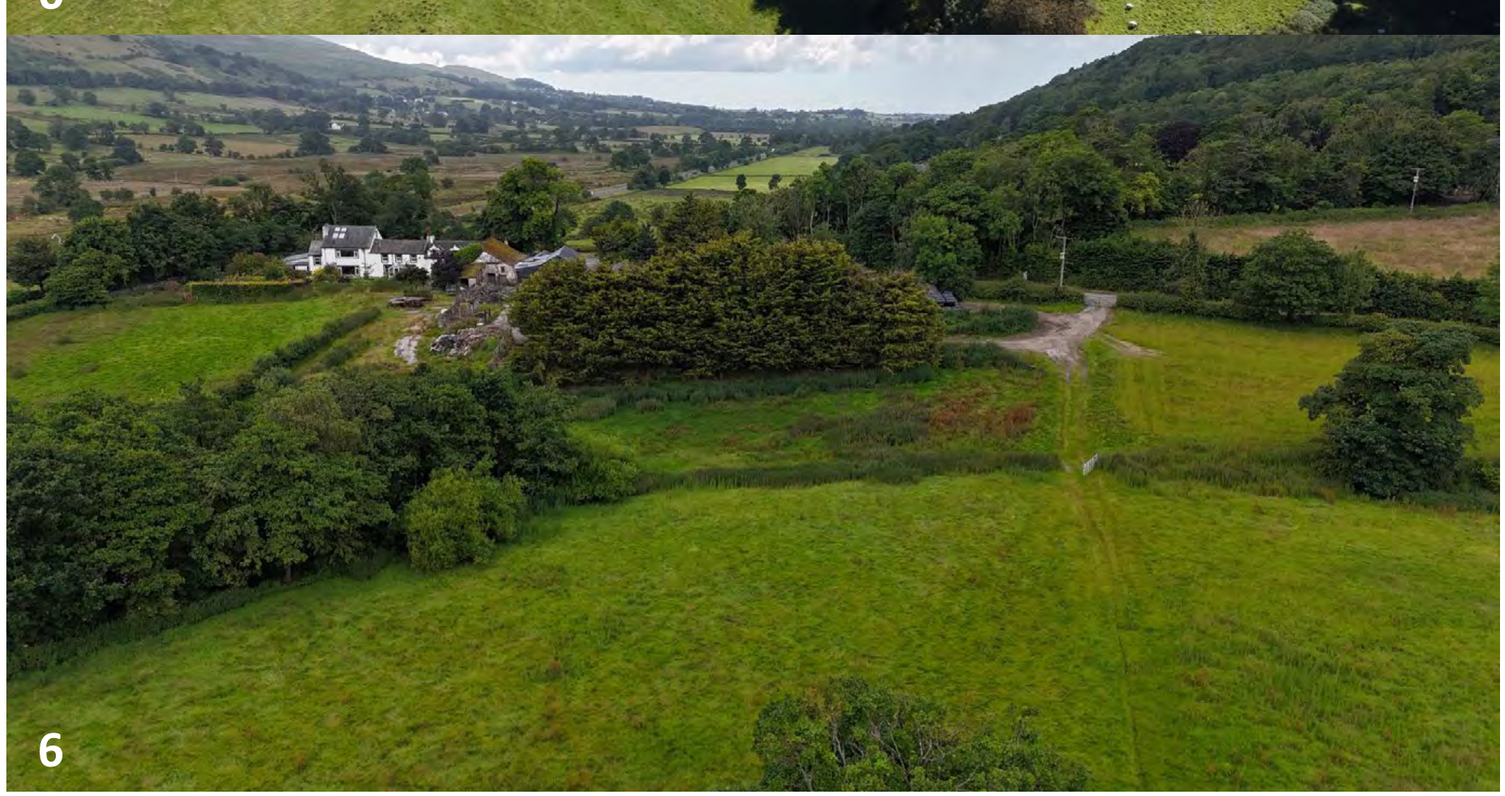

Modified Grassland (G4)

This habitat is found in pastures that are used for intensive agricultural production. It is also found in amenity grassland in public parks, on sports pitches and on intensively managed verges. The vegetation normally covers almost 100% of the ground, but in over-grazed or poached pastures bare ground can occur, followed by more abundant broadleaf species such as Creeping Thistle Cirsium arvense and Dock Rumex spp.

Management Unit 5 - BNG Poor – 26(Ha)

Grassland is species poor and intensively managed, open areas of grassland grazed by sheep or cows. Many fields cut for silage. Grassland is exposed, elevated and species poor. Perennial Ryegrass dominates.

Trees are scattered, many mature, with few in the younger age classes. Occasional groups of trees grazed with livestock damage and no regeneration.

Enhancement Opportunities - Grassland could be enhanced with reduced grazing and or suitable mowing for hay. However significant impact on farm business from loss or reduction in productively is likely. Trees will require replanting to maintain current landscape features as few younger trees present. In field planting of single trees possible but would compromise ability to mow these fields.

Management Unit 6 - BNG Poor – 80(Ha)

Grassland is species poor and intensively managed, more enclosed areas of grassland, surrounded by woodland and grazed by sheep or cows. Fields cut for silage. Grassland is sheltered and species poor. Perennial Ryegrass dominates.

Trees are scattered, many mature, with some in the younger age classes to field boundaries.

Former parkland landscape feel, although species diversity is lacking in grassland.

BNG Enhancement Opportunities - Grassland could be enhanced with reduced grazing and or suitable mowing for hay. However significant impact on farm business from loss or reduction in productively is likely. Trees will require replanting to maintain current landscape features as few younger trees present. In field planting of single trees possible but would compromise ability to mow these fields.

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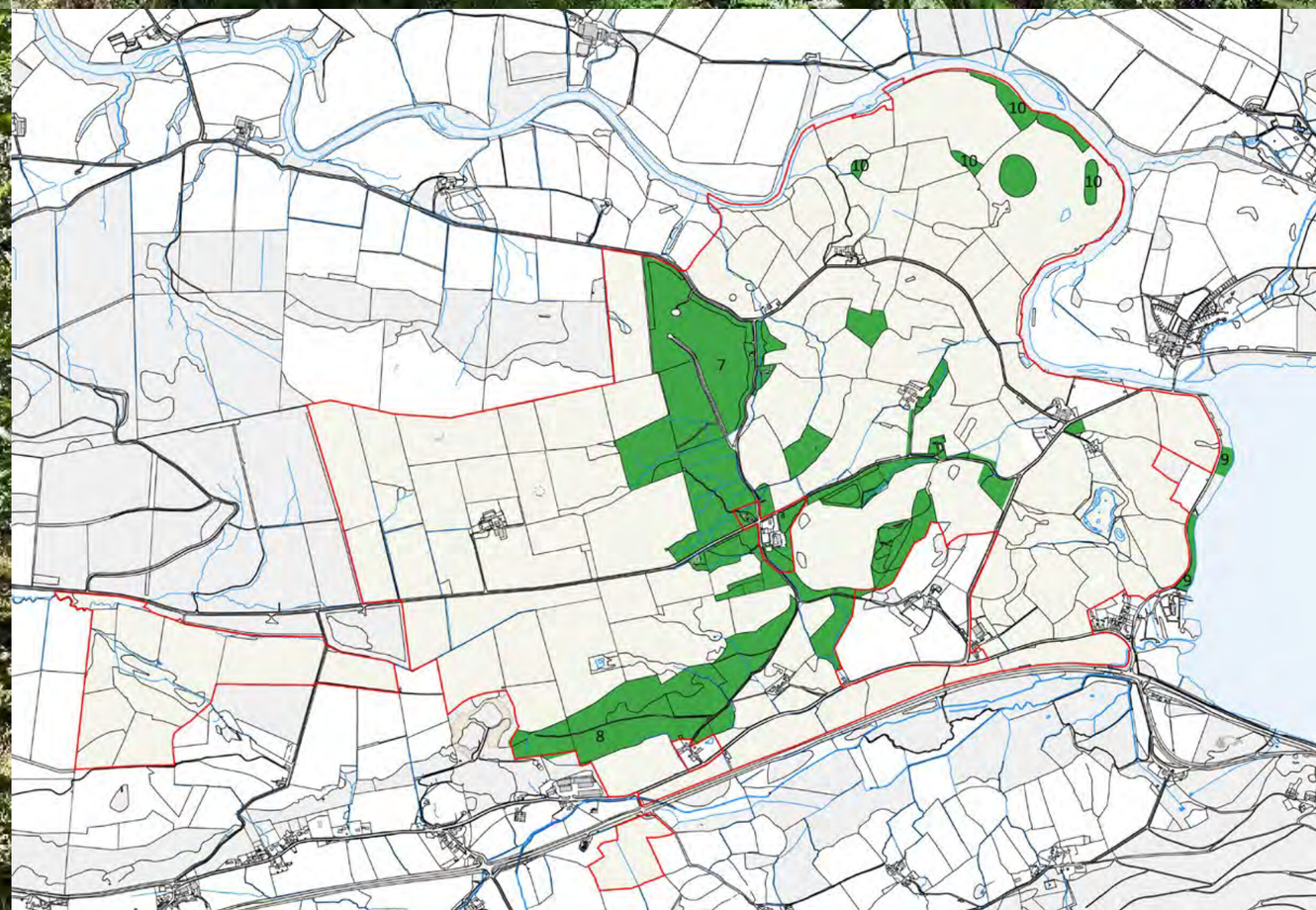

Other Woodland Mixed(W1H)

Likely to include woodland that is self-sown and-or recently established in either urban or rural situations.

Management Unit 7 - BNG Moderate – 62(Ha)

Woodland forming the core of the Estate. Mixed species with areas of coniferous plantation to the higher ground giving way to semi-natural and ancient broadleaf woodland towards the valley bottoms. Ground flora to the coniferous areas typically lacking. In the deciduous areas there is a good mixture of age classes present as well as typical woodland flora. Pheasant release pens and poults present throughout in moderate numbers.

Species - Ash (Fraxinus excelsior), Oak (Quercus Sp.), Silver Birch (Betula pendula), Sycamore (Acer pseudoplatanus), Hawthorn (Crataegus monogyna), Elderberry (Sambucus nigra), Goat Willow (Salix caprea). Herb-Robert (Geranium robertianum), Dogs mercury (Mercurialis perennis), Male-Fern (Dryopteris filix-Mas) at ground level.

Woodland appears to be managed for its shooting interest and appears to be maintaining the woodland in good condition.

Enhancement Opportunities – The cutting of glades would be beneficial as woodland blocks all appear dense with woodland edge habitat largely occurring to field sides which are species poor grassland. Glades and deadwood creation would be an enhancement but may not be sufficient to increase condition score. Cessation of pheasant release would likely increase invertebrate assemblage and numbers.

Includes most established semi-natural woodland in southern and eastern England, and in parts of lowland Wales and Scotland. Many are ancient woods, including classic examples of ancient woodland in East Anglia and the East Midlands.

Management Unit 8 - BNG Good – 14(Ha)

This block of woodland is not mapped as woodland HPI and appears to have developed from scrub as it transitions to more open woodland and scrub to its boundary. Continuous with ancient woodland to the East, this woodland has good species diversity and structure with glades to the Northern edge as scrub transitions to open fields.

Enhancement Opportunities – The cutting of glades and deadwood creation would be beneficial, but may not be sufficient to increase BNG condition score. Cessation of pheasant release would likely increase invertebrate assemblage and numbers.

Management Unit 9 - BNG Good – 2(Ha)

Woodland blocks to the lakeshore with good species diversity showing a good transition from water to woodland along the shoreline hydrosere. Footpaths to the shoreline result in trampling damage, regeneration was present as there were three age classes of tree and typical woodland ground flora species.

Enhancement Opportunities – Lakeshore woodland in good condition cannot be enhanced.

Management Unit 10 - BNG Poor – 5(Ha)

Woodland blocks which appear to have been more recently planted. Establishment now appears secure, but many areas are still to form typical woodland understory as the tree canopy has not closed.

Enhancement Opportunities – Woodland blocks are newly planted so poor condition, but will improve as they establish.

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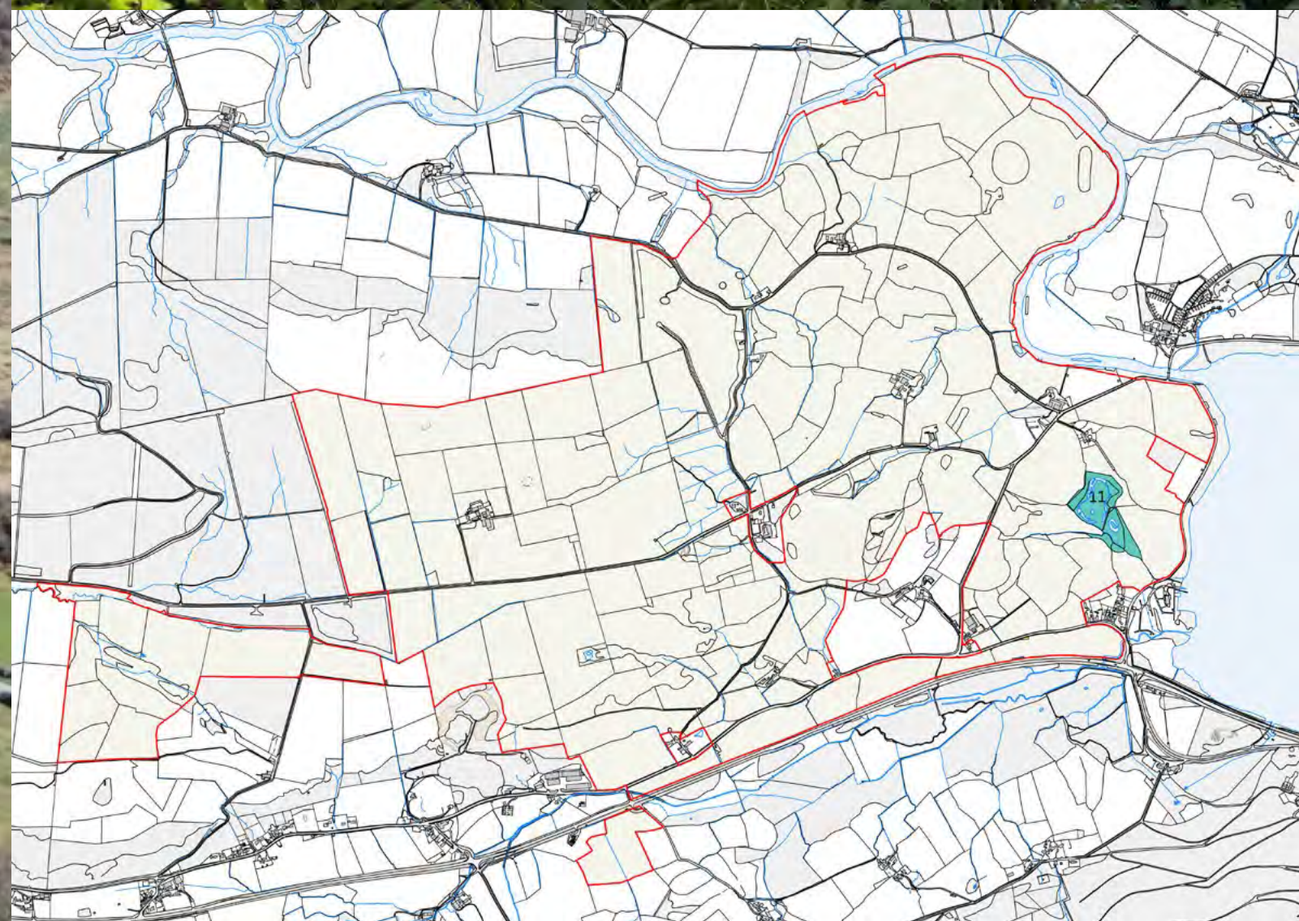

11

Wet Woodland (W1D)

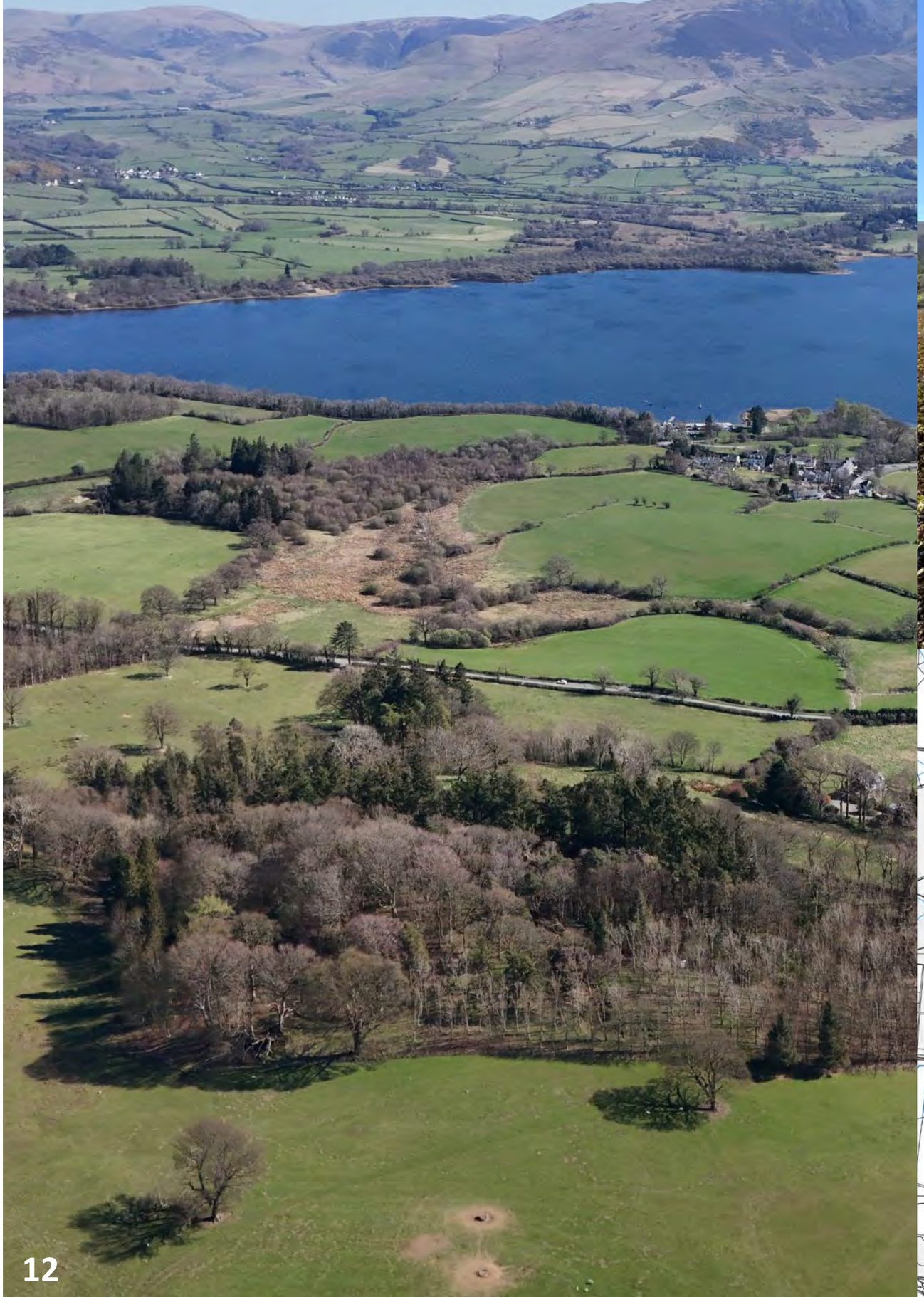
Found on floodplains, as successional habitat on fens, mires and bogs, along streams and hillside flushes, in peaty hollows, along lake edges and in fen marsh margins. These woodlands, sometimes known as carr, occur on a range of soil types, including nutrient-rich mineral and acid, nutrient poor organic ones. The boundaries with dryland woodland may be sharp or gradual, and they may change with time through succession, depending on the hydrological conditions and the treatment of the wood and its surrounding land.

Management Unit 11 - BNG Moderate – 4(Ha)

A block of mixed woodland with former ponds in the later successional stages to dry ground. Many species typical of wetter ground present. Goat Willow (Salix caprea) extensive. No recent surveys undertaken for County Wildlife Site. Described as “an area of marshy and neutral grassland types with ponds and scrub of willow, blackthorn and alder. The marshy grassland contains abundant valerian, meadowsweet, rushes and tufted hair grass with marsh cinquefoil, marsh pennywort, meadow vetchling”.

Marshy grassland habitat appears to have been lost due to willow growth.

Enhancement Opportunities - Management intervention is required to halt succession from the “marshy grassland” habitat to scrub.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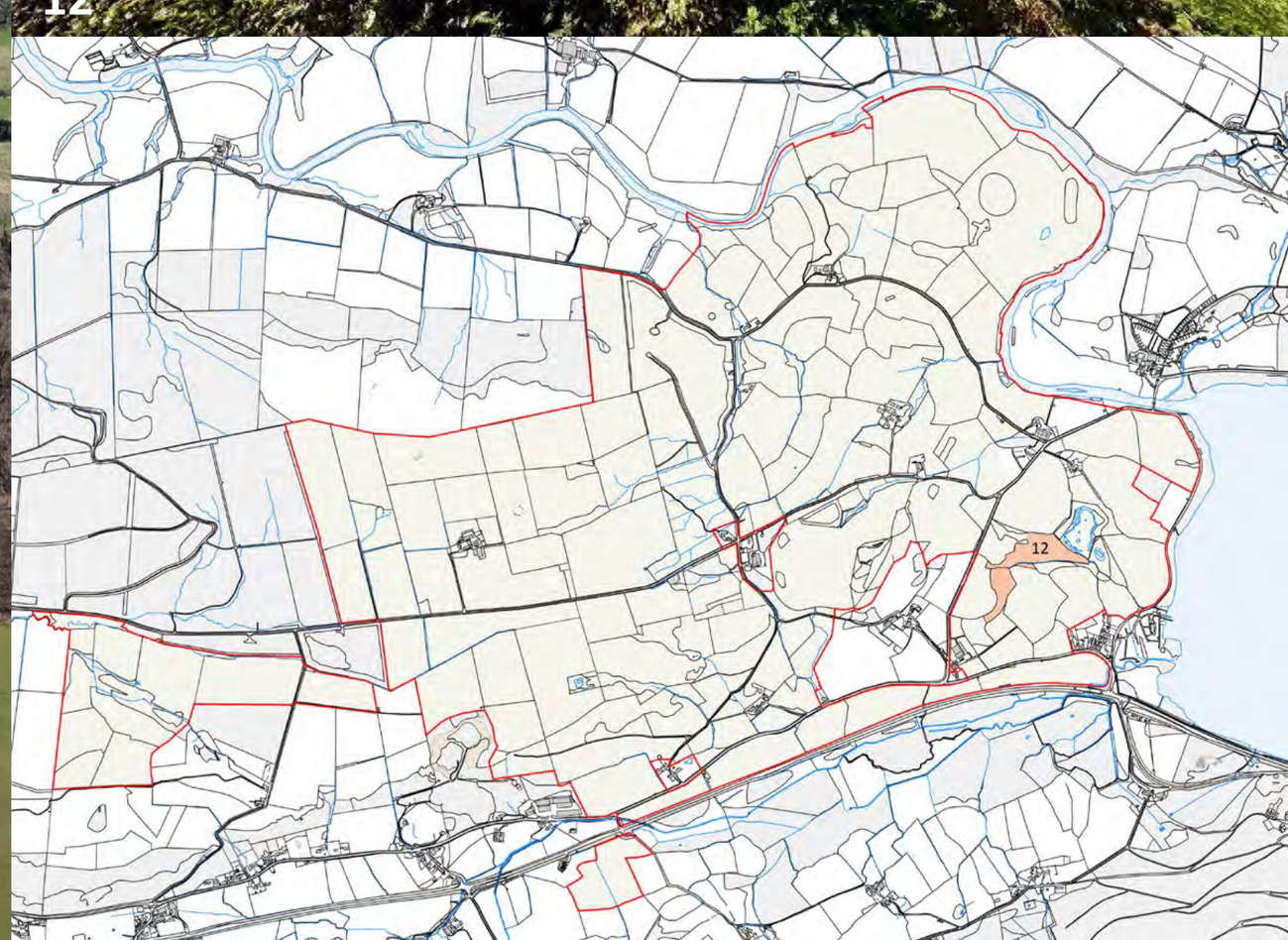
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Lowland Fens (F2A)

Fens are characterised by their hydrological regime, base-richness and nutrient status (fertility). Topogenous fens are those where water movements in the peat or soil are generally vertical. They include basin fens, fens of lake margins, some forms of floodplain fen and the lag fens of raised bogs. Soligenous fens, on the other hand, develop where there is distinct water movement through the system, so such movements are predominantly lateral, rather than vertical, and include valley mires, springs and flushes.

Rich fens are associated with water derived from base-rich rocks such as chalk and other limestones and as such are generally confined to the lowlands.

Many sites of rich fen are small and scattered, often now occurring as ‘islands’ of semi-natural vegetation amongst a sea of agricultural land.

Management Unit 12 - BNG Moderate – 4(Ha)

Land has good diversity of plant species associated with wetland, an extensive area of marshy grassland with extensive Meadowsweet (Filipendula ulmaria), Soft Rush, Sharp-Flowered Rush (Juncus acutiflorus), and Tufted hair grass with Marsh cinquefoil (Comarum palustre), Marsh pennywort (Hydrocotyle vulgaris), Meadow vetchling (Lathyrus pratensis). No apparent grazing or other management. Localised Nettle beds suggest nutrient enrichment from adjacent field.

Enhancement Opportunities - Area would benefit from light cattle grazing and or rotational mowing to break up vegetation allowing regeneration and to remove scrub willow encroachment. Would also benefit from intervention to maintain higher ground water levels.

13

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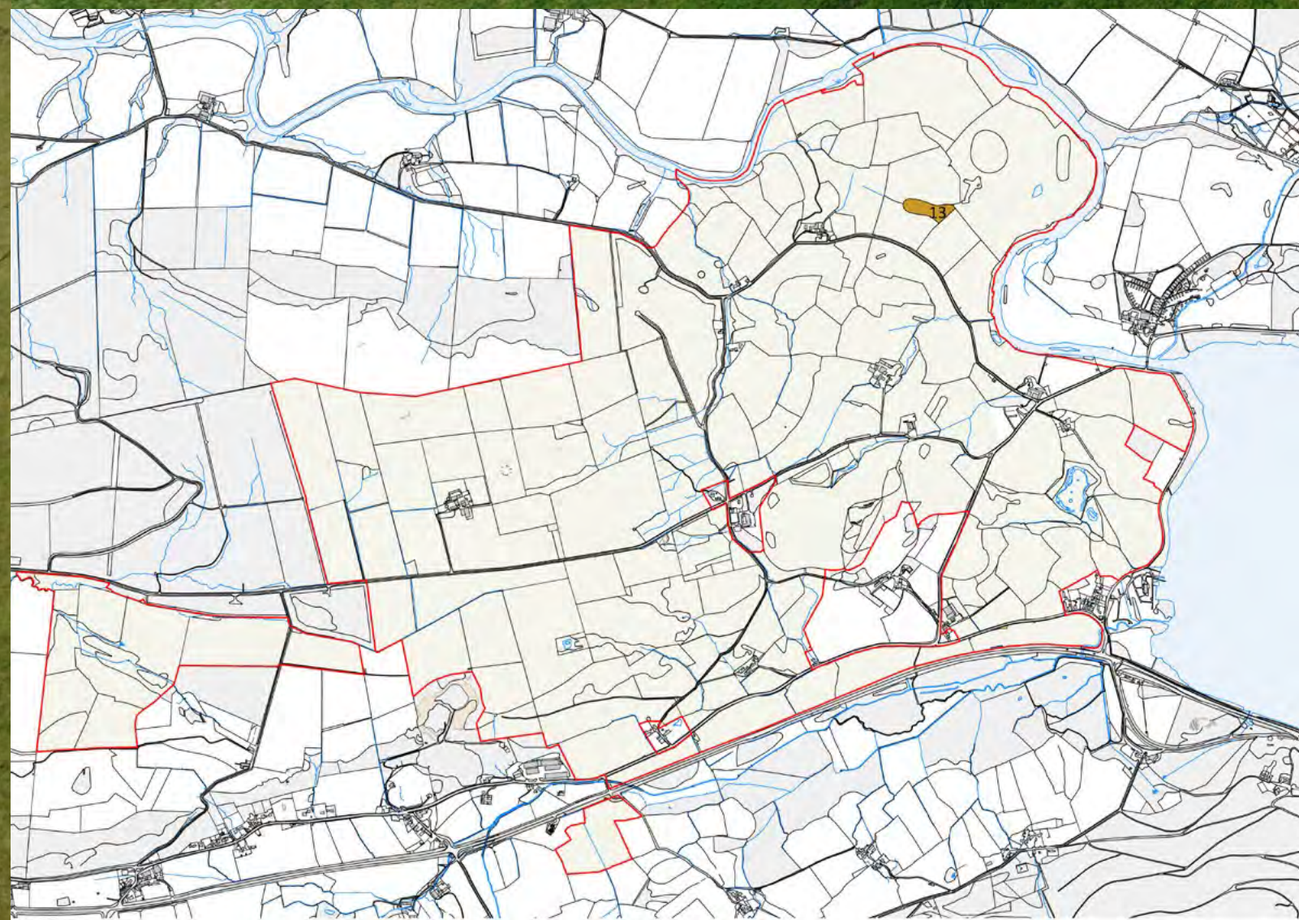
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Mixed Scrub (H3H)

Dense scrub comprising a mixture of species without a single species dominant or stands with a dominant species

Management Unit 13 - BNG Moderate – 1(Ha)

A block of mixed scrub with trees to its boundary appears to be associated with game shooting and or woodland planting as per other planted blocks in this area of the Estate but is more established and will become W1F Lowland Mixed Deciduous Woodland.

Enhancement Opportunities - Recently planted. Unlikely to be enhanced due to young age.

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Cropland (C) and Arable Fields (C1C6)– Wild Bird Mix

Ploughed land. Intensive orchards. Short rotation coppice. Christmas tree and other tree nurseries. Whole fields planted with game bird mix seeds.

Management Unit 14 – 4(Ha)

A ploughed and seeded field of unknown arable crop.

Enhancement Opportunities - Field margins could be left but would compromise productively of field which is already narrow so not ideal for arable cropping.

Management Unit 15

Game cover crops.

Enhancement Opportunities - Game crops likely to be in a rotation. Primary function is for game cover. Could be converted to scrub/ woodland planting and would link to woodland areas.

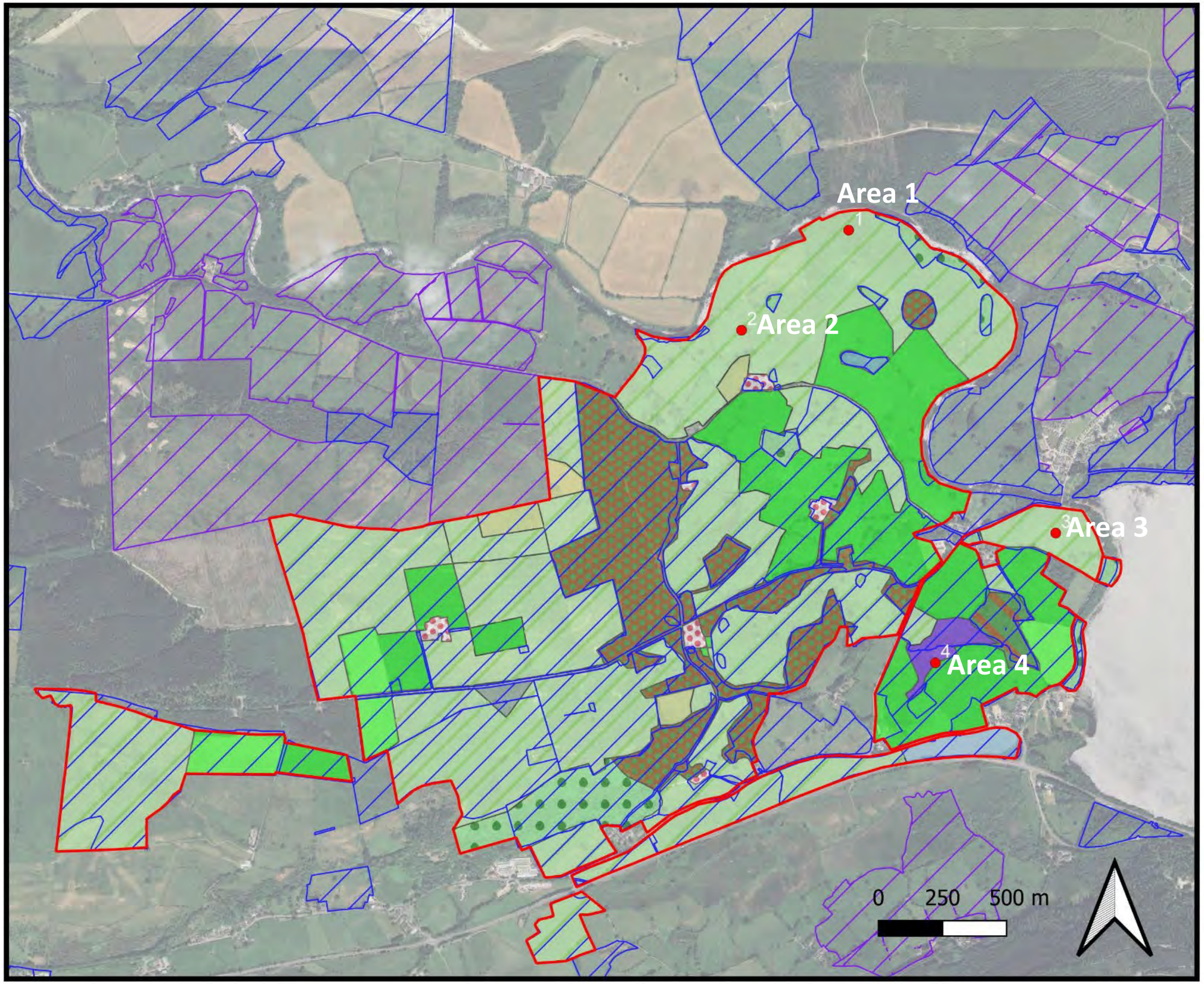


Figure 11

UK Habitats Survey Map, Intervention Areas and Existing Grant Schemes

envirotech

Habitat & Biodiversity Analysis:

Planting of parkland trees

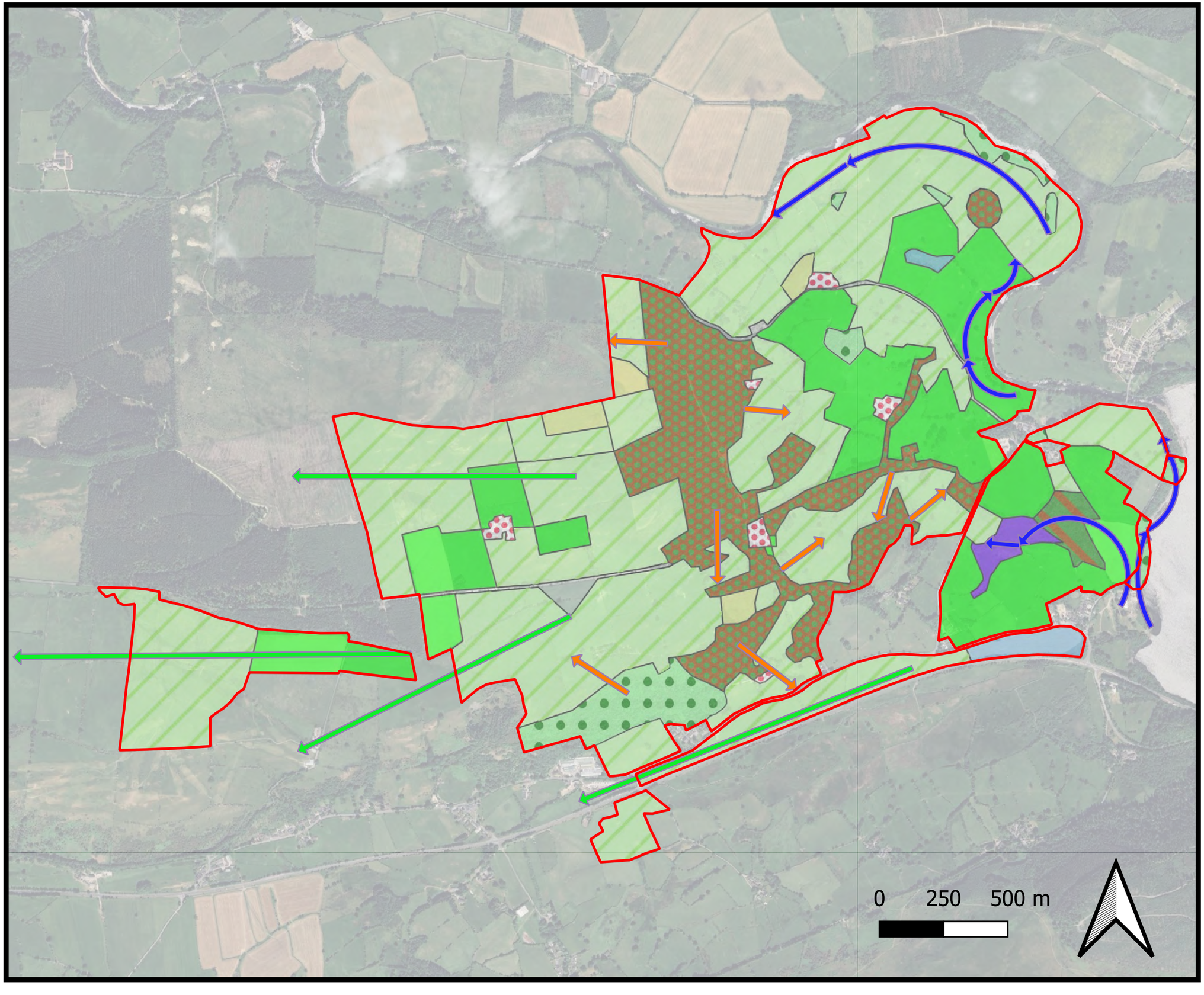
©Ian Wood Photography

Opportunities:

Out of all the management areas that were evaluated the Ecological Consultant identified four areas where there was the greatest opportunity for ecological intervention (either not within or not effected by a CSS) that could be carried out with the least cost, greatest benefit, and that could be implemented and achieved in the short term, these opportunities were:

- Area 1. Additional riverside planting and buffering livestock from the river side with fencing. Creation of scrapes / wetland in low lying areas. Specific species enhancements could include the creation of otter holts in the river side planting areas.
- Areas 2 & 3. Planting of parkland trees within tree guards. De-intensification of grazing to promote more varied grassland sward and reinstatement of formal parkland landscapes. These areas are both within a nature recovery zone for hay meadow. Specific species enhancements could include bat boxes in trees to the lakeshore and log piles in the parkland for deadwood invertebrates.
- Area 4. Grazing or mowing of fen to create varied sward. Re-wetting. This area is within a nature recovery zone for Lowland Fen.

Marsh_fritillary_(Euphydryas_aurinia)_male



Red Line Boundary

Wildllife Route

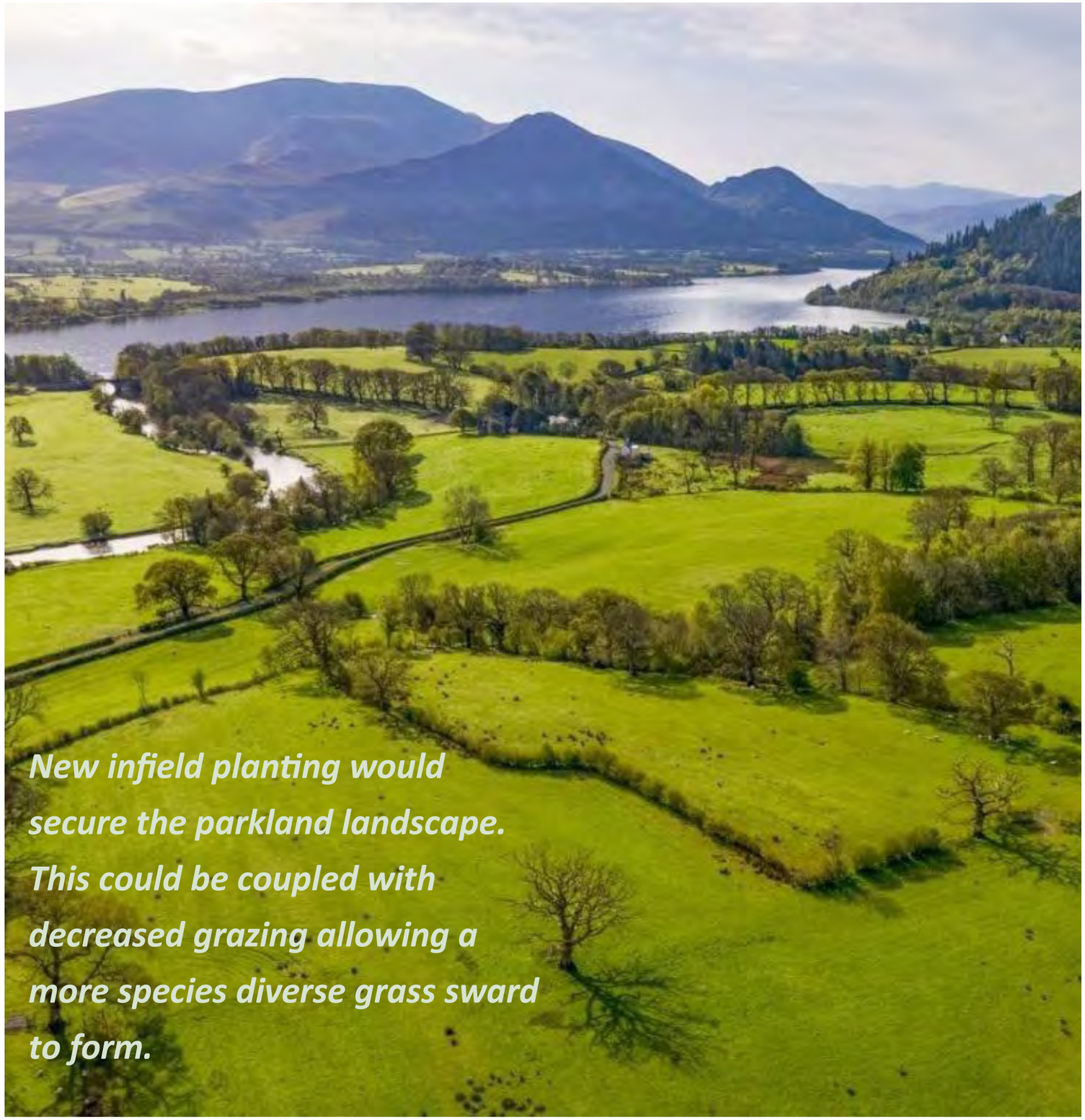
- Woodland Link
- Aquatic Link
- Grassland Link

UKHAB — Baseline Areas

- g3 Neutral Grassland
- g4 Modified Grassland
- h3h Mixed Scrub
- u1b5 Building
- w1d Wet Woodland
- w1h Other Woodland; Mixed
- c Cropland
- c1c6 Arable fields with wild bird mix
- f2a Lowland fens
- w1f Lowland mixed deciduous woodland

Habitat Connectivity

envirotech



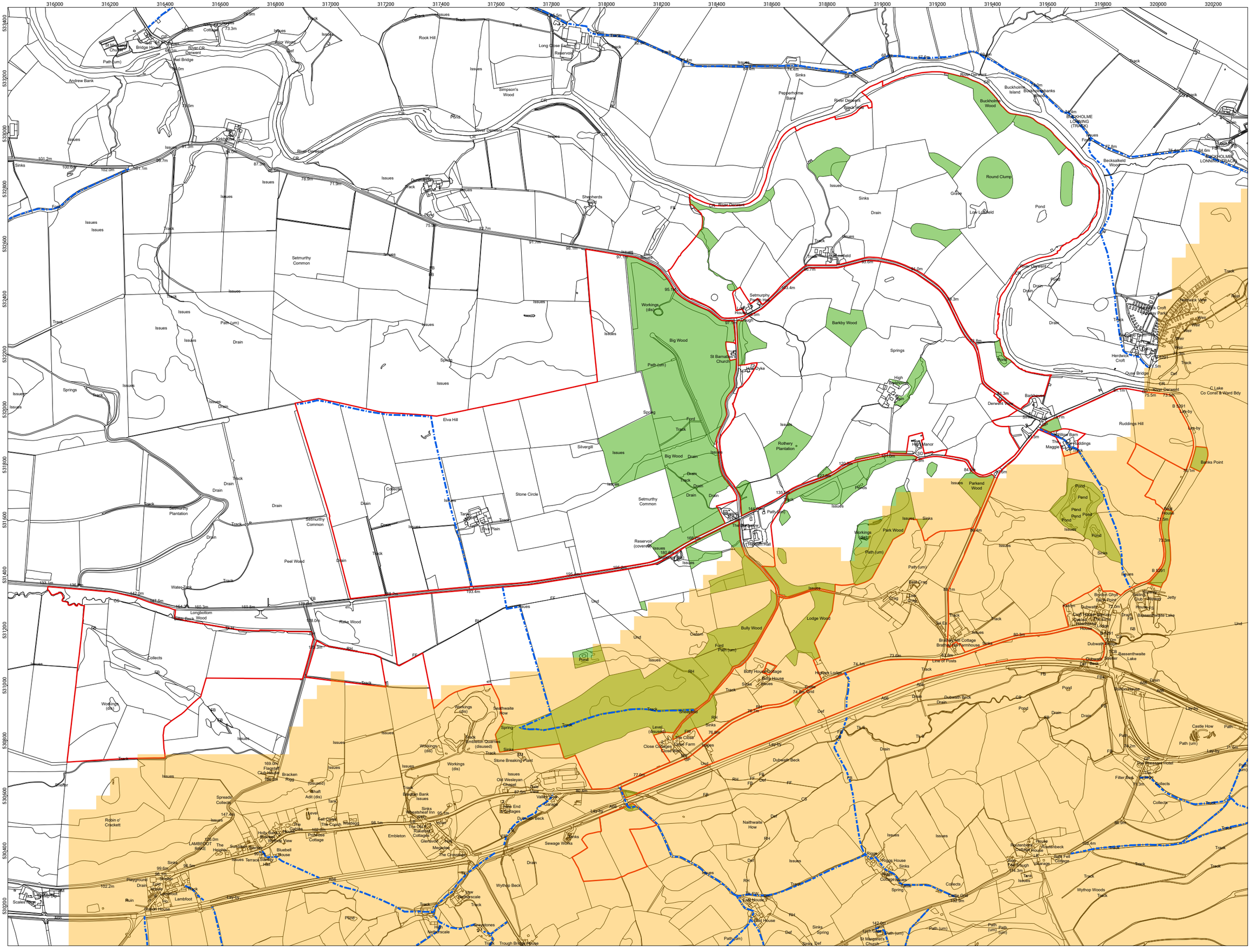
New infield planting would secure the parkland landscape. This could be coupled with decreased grazing allowing a more species diverse grass sward to form.

Habitat & Biodiversity Analysis:

Opportunities:

Habitat Connectivity: Habitat fragmentation is considered to be a cause of biodiversity decline. Expanding and linking existing habitats to creating networks of habitat which reduce fragmentation and increase interconnectedness of habitats is considered to be of key importance in reversing biodiversity loss. Three networks were identified based on the habitats present and species records:

- Woodland - The existing main woodland block has few glades, and woodland edges are sharp with a transition direct to open grassland. The woodland edges could be softened with new planting of scrub on existing grassland and or glades could be created within the existing woodland block.
- Aquatic - The lakeshore and riverbanks provide a strong functional link and corridor. These could be strengthened by additional bankside planting, creation of wet scrapes and ponds. Lakeshore management would need to tie in with NNR management plan.
- Grassland– The traditional parkland landscape to the West side of the Estate is still apparent but trees are all mature and few replacements were found. New infield planting would secure the parkland landscape. This should/ could be coupled with decreased grazing allowing a more species diverse grass sward to form. Extension of “parkland” type planting to the riverside to the North is also possible as is to a field to the West. Parkland planting is best created on Neutral Grassland areas.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Andrew Bank
Rook Hill
Simpson's Wood
Long Close Farm
Reservoir
Pepperhome Bank
Buckholme Wood
Buckholme Island
Buckholmebanks Wood
BUCKHOLME LONNING (TRACK)
Becksalkeld Wood
Round Clump
Low Lodgefield
Setmurthy Common
Shepherds Fold
Workings (dis)
Big Wood
Barkby Wood
St Barnabas Church
Holme Dyke
Springs
Setmurthy Plantation
Peel Wood
Stone Circle
Rothery Plantation
Park Wood
Parkend Wood
Lodge Wood
Bully Wood
Rake Wood
Longbottom Wood
Silvergill
Elva Hill
Ruddings Hill
Banks Point
Herdwick Croft
Quay Bridge
Derwent Quay
Buckholme
Willow Barn
Ruddings
Maggie's Cottage
Dubwath Beck
Bassenthwaite Lake
Castle How
Wythop Beck
Wythop Woods
Embleton
Sewage Works
Stone Breaking Plant
Old Wesleyan Chapel
Valley View Garage
New End Cottages
Close Cottages
The Close
Close Farm
Shield Rod
Hollow Oak
Naithwaite How
Braithwaite Farmhouse
Braithwaite Fell Cottage
Dubwath Cottage
Dubwath Lodge
Dubwath Bungalow
Dubwath House
Boat House
Sailing Club (building)
Jetty
Bassenthwaite Lake Hotel
Lambfoot Bridge
Lambfoot House
Scales Hall
Scales Tarn
Scales Fell
Longbottom Bridge
Bridge House
Cottage
Mill Bridge
Derwent Cottage
Derwent Island
Derwent Island Cottage
Derwent Island Boathouse
Derwent Island Lodge
Derwent Island House

Opportunities:

There are several opportunities that align with the Nutrient Neutrality programme around mitigation solutions within the catchment areas that could be explored further – these could be a combination of both short term and long-term solutions:

Short-Term Solutions:

1. Septic Tank Upgrades: Improve or replace old septic systems to prevent phosphorus leakage into watercourses.
2. Upgrading and Maintaining Slurry Pits: Ensure slurry pits are properly sealed and maintained to prevent phosphorus leakage and runoff into watercourses.
3. Land Management Adjustments: Implement quick changes in farming practices, such as using less phosphorus-rich fertilizers and reducing runoff.
4. Buffer Zones: Establish vegetation along watercourses (e.g., grass strips) to absorb and filter out phosphorus before it reaches the water.
5. Reduced Livestock Density: Decrease the number of livestock near water bodies to minimize phosphorus from manure.

Long-Term Solutions:

1. Sustainable Farming Practices: Transition to low-phosphorus farming methods, such as organic farming, cover cropping, or no-till practices.
2. Rewilding and Habitat Restoration: Convert agricultural land to natural habitats or wetlands that absorb and filter phosphorus more effectively.
3. Wetland Creation/Restoration: Restore or create wetlands that act as natural filters for phosphorus before it enters water systems.
4. Catchment Management Plans: Implement broader, coordinated catchment management strategies to reduce phosphorus across the entire area, including regulation and incentive-based programs for farmers and landowners.

These solutions work together to manage phosphorus inputs in both the short and long term, helping improve water quality in the River Derwent and Bassenthwaite Lake SAC.

Buffer Zones: Establish vegetation along watercourses (e.g., grass strips) to absorb and filter out phosphorus before it reaches the water.

Local Nature Recovery Strategy

The Cumbria Local Nature Recovery Strategy is currently under development and could be a useful tool for the Higham Estate to help identify the actions and locations within the Estate which could contribute to nature recovery within the county. The LNRS is a tool to help prioritise nature recovery helping to identify the places where nature recovery will have the greatest impact for people and nature. The draft Cumbria LNRS (v1.2) sets out a series of priorities to aid Cumbria's nature recovery over the next 3- 10 years. The Estate could seek to align its Estate plans with the LNRS priorities in particular the priorities for each habitat theme.

Nutrient Neutrality:

Nutrient Neutrality:

Part of the Higham Estate falls within the catchment of the River Derwent and Bassenthwaite Lake Special Area of Conservation (SAC) which is identified as exceeding targets for phosphorus. Phosphorus, while a nutrient and essential for plant growth, can cause significant environmental problems when it accumulates in water bodies, such as:

- Eutrophication - Excess phosphorus in water leads to nutrient pollution, causing eutrophication—an overgrowth of algae in water bodies.
- Algal Blooms - These blooms reduce oxygen levels in the water, harming aquatic life (fish, plants, etc.).
- Water Quality Degradation - Algal blooms can also release toxins, making water unsafe for drinking, swimming, and wildlife.
- Loss of Biodiversity - The depletion of oxygen from eutrophication can lead to "dead zones," where most aquatic life cannot survive.

In short, too much phosphorus disrupts aquatic ecosystems, reduces biodiversity, and harms water quality, which is why the Lake District National Park and other bodies are so keen to minimise the amount of phosphorus entering the water systems.

Changes to land management practices within and adjacent to the catchment which reduce Phosphorous entering into the catchment or prevent phosphorus run off into watercourses could contribute to the overall improvement in the status of the SAC.

The map opposite identifies the land within the SAC catchment where changes to land management would be anticipated to provide most benefit to the SAC nutrient management.

Biodiversity Net Gain:

To enable both existing and proposed BNG target conditions to be fully calculated and detailed, it would be necessary to carry out a full NVC or UK Habs V2 vegetation survey, whereby a more detailed field by field and infield condition assessment, would be undertaken at an appropriate time of year (May to August) using quadrat surveys. However, at this stage for the Whole Estate Plan, only an indicative assessment is required, whereby indicative conditions are based on a landscape level assessment and professional experience of the surveyor as to the average condition score across the management area.

High Barkhouse

Habitat & Biodiversity Analysis:

Strengths:

The Higham Estate hosts a variety of ecologically significant habitats and species, many of which could benefit from improved land management practices.

The emerging LNRS provides clear priorities and targets for nature recovery which the Estate could seek to align its land management with to contribute to nature recovery. The existence of the LNRS should help to coordinate activities and streamline support into nature recovery.

Challenges:

Agri-environment schemes: While the current agri-environment schemes support conservation, they may also represent a constraint since additional conservation works will need to consider the requirements of existing agreements adding complication to the process.

Agricultural Tenancies: Much of the Higham Estate land is currently let under agricultural tenancies with the Estate having limited control over how land is managed under these agreements. Implementation of changes in land management will need to be undertaken by tenants or in agreement with tenants.

Investment Costs: Assessment of opportunities for delivering and monitoring of environmental improvements come with significant cost and will require investment by the Estate. This will need to be funded over and identifying sources of funding particularly up front funding, to deliver environmental improvement can be a challenge.

Opportunities:

Environmental stewardship and resilience: As more traditional agri-environmental schemes are phased out, there is a broad opportunity to align land management practices with recent or emerging environmental policy and scheme funding particularly relevant to the Higham Estate. For example, Biodiversity Net Gain, Local Nature Recovery and Nutrient Neutrality. This has synergistic potential to provide ecological enhancements and landscape scale environmental resilience as well essential additional income stream for the Estate.

Opportunities to improve land management to:

- Build climate resilience through the introduction / promotion of different grass types
- Ameliorate flooding events
- Improve carbon sequestration
- Minimise the loss of soil and sedimentation of sensitive aquatic habitats.

Biodiversity Net Gain provides a potential source of private sector funding to deliver long term habitat creation and enhancement of projects at scale

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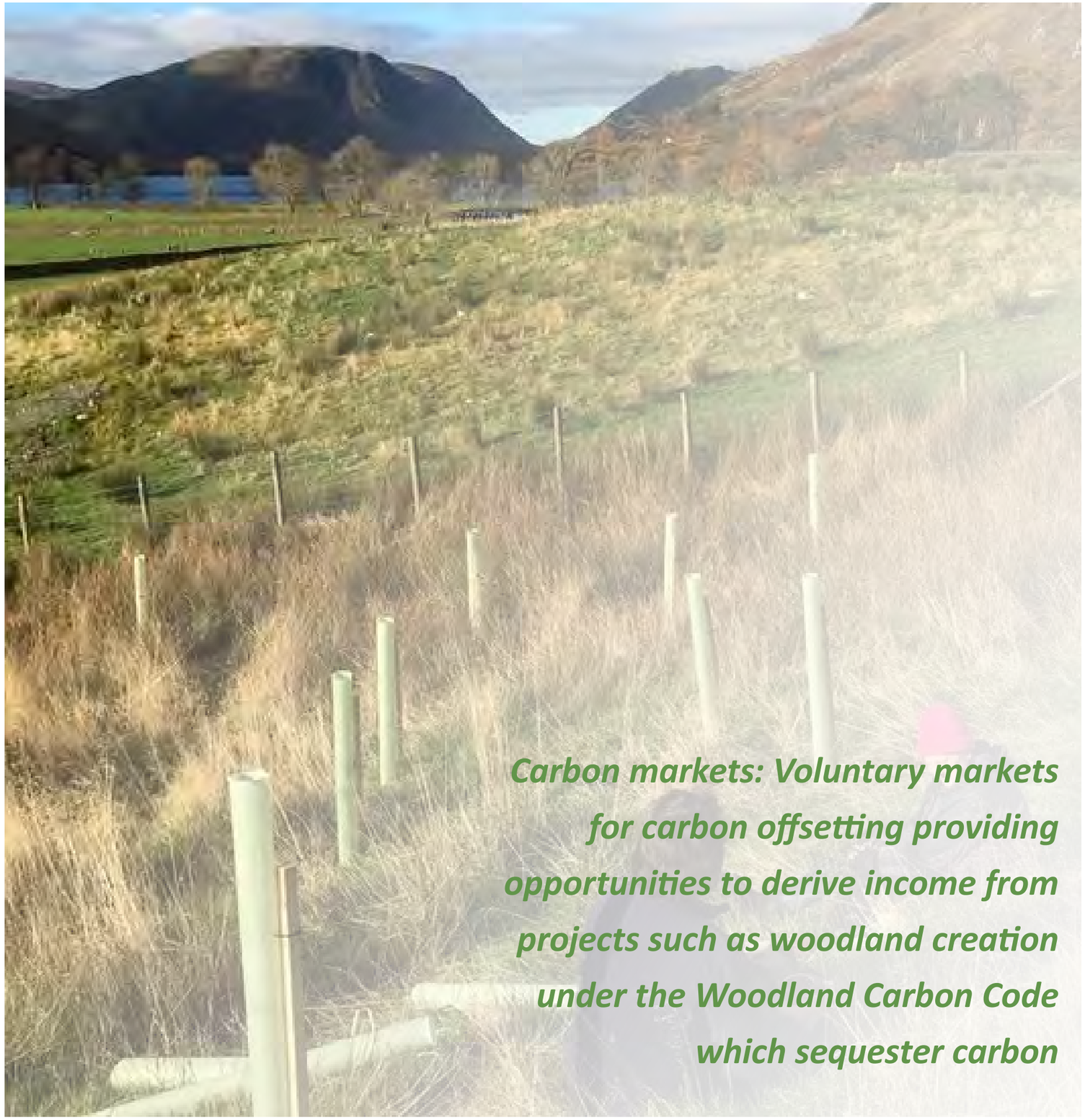


Carbon markets: Voluntary markets for carbon offsetting providing opportunities to derive income from projects such as woodland creation under the Woodland Carbon Code which sequester carbon

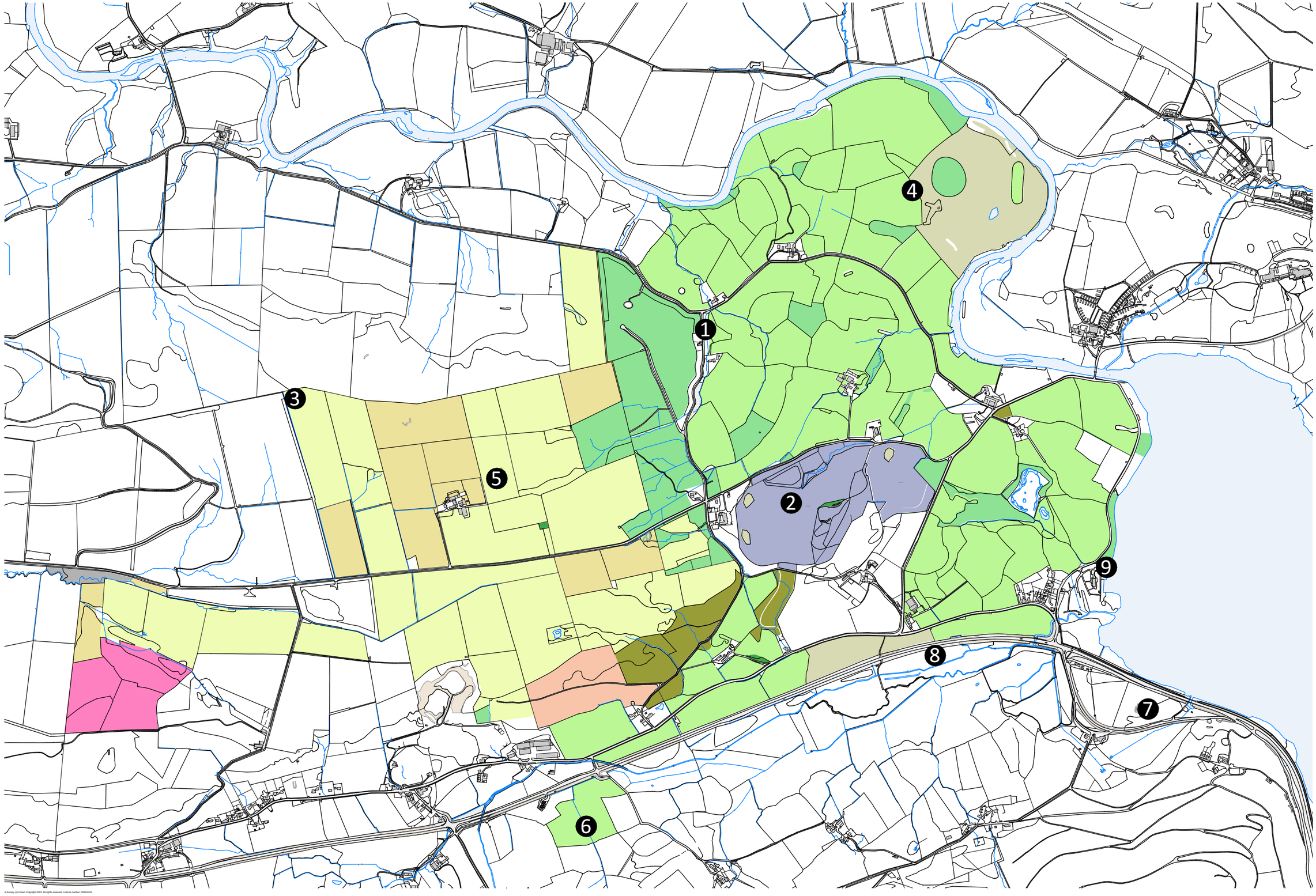
Habitat & Biodiversity Analysis:

Opportunities:

Natural Capital and payment for provision of ecosystem services have risen up the Government and corporate agenda in recent years leading to a number of new opportunities for funding environmental enhancement through public, private and charitable funding. These include:

- Biodiversity Net Gain provides a potential source of private sector funding to deliver long term habitat creation and enhancement of projects at scale
- Nutrient Neutrality – Nutrient Neutrality requirements introduce the potential for private sector funding for environmental projects including changes to land management which reduce phosphates and nitrates entering protected water courses (subject to policy changes outlined in the Planning and Infrastructure Bill currently going through Parliament)
- Carbon markets – voluntary markets for carbon offsetting providing opportunities to derive income from projects such as woodland creation under the Woodland Carbon Code which sequester carbon
- Task force for Nature Related Financial Disclosure – brings potential to generate income via a voluntary market for improved management of the natural environment
- Potential for funding available through a range of agri-environment schemes subject to availability
- Opportunities to provide Natural Flood Management and other ecosystems services may exist and could be explored, should funding opportunities become available.

There is potential to stack and bundle funding sources under some circumstances to generate improved returns and deliver multiple benefits from the same parcel of land.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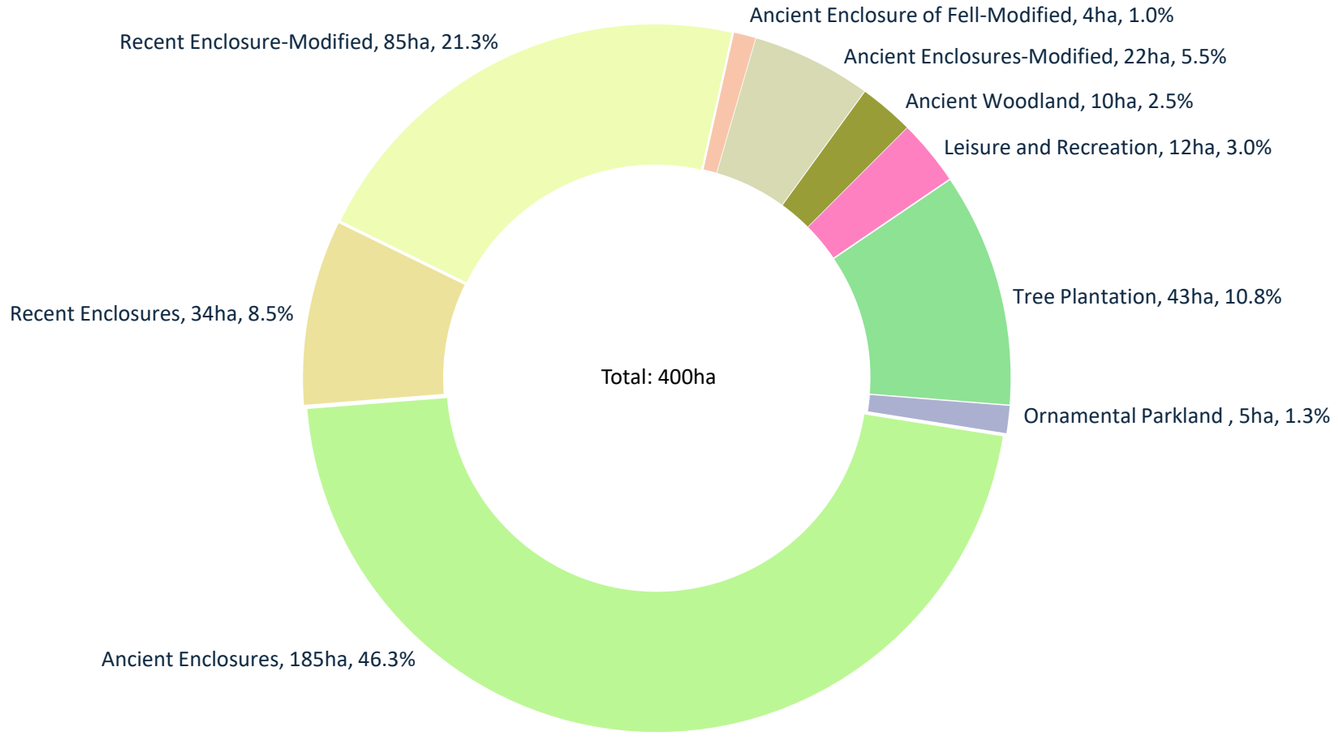
KEY:

- Ancient Enclosure of Fell - modified
- Ancient Enclosures
- Tree Plantation
- Ancient Enclosures - modified
- Ancient Woodland
- Leisure and Recreation
- Natural water
- Not assessed
- Ornamental Parkland
- Recent Enclosure
- Recent Enclosure - modified

1. Deserted Medieval Village, Setmurphy
2. Higham Hall Landscape Park
3. Prehistoric Possible Cup Marked Stone, Setmurphy Fell
4. Lowfield Grave
5. Stone Circle on Elva Hill, Setmurphy
6. Roman Road, Embleton
7. Castle How Iron Age Hillfort
8. Cockermouth, Keswick and Penrith Railway
9. 19th Century Landing Stages, South of Banks Point

Historic Landscape Types



4.5 Historic Environment

The landscape of the Higham Estate originates (like other valleys in the Lake District) from a glacially eroded valley left at the last glaciation. 500 million years of geological processes have produced a physical landscape of mountains and lakes of great scenic beauty. It wasn't until relatively recently during the 19th century, that an appreciation of the areas of wilderness and countryside developed. The Romantic poets found inspiration in the beauty of "untamed" countryside with Wordsworth describing the Lake District as "a sort of national property, in which every man has a right and an interest who has an eye to perceive and a heart to enjoy".

In the early 20th century, a growing appreciation of the outdoors, the feeling of freedom and spiritual renewal found there and the benefits of physical exercise led to demands for more access to the countryside. The conflict between landowners and public interest groups grew with the expansion of towns and cities and the enclosure of more land by landowners.

In the 1930's, leisure enthusiasts and nature conservationists such as the Ramblers' Association, the Youth Hostels Association and the Council for the Preservation of Rural England pressed the government for access for and protection of the countryside. After World War Two the movement towards creating National Parks gained momentum.

It wasn't until 1951 that the Lake District National Park was formed, with two main aims:

- Conserve and enhance the natural beauty, wildlife and cultural heritage.
- Promote opportunities for the understanding and enjoyment of the special qualities of national parks by the public.

The special qualities of the Lake District Nation Park are 13 attributes, which describe the reasons why this area has been designated a National Park. The Lake District National Park later became a UNESCO World Heritage Site in 2017. When UNESCO made the Lake District a World Heritage Site, parts of these special qualities also became its attributes of Outstanding Universal Value, the reasons why it is a World Heritage Site. Those relevant to historic environments are listed below:

- (3) Rich archaeology and historic landscape:
- (4) Unique farming heritage and concentration of common land:
- (9) Distinctive buildings and settlement character:
- (11) A model for protecting cultural landscapes:

Higham Estate - OS 1866

Relevant LDNP Special Qualities & Attributes of Outstanding Universal Value:

(3) Rich archaeology and historic landscape:

The landscape around Higham is rich in archaeological history, peppered with old quarries, sand pits, ancient field enclosures and ancient woodlands. All of which contribute to the Lake District's heritage and significance as a World Heritage Site.

The oldest known historic archaeological feature within the Higham landscape is the Elva Hill Stone Circle, dating as far back as the Late Neolithic to the Middle Bronze Age (c.2400-1000 BC), the site is a Scheduled Ancient Monument. The hill itself is reputed to be a fairy hill. The name of the hill is said to originate from the Viking name for the place of the Elves. The circle was also thought to have been associated with the trade of tools and the stone aged flints found around the site were thought to be 'elf arrows' crafted by the fairies, often used as powerful magical charms.

The monument includes a large regular stone circle of 15 pink granite boulders located on a relatively level terrace on the southern slopes of Elva Hill 240m ENE of Elva Plain. The arrangement of stones forms an almost perfect circle with an internal diameter of 33.5m. The 15 stones are all that remain visible of an original number of about 30; of these, those in the NE quadrant are level with the ground, one on the east side has recently become partly buried, and the remainder of the stones have fallen, with the possible exception of the stone due west of centre which stands to a height of 0.7m. Despite the loss of some of the stones which originally formed part of the monument, the stone circle survives reasonably well and remains a good example of this class of monument.

Source: LDNPA – HER_Monument Search Data

Other visible landscape features include:

- Castle How Iron Age Hillfort - Scheduled Ancient Monument - located on the summit of Castle How, a rocky hillock rising steeply above the western shore of Bassenthwaite Lake.
- Prehistoric possible cup marked stone, Setmurthy Fell, Setmurthy
- Higham Hall landscape parkland – originating from 19th century when Higham Hall was remade in the Gothic style, it is shown by the first edition Ordnance Survey mapping. The fields to the east of Higham Hall still retain a parkland landscape feel, though tree groups will need future management / replanting if current landscape features are to be retained, as few younger trees present and parkland landscape will be lost in medium to long term.
- Lowfield Grave – local story / knowledge available.
- Cockermouth, Keswick and Penrith Railway – now the route of the A66, most physical signs of the railway have been consumed by the road and its associated structures, save the buildings at Bassenthwaite Lake Station and a small number of other railway buildings and place names dotted along the old railway route, such as Station House in Embleton and The Crossings.

Other hidden / lost archaeological landscape features include:

- Deserted Medieval Village at Setmurthy – on land adjacent to St Barnabas's Church - the village appears in uncited C12 and C13 sources (S1321).
- Route of the possible Roman road between Ambleside and Papcastle identified by H Toller (S5796).
- Location of two landing stages on Bassenthwaite Lake - shown in the mid-19th century first edition Ordnance Survey mapping of the area (S1177).

(4) Unique farming heritage and concentration of common land:

The Higham Estate has a great farming heritage, with five farmsteads (once six with Low Barkhouse / Lakes Distillery), two of the farms are still in active use. Given the quality and workmanship of some of the farm buildings they were evidently once an important part of Estate and farming community. A significant part of the Higham Estate still retains the old ancient enclosure field boundaries as illustrated on the map opposite, this is predominantly on the northeastern part of the Estate on land adjacent to Bassenthwaite Lake and River Derwent.

Low Field Farm has great potential in terms of farming heritage and living history, a local resident (now in retirement) near to Low Field Farm lived and worked at Low Field Farm their whole life, their parents also worked the farm beforehand as tenant farmers. On visiting the farm to carry out a level 1 historical record of the buildings, Crosby Granger Architects were able to speak to the farmer and hear stories about how the farm operated over their lifetime, whilst being given a guided tour through the buildings and redundant farm machinery and artefacts.

Setmurphy Common lies just west of the Higham Estate, a large proportion of this is now managed by Forestry England, there are a number of forest roads, permissive paths through this area of mature mixed woodland, there is also a popular connection to the ridge bridleway over Watch Hill, which is a great platform to view the expansive panoramas across the north-western & western fells.

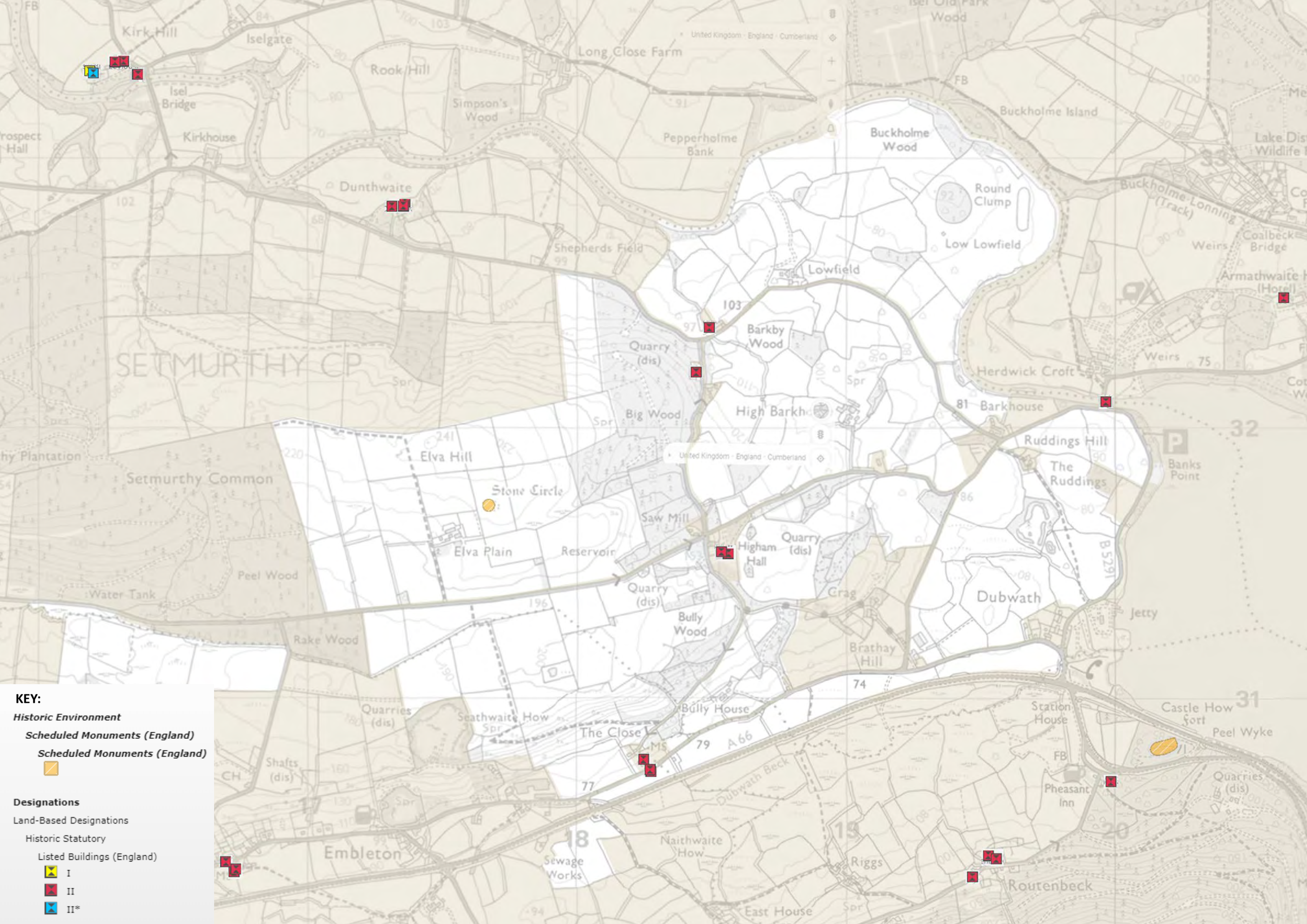
(9) Distinctive buildings and settlement character:

The Higham Estate exhibits a good range of farmhouses and associated barns and outbuildings, some of which are of heritage significance and contribute to the overall character of the Lake District National Park.

(11) A model for protecting cultural landscapes:

The lands to the east of Higham Hall exhibits a Parkland Landscape with scattered groupings of mature parkland trees to create a picturesque landscape, from the viewpoint of the grade II listed terrace of Higham Hall.

Almost half of the land associated with the Higham Estate is classified as 'Ancient Enclosure', exhibiting ancient field boundaries reminiscent of farming practices dating back centuries.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Historic Environment
Scheduled Monuments (England)
Scheduled Monuments (England)
Designations
Land-Based Designations
Historic Statutory
Listed Buildings (England)
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II*
Kirk Hill
Iselgate
Isel Bridge
Kirkhouse
Rook Hill
Long Close Farm
Simpson's Wood
Pepperholme Bank
Buckholme Wood
Buckholme Island
Round Clump
Low Lowfield
Lowfield
Dunthwaite
Shepherds Field
Quarry (dis)
Barkby Wood
Herdwick Croft
Barkhouse
Ruddings Hill
Big Wood
Elva Hill
SETMURTHY CP
Setmurthy Common
Stone Circle
Saw Mill
Elva Plain
Reservoir
Higham Hall
Quarry (dis)
Bully Wood
Dubwath
Brathay Hill
Crag
Jetty
Peel Wyke
Castle How
Station House
Pheasant Inn
Seathwaite How
The Close
Bully House
Dubwath Beck
Embleton
Sewage Works
Naithwaite How
Riggs
Routenbeck
East House
Rake Wood
Peel Wood
Water Tank
Shafts (dis)
Quarries (dis)
Weirs
Coalbeck Bridge
Armathwaite (Hotel)
Buckholme Lonning (Track)
Lake Dis Wildlife
The Ruddings
Banks Point
Isel Old Park Wood
Prospect Hall
United Kingdom · England · Cumberland

Higham Hall

Ouse Bridge

Listed Buildings:

Listed Buildings & Structures:

The Higham Estate and surrounding Parishes contain a wide variety of historic buildings; Setmurthy contains nine listed buildings and structures, including a country house and associated structures, farmhouses and farm buildings, a church, and a bridge.

- Hewthwaite Hall – Grade II* - 1581
- St Barnabas' Church – Grade II – 1794
- Ouse Bridge – Grade II - early 19th century
- Higham Hall and curtain wall – Grade II - 1828

Outside of Setmurphy:

- The Pheasant Inn – Grade II
- Armathwaite Hall Hotel – Grade II
- Armathwaite Lodge – Grade II

Late 17th century limestone rubble barn

Brathay Hill Farm

Victorian Farm House

Historic Built Assets:

Higham Estate Heritage Assets:

None of the buildings on the Higham Estate are listed, however an initial visual inspection showed that some of the buildings were of architectural merit and had some historical significance. As this Whole Estate Plan, looks at potential changes to three of the redundant farmsteads on the Estate, a level 1 record survey was carried out in accordance with a Level 1 survey as described in the English Heritage document "Understanding Historic Buildings: A Guide to Good Recording Practice, 2006". With the purpose of making a permanent photographic record of the buildings and highlighting any areas of historical significance. This document can be found as an appendix.

A summary of the three farmsteads with highlights of areas architectural interest and heritage significance is given below:

Brathay Hill Farm:

- Victorian Farm House – with some interesting internal features.
- Late 17th century limestone rubble barn – trusses and purlins have an adzed finish (not sawn). Internal space has considerable character and charm, not apparent from the exterior. The building was not in the best state of repair, with holes apparent in the roof and excessive vegetation growth over the building.

Late 17th century limestone rubble barn

Large stone Victorian bank barn

Historic Built Assets:

High Barkhouse Farm

Farmhouse

High Barkhouse Farm:

- Farmhouse is an example of a late 17th / early 18th century stone built farmhouse with connecting downhouse, very interesting internal features including early Court Cupboard in situ, dated 1678. The building has a lot of charm and character.
- Large stone Victorian bank barn – 19th century / early 20th century, with workshops below, built to a relatively high standard of finish.
- Cart house and stables. Victorian late 19th century / early 20th century. Built in similar style and quality to bank barn.
- The farmhouse and Victorian farm buildings are all in a relatively good condition and state of repair.
- Remains of Victorian cool store, possible Georgian workers cottage and adjacent barn (ruin), which require further investigation.

Cart house and stables

Farmhouse & Courtyard

Lowfield Farm

Large stone bank barn

Historic Built Assets:

Lowfield Farm:

- Farmhouse - Georgian, 18th century / early 19th century, reported to previously have had an internal well.
- Coal house
- Large stone bank barn - Early Victorian large stone bank barn 19th century. The barn has three sections, the main threshing barn with cattle byres below, a southern barn extension, asymmetric in form, containing old stables and cart house, and the old mill section, with old horse gyn below, to the west. All the barns thought to be constructed within a short period of each other, given the similarities in the stone walling and detailing. This collection of barns was particularly interesting given that so many of the early features were still intact as well as housing some early examples of historic agricultural equipment. The bank barn was in a relatively bad state of repair, with several holes in the roof causing evidence of both rotting floor and roof timbers to, with excessive moisture ingress into the structure.
- Pig Stys - Georgian Pig Stys, thought also to have housed chickens in upper loft, building also excluded outside toilet.
- Following a review of the level 1 survey, the farmhouse and associated barns at Lowfield Farm were visited again by Crosby Granger Architects and the Built Environment Advisor from the LDNPA, due to the level of historic interest and significance further research is required to understand the significance of this farmstead and whether it is worthy of designation.

Amazing spaces brimming with character & charm...

Poor state of repair, rotten floor boards and leaky roofs, make the spaces unusable...

Lowfield Farm - Large stone bank barn

Historic Built Assets - Analysis:

Lowfield Farm - Large stone bank barn

Strengths:

Strong sense of place: A varied historic environment, both within and surrounding the Higham Estate, that provides an enriching and uplifting experience and sense of place.

High quality buildings: A strong and varied collection of built assets, both characterful and charming, of an agricultural and farming nature, which are routed in the vernacular traditions and styles of the Lake District National Park and contribute to the Outstanding Universal Value of the World Heritage Site.

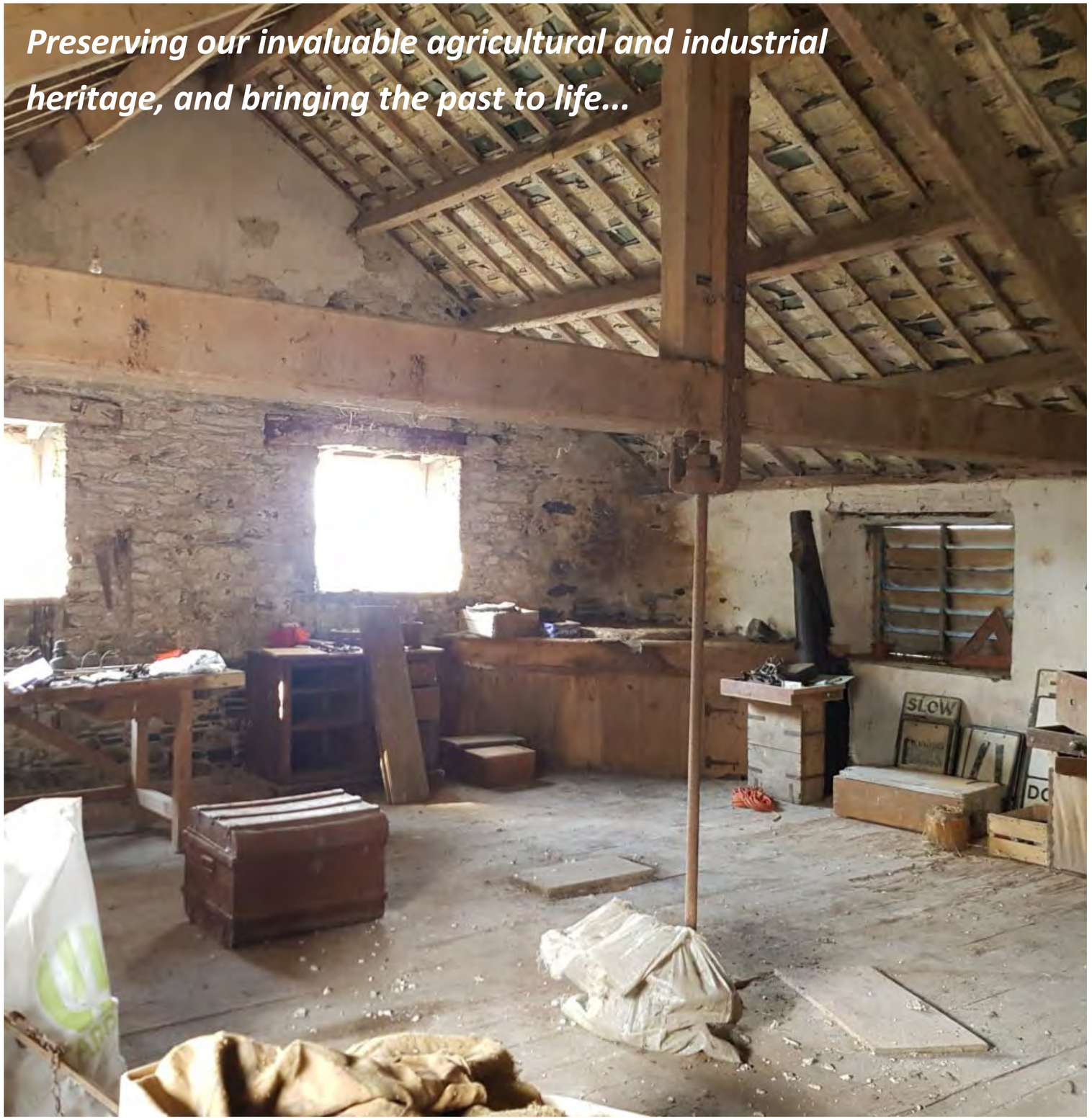
Challenges:

Poor state of repair: Many of the historical built assets are in a bad state of repair, requiring urgent maintenance to arrest further decay.

Building use: Many of the old buildings on the Estate are not fit for the purpose they were built for. For many years they have not met current standards and have not been efficient to use with modern agricultural practices. From an agricultural / economic / business perspective, when you consider the costs of repair and maintenance, this is why they have been left to fall into disrepair, as it has been more commercially astute to build adjacent modern agricultural buildings and use them instead. The challenge for the Estate is to now find an acceptable use, that will warrant the level of investment and continued maintenance costs.

Lowfield Farm - Old Pig Sty

Preserving our invaluable agricultural and industrial heritage, and bringing the past to life...



Historic Built Assets - Analysis:

Retelling the stories of the past...

Opportunities:

Education about the Historic Environment: Opportunity to record and preserve historic assets within the landscape, and where appropriate provide educational boards to enrich visitor experiences, especially in areas where Estate is considering permissive access and opening access to parts of the Estate. In particular this could be linked to researching how woodlands contributed to local industries.

Heritage Trails: Potential to create heritage trail linking areas and features of particular interest. Consideration of unique and tailored guided heritage walks for Higham guests and / or public.

Conservation of Historic Built Assets: Opportunity to implement an strategy to arrest further irreversible decay and disrepair of built heritage assets, within the Estate, preserving their historic fabric and character for the future.

Diversification: Explore and find appropriate uses for the three redundant farmsteads – each of the three farms Brathay Hill, High Barkhouse and Lowfield, have their own individual character and charm, which would lend themselves to many different potential uses. It is important that any proposals work for both the individual farm, but also the Estate as a whole. As is discussed in the section on Tourism there is the opportunity to have a strategy which starts with a more public / short term tourism diversification offering, to one that is more private and helps maintain the tranquillity of the Estate setting, the following suggested opportunities for proposed building uses would fall into this overall strategy.

Brathay Hill Farm: The majority of the buildings at Brathay Hill are modern portal frame buildings, however the old 17th century limestone rubble barn, is brimming with character internally, which gives great potential and opportunity to create a local farm shop / café, which would still compliment and be sympathetic to the adjacent residential properties. The buildings are also closely situated to the A66 and public transport.

High Barkhouse Farm: The Victorian farm buildings at High Barkhouse, given their size and volume would suit a form of accommodation use, either for employees, market rent or for holiday accommodation for overnight visitors / Higham guests, staying for short to long term.

Lowfield Farm: The discrete and secluded location of Lowfield Farm lends itself to a more private tranquil use, of all the three sites, it is the furthest from the A66 and on a much quieter road, there are also no public rights of way in this area of the Estate and the River Derwent forms a natural boundary to the north. From the farm buildings there are far reaching views across the valley, which make this an idyllic location and place to get away from it all and for the quiet enjoyment of the Lake District. The farm and associated buildings would therefore make an ideal location to act as a venue for weddings and similar activities. Such a use would also compliment retaining much of the historic fabric and cultural heritage of the farm.

Record of Cultural Heritage and History: At Lowfield Farm there is the opportunity to further record its history, the people that worked there and their stories, through audio recordings and transcription of local residents, of the historic accounts of the day to day workings of the Farm.

Local History Research: Opportunity to work and engage with local groups and the community to investigate and research the local history and archaeology further.

Drive Time (Min)

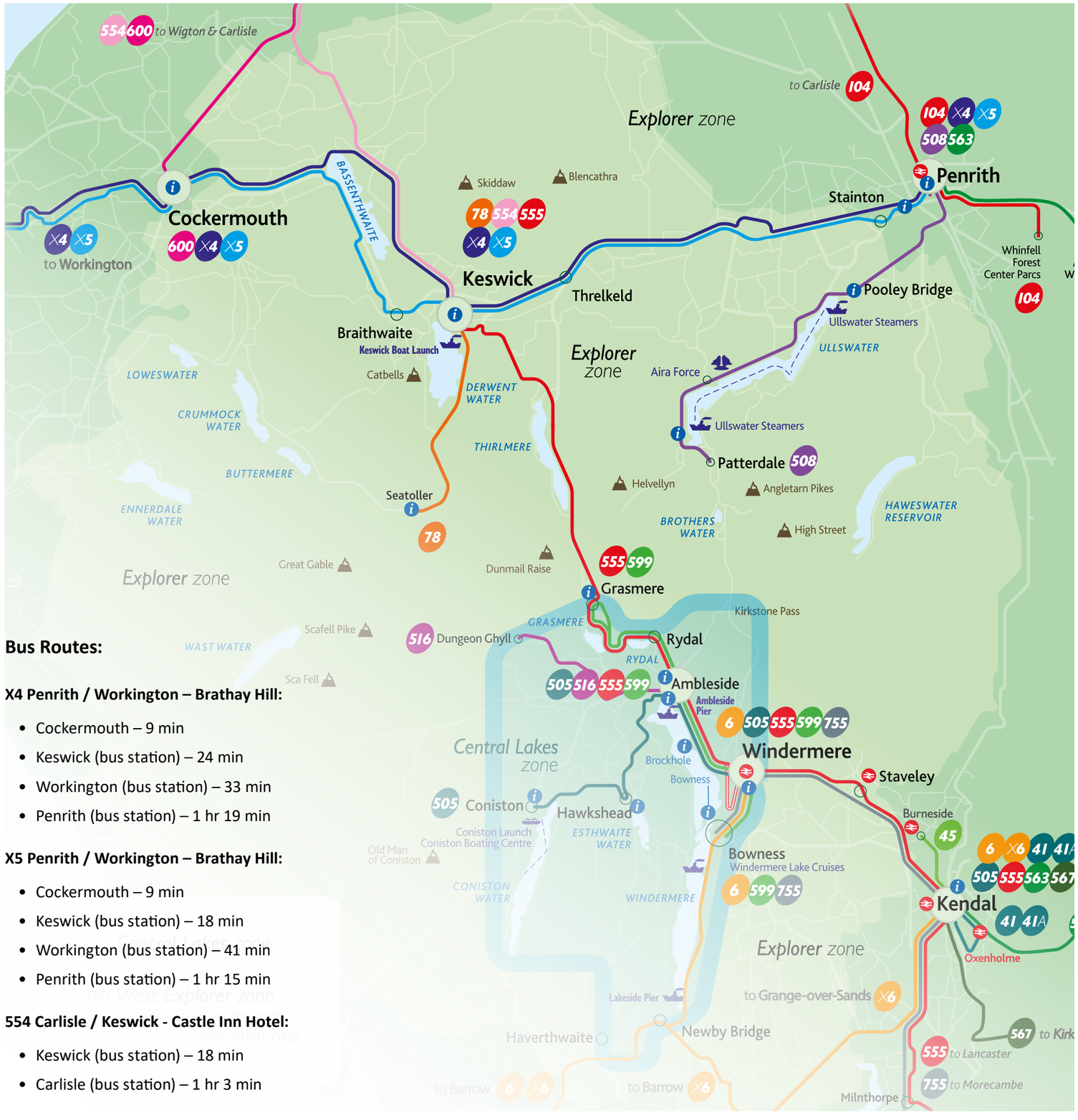
30

60

90

120

4.6 Travel & Tourism



Bus Routes:

X4 Penrith / Workington – Brathay Hill:

- Cockermouth – 9 min
- Keswick (bus station) – 24 min
- Workington (bus station) – 33 min
- Penrith (bus station) – 1 hr 19 min

X5 Penrith / Workington – Brathay Hill:

- Cockermouth – 9 min
- Keswick (bus station) – 18 min
- Workington (bus station) – 41 min
- Penrith (bus station) – 1 hr 15 min

554 Carlisle / Keswick - Castle Inn Hotel:

- Keswick (bus station) – 18 min
- Carlisle (bus station) – 1 hr 3 min

Road:

The Higham Estate is relatively well served locally by road networks considering its location within the Lake District National Park; the A66 runs immediately along the Estates southern boundary. The urban areas of Cockermouth, Keswick and Workington are all accessible within 30min by car, Penrith and Carlisle within 45min. There is also reasonable connectivity to junction 40 of the M6, with onwards travel north and south. The drive time maps opposite illustrate the areas that can reach Higham, within 2hrs, 1.5 hrs, 1 hr and 0.5 hr respectively. It is therefore not surprising this area of the Lake District is a popular local destination by car.

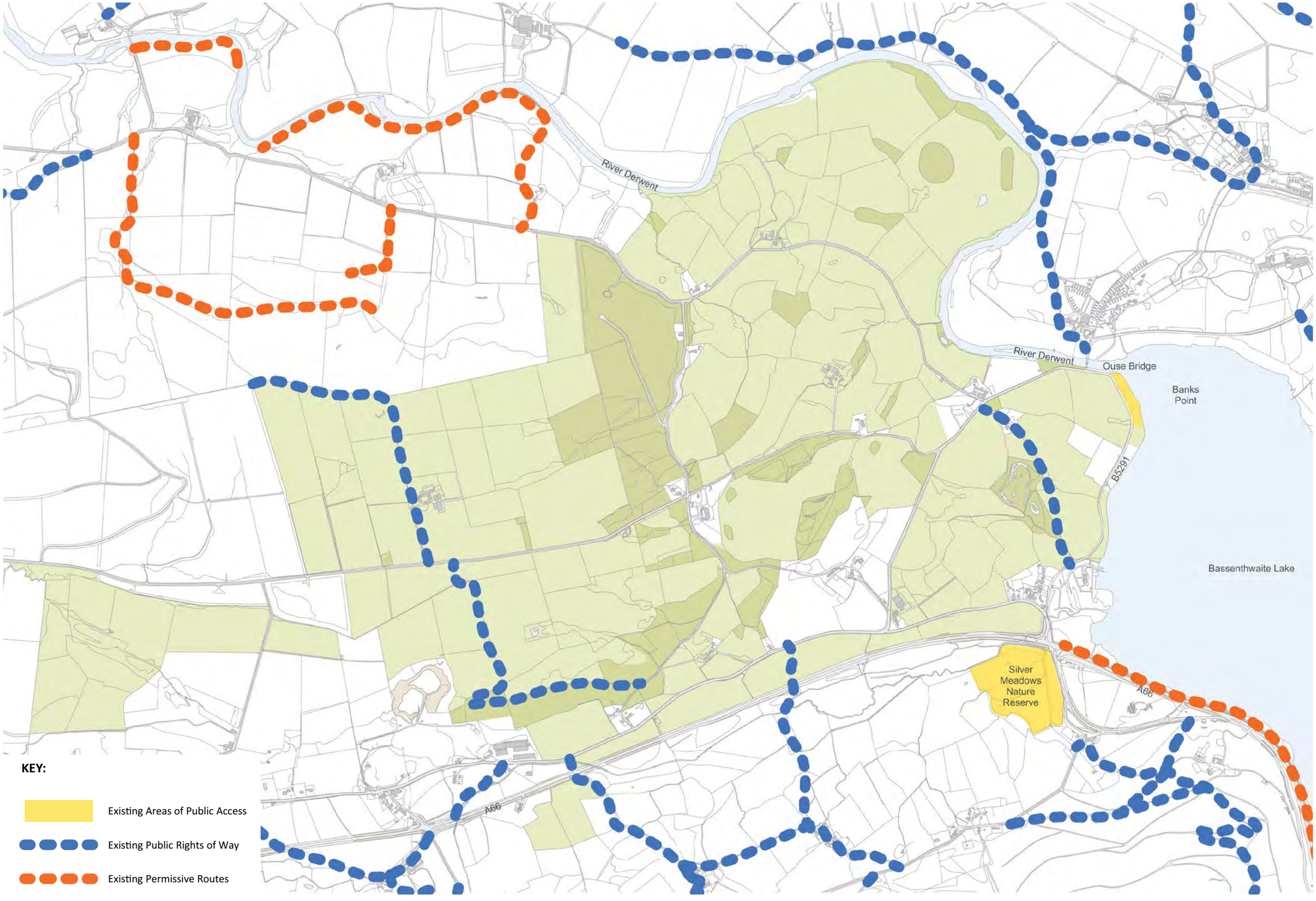
In terms of public parking provision there are three car parks to the west of Bassenthwaite Lake, adjacent to the A66; Powter Howe, Woodend Brow and Bassenthwaite Lake Shore, there are also four National Highways laybys along the A66 (though the speed of the A66 does not make these ideal). To the north of Bassenthwaite Lake, off the A66 on the B5291 closest to the Higham Estate, is Banks Point, consisting of two laybys. To the east of Bassenthwaite Lake is Dodd Wood which provides generous parking, toilets and a café facility. For those accessing Dubwath Silver Meadows Nature Reserve parking is available at the Pheasant Inn.

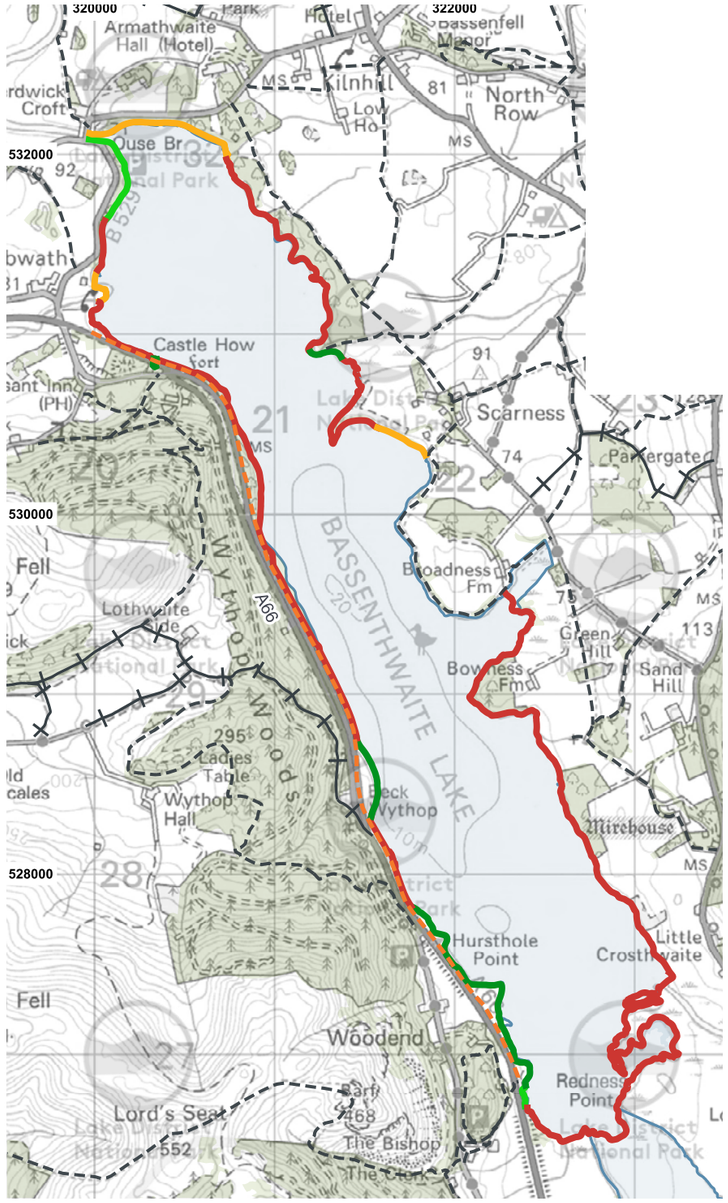
In recent years since the pandemic, this area of the Lake District has become increasing popular, both locally and from further afield and the parking provision has not been able to cope with the demand, as was raised by both local parish councillors and committee members at the 'Seeing is believing event'. In peak season car parks have overflowed and cars have been parked on the roadside, often causing highway safety concerns for both pedestrians and other road users.

Public Transport / Bus Network:

There is a good local bus network in the Lake District; 2 bus routes come through the Higham Estate (the X4 and X5) from Penrith to Workington and stop at Brathay Hill Farm. The 554 Keswick to Carlisle bus route runs just past the Estate stopping at the Castle Inn.

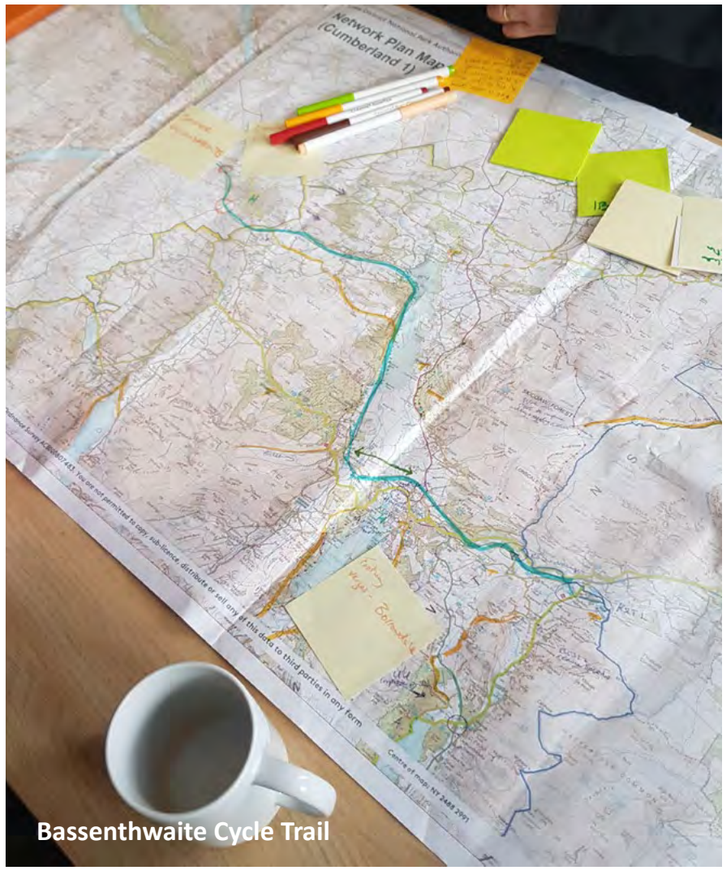
A good public bus service allows for both day visitors and those who might work in the area to travel to the area in a sustainable manner, without the need for parking.


River Derwent
River Derwent
Ouse Bridge
Banks
Point
B5291
Bassenthwaite Lake
Silver
Meadows
Nature
Reserve
A66
A66
KEY:
Existing Areas of Public Access
Existing Public Rights of Way
Existing Permissive Routes



Bassenthwaite Lake - Lakeshore Access Zones

Zone 1: Public rights of way
Bridleway
Footpath
Zone 2: Open Access
Zone 3: Open Access with visitor management
Zone 4: Restricted Access
Zone 5: No Public Access
Permitted path
Forest Inventory © Foresty Commission
Bassenthwaite NNR © Natural England



Bassenthwaite Cycle Trail

Public Access:

Public rights of way and open space in and around the Higham Estate is relatively sparse and disconnected, there are only 4 sections of public footpath and no bridleways, across the Estate. Higher concentrations of public access lie to the east towards the Skiddaw Fells, on the eastern side of Bassenthwaite Lake and smaller sections west of the lake around Sale Fell and Thornthwaite Fells. A permitted cycleway route runs along most of the western lake shore from Powter How to Peel Wyke, on land owned and managed by National Highways, however it is not well connected at either end, though plans are being discussed to improve connectivity. Public access to Bassenthwaite Lake is also very restricted, with only a handful of areas with open access, as illustrated by plan extract from Bassenthwaite Lake NNR Management Plan 2024.

The restricted nature of public access to Bassenthwaite Lake, along with their being no public right of navigation, significantly contributes to the quiet undisturbed nature of the lake, with low levels of recreation, compared to other lakes. It's not surprising therefore that Bassenthwaite Lake supports high quality wildlife habitats and biodiversity.

Public Access & Active Travel

According to the Bassenthwaite Lake NNR Management Plan 2023 – 2028, permits are required for a rowing boat, sailing boat, dinghy, canoe, kayak, windsurfer, paddleboard or any kind of unpowered pleasure craft onto Bassenthwaite lake. A separate permit is required for fishing from the lakeshore and in addition if fishing from a boat. There is no permit requirement for wild swimming.

In addition to the small handful of open access points around the lake, there is Dubwath Silver Meadows Nature Reserve, where public access is on a permissive basis. This is located immediately south of Dubwath, off the A66, where parking is provided at the Pheasant Inn.

Bassenthwaite Cycle Trail:

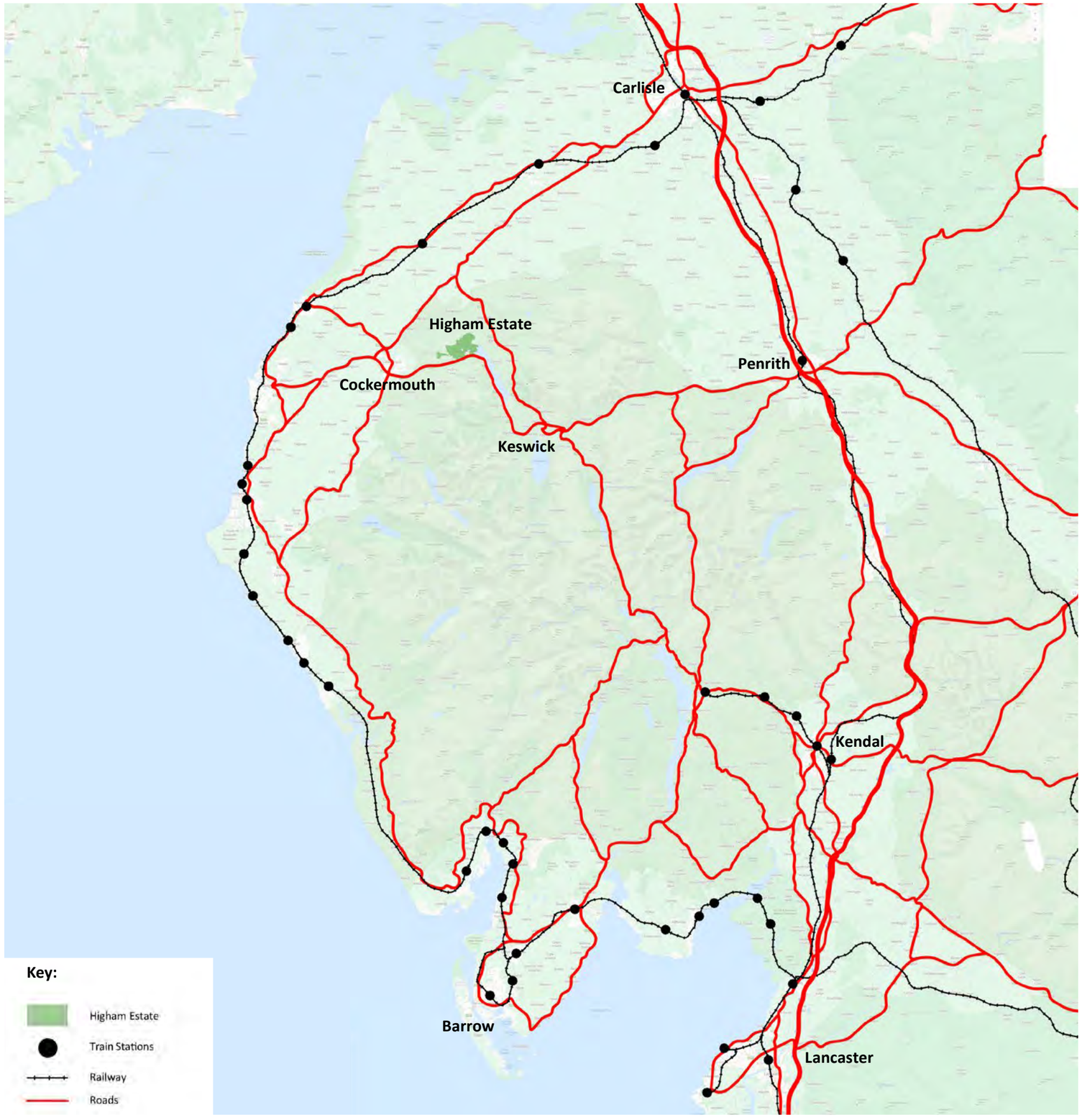
National Highways have an aspiration to upgrade the permitted path / cycleway route along the west side of the lake to a cycle trail which will also improve access for people with limited mobility and help manage visitors, discouraging them from entering more sensitive areas.

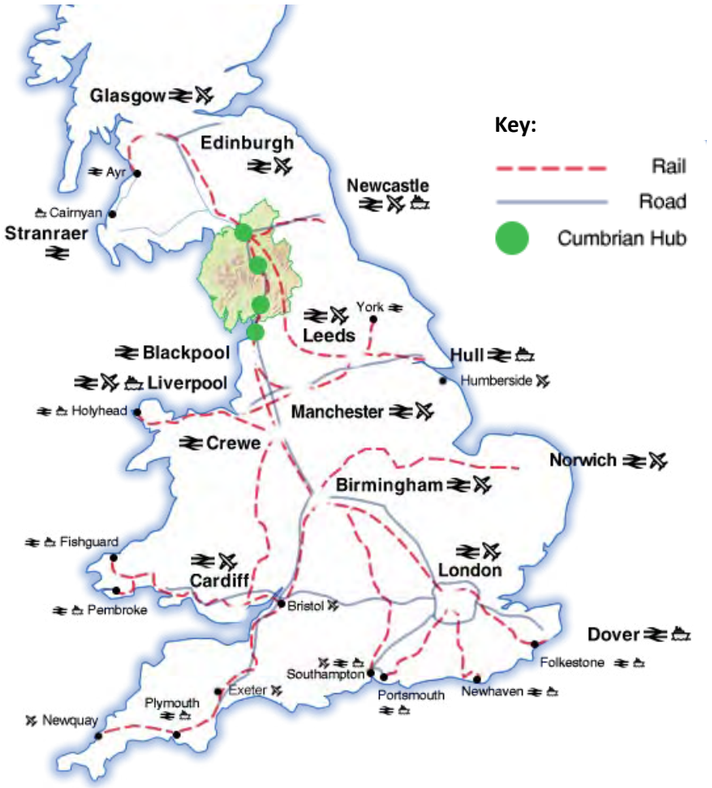
The Cycle Trail will take cyclists, walkers and mobility scooters from Dubwath to Powter How along the shores of Bassenthwaite Lake. The NPA has created the potential for access along Power How woods to the car park. It has huge potential for reducing carbon, by creating a safe alternative to the A66 for commuting purposes, and by creating a low carbon alternative for visitors to use instead of driving. The ultimate aim is for it to connect with the Keswick to Threlkeld Trails in Keswick, creating a network for longer journeys and strengthening Keswick's role as a sustainable transport hub.

There will be considerable scope within both the NPA and National Highways ownership boundaries for enhancement of the ecological value of the site as the development of the cycleway should encompass Biodiversity Net Gain principals and the objectives of the Bassenthwaite Lake NNR Management Plan.

The proposed trail has the potential to bring large health and wellbeing benefits by creating a more accessible path not only for cyclists but also for people with limited mobility and people with pushchairs.

Any future plans to upgrade the current permitted path to a cycle trail has the potential to increase disturbance along the western shore. Although the permitted route is currently fenced off from the lakeshore sensitive areas will need to be screened and managed to minimise disturbance of wildlife through tree planting and further soft engineering to discourage users from accessing sensitive areas along the lake shore.


Carlisle
Higham Estate
Penrith
Cockermouth
Keswick
Kendal
Barrow
Lancaster
Key:
Higham Estate
Train Stations
Railway
Roads



Rail:

Historically, the Higham Estate was well served by the Cockermouth, Keswick & Penrith Railway. However, this closed in 1966, with much of the track path then being utilised for the A66. The closest railway station now lies 8.2 miles to the north of the Higham Estate at Aspatria (Cumbrian Coast Line between Carlisle and Barrow-in-Furness), which is 19 min by car. By rail you can then reach Carlisle in 30 min, alternatively, Carlisle Station is a 25-mile drive / 40 mins from Higham. Once at Carlisle you are on the West Coast Mainline, London Euston can be reached from 3 hrs 23 min, Glasgow from 1 hr 13 min and Edinburgh from 1 hr 16 min.

From Carlisle (West Coast Mainline):

- to London Euston – from 3 hours 23 minutes
- to Glasgow – from 1 hour 13 minutes
- to Edinburgh – from 1 hour 16 minutes

Air:

The nearest main commercial airport is Newcastle Airport which is 81 miles away / 1 hr 50 min by car. Carlisle Airport which is only for private and corporate aircraft is 31 miles away / 51 min by car.

Pedestrian safety of along B5291

Lakes to Sea Community Panel Active travel event

Transport & Local Concerns:

The parish council highlighted the following:

- Need for additional parking provision in the area of the Dubwath-Ouse Bridge Road (B5291).
- Concerns were raised about the safety of pedestrians along B5291, where there is no pavement or footpath on that stretch of road.

LDNPA planning committee members highlighted:

- Indiscriminate parking on roadside.
- Consideration of TROs by Cumberland Council (double yellow lines) to lakeside road (B5291) to prevent parking.
- Bassenthwaite Lake Station Café - Major problems with parking. Highways are seeking solutions.

Lakes to Sea Community Panel Active travel event:

On behalf of the Higham Estate, Crosby Granger Architects attended the 'Lakes to Sea Community Panel Active travel event', which also looked at community reliance, in association with Cumberland Council, on the 17th January 2025. The meeting was well attended and had a variety of presentations covering:

- Bus infrastructure in Cumberland – concerns about rural services
- Public Rights of Way (PROW)
- Permissive Rights of Way – potential changeability
- Active travel infrastructure and strategy – requirements and guidance

It was good to gain feedback from local residents, cycling groups and other associated parties, in particular the meeting was also attended by representatives of the LDNPA, who were gathering community feedback on the Active Travel Network Plan, which can be fed into further stages of the Whole Estate Plan.

Visitor Data 2023

Total visitors 2023
42.42m
2.5% vs 2022
-11.4% vs 2019

Total visitor spend 2023
4.65bn
0.5% (indexed) vs 2022
6.2% (indexed) vs 2019

Total day visitors 2023
35.03m
1.8% vs 2022
-14.9% vs 2019

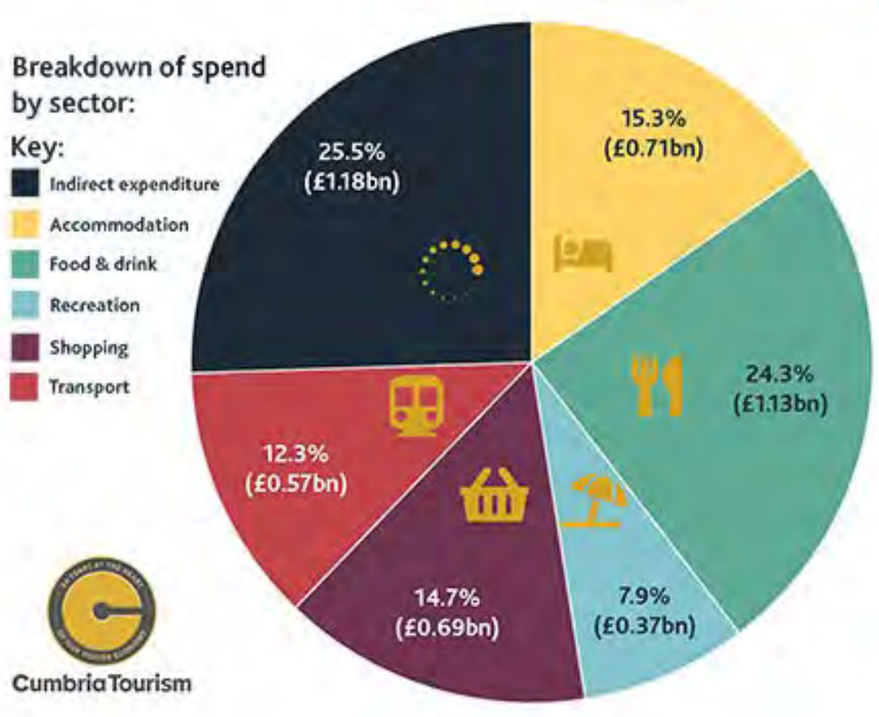
Total staying visitors 2023
7.39m
5.9% vs 2022
10% vs 2019

Total visitor days 2023
58.46m
-0.4% vs 2022
-8.6% vs 2019

Average length of stay (nights)

All staying visitors	Serviced accommodation	Non-serviced accommodation	Stay with friends or relatives
3.17 (3.48 nights in 2022)	1.85	4.79	2.48

Breakdown of spend by sector:

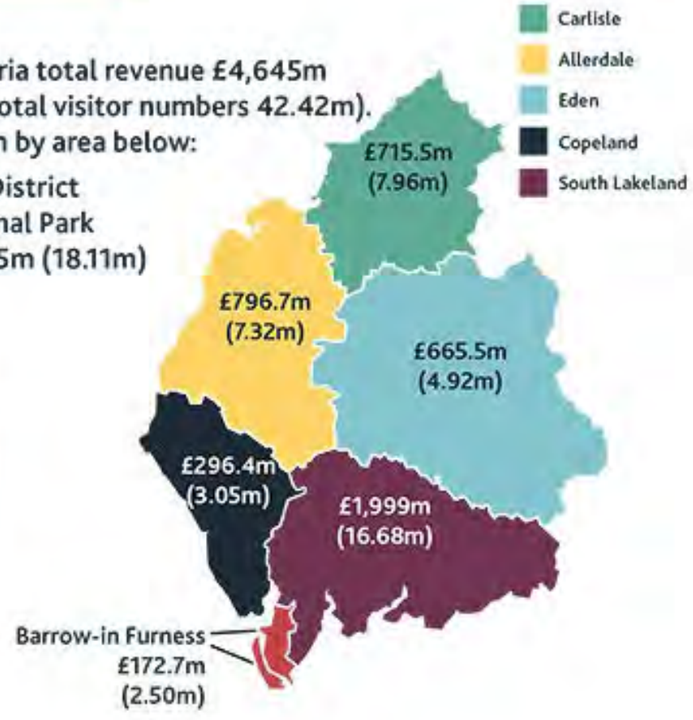


Cumbria Tourism

Total employment (FTEs)
45,882

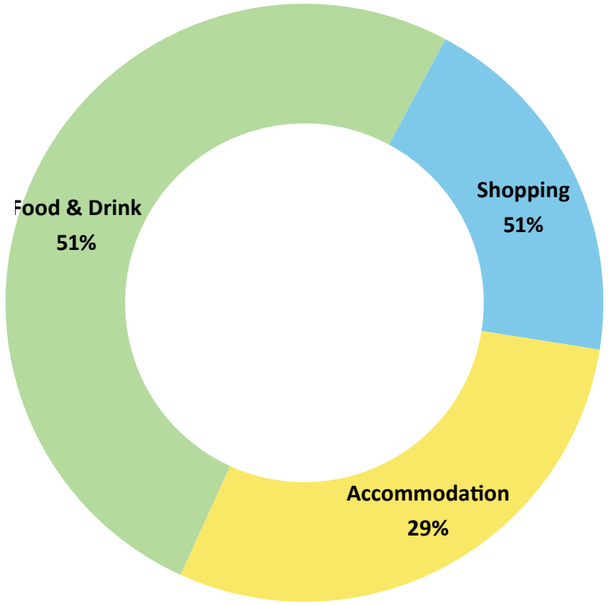
Cumbria total revenue £4,645m (and total visitor numbers 42.42m). Shown by area below:

Lake District National Park
£2,305m (18.11m)

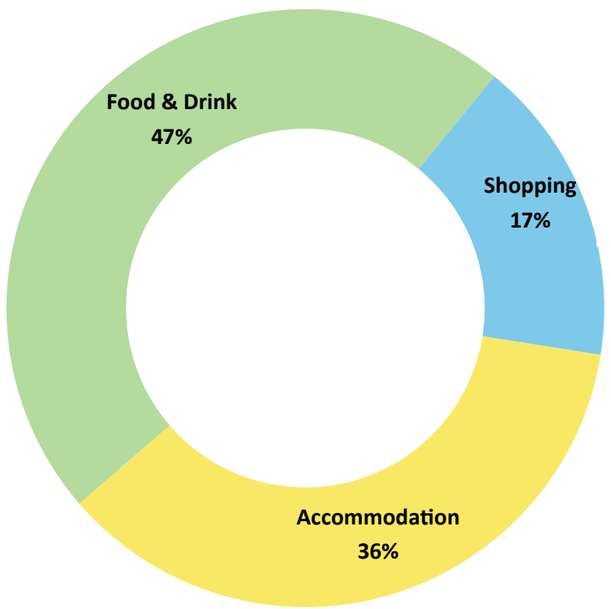


Tourism:

Allerdale Direct Spend Categories (2023)



Allerdale Direct Employment Categories (2023)



The Lake District National Park is a major tourism destination in the UK and tourism is the main source of income to the Lake District economy. The ease, flexibility and speed of transport by road to the Lake District has a strong correlation to its popularity as both a local and national tourism destination. Tourism has a significant impact on the economy, community and environment of the Lake District National Park, including the areas surrounding the Higham Estate and the Estate itself. The Estate commissioned a separate report by the Hoy Consultancy, who advise and support some of the nations most cherished Estates, to advise how the Estate could supplement its income through diversification, the report carried out a useful baseline survey of tourism within the Lake District, the highlights of which are detailed below.

North and South Lake District: Levels of tourism are higher in the Southern half of the Lake District, which is more easily accessible from Greater Manchester and Liverpool, whereas the Northern half of the Lake District is relatively quieter, being more difficult to access, with longer drive times.

According to Cumbria Tourism, of the total 42.42m visitors to Cumbria and the Lake District in 2023, 17% visited the Allerdale area compared to 39% for South Lakeland.

In 2023, in Cumbria, 83% of visitors were day visitors, whereas 17% were staying over in some form of accommodation. For Allerdale this compares to 82% day visitors and 18% stay overs in accommodation.

In 2023, in Cumbria, the total visitor spend totalled £4.65bn with the breakdown of the spend by sector and area shown in the adjacent graphs. In both Cumbria and Allerdale, the greatest direct spending was on (1) food & drink, (2) accommodation and (3) shopping.

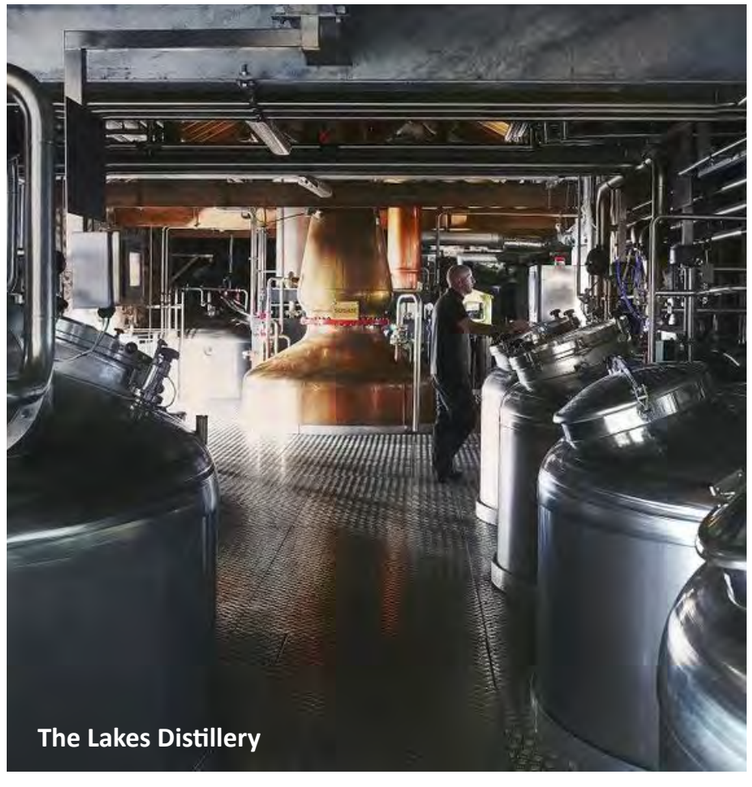
In 2023, Cumbrian tourism supported 45,882 full time equivalent (FTE) employment posts. As many tourism jobs are actually part time, or seasonal, the total number of people in tourism jobs was estimated at 78,895, around 29% of the county's total employment. In 2023, in Allerdale the number of full time equivalent (FTE) employment posts in direct employment sat at 6341, 39.4% in Food & Drink, 30.1% in Accommodation and 13.8% in Shopping.

In terms of overall revenue day visitors generate just under half of the county's tourism revenue (47%), and staying visitors just over half (53%), broken down as 22% for visitors using serviced accommodation, 29% for non-serviced, and 2% staying with friends and relatives as illustrated opposite.

The Hoy Consultancy report highlights the various drive time mapping in relation to the Higham Estate. Interestingly, it illustrates that much larger urban areas, such as Newcastle Upon Tyne, can be reached within 2hrs, giving a catchment of around 4.5m people which is good in terms of tourism potential. The question in terms of tourism is does the area have a significant and varied enough offering to attract these people, and are these marketed successfully enough to draw people in?

The Lakes Distillery

Dubwath Silver Meadows Nature Reserve


The Lakes Distillery

Tourism:

Bassenthwaite Sailing Club

Bassenthwaite Lake Sailing

Given the popularity of the Lake District and given the significant visitor numbers into the region, the area is reasonably well stocked with accommodation options of all types. There are also many activity, entertainment, shopping and dining options as well. The immediate area close to Dubwath has a good range of attractions where linkages & opportunities can be created – including golf, sailing, tours, wildlife park, nature, arts & craft activities, experiences (Go Ape, etc), cycling, forest walks, etc. All types of accommodation are available in the locality – from luxury/high quality (Armathwaite Hall Hotel & Spa) through to basic B&B offerings. Below is a selection of the experiences and activities, accommodation and food options.

Experiences and Activities:

- Bassenthwaite Sailing Club – www.bassenthwaite-sc.org.uk
- Dubwath Silver Meadows Nature Reserve www.dubwathsilvermeadows.org.uk
- Higham Hall – Study breaks in the Lake District
- Lake District Wildlife Park – c.46k visitors www.lakedistrictwildlifepark.co.uk
- Cockermouth Golf Club – www.cockermouthgolfclub.co.uk
- The Lakes Distillery – www.lakesdistillery.com
- Whinlatter Forest Visitor Centre – c.252k visitors www.forestryengland.uk
- Cyclewise Whinlatter Forest Bike Hire, Shop and Courses www.cyclewise.co.uk
- Go Ape Whinlatter Forest – www.goape.co.uk

Selected Accommodation and Food Options:

- Ouse Bridge House – www.ousebridgehouse.co.uk
- Lakeside Country Guest House and Lodge www.lakesidebassenthwaite.co.uk
- Bassenthwaite Lake Station – www.basslakestation.co.uk
- Link House – www.link-house.co.uk
- Herdwick Croft Holiday Park and Herdwick Willy's Bar & Bistro www.herdwickcroft.co.uk
- Armathwaite Hall Hotel & Spa - www.armanthwaite-hall.com
- Lake District Castle Inn - www.lakedistrictcastleinn.com
- The Pheasant Inn - www.inncollectiongroup.com
- The Cottage in the Wood – Whinlatter Forest www.thecottageinthewood.co.uk

The Estate used to own the buildings which are home to the Lakes Distillery, this is an excellent example of how a world class visitor experience can be created from a small group of redundant farm buildings.

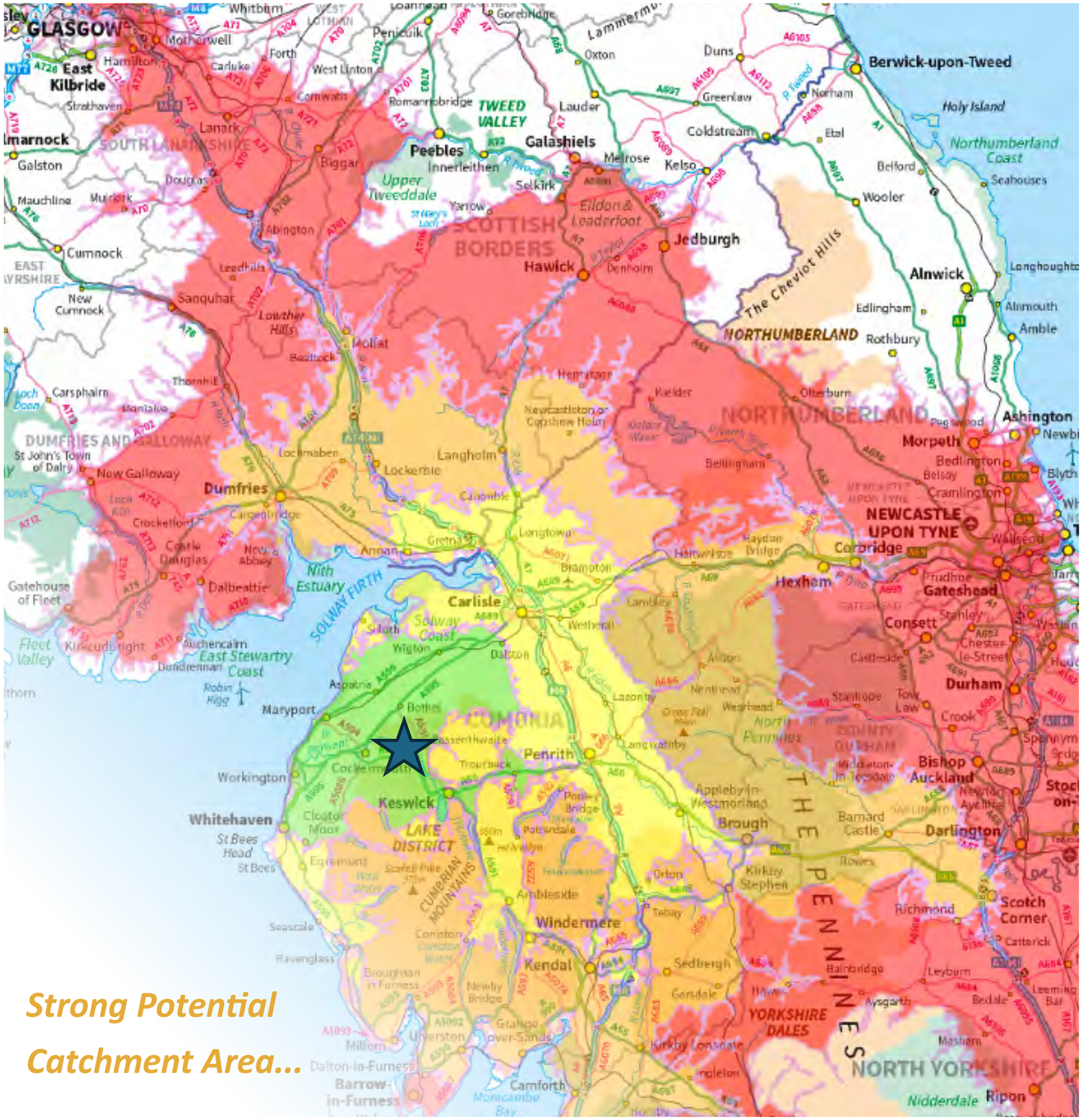
Relevant LDNP Special Qualities and Higham Estate Contribution:

(12) A long tradition of tourism and outdoor activities:

- Bassenthwaite Lake Station
- Historic landings on Bassenthwaite Lake
- Elva Plain Stone Circle

(13) Opportunities for quiet enjoyment:

There are many opportunities for quiet enjoyment in and around the Higham Estate, in particular Bassenthwaite Lake is one of the quietest lakes in the Lake District.



Strong Potential Catchment Area...

Good provision of public transport to the area...

Local Buses

Managing visitors to Bassenthwaite Lake and balancing this with the need to protect and restore natural environment...

Travel & Tourism Analysis:

Strengths:

Public Transport: Currently there is good provision of public transport to the areas - three bus routes pass through or close to the Estate, with travel times from 9 min by bus from the Higham Estate to Cockermouth, and 15 min to Keswick. This is great for the public, local visitors and / or employment potential within the area and the Estate.

Good Transport Networks: In terms of transport and tourism the Higham Estate offers a good, contained block of land with good local access onto the A66 and a good range of property / rural assets, with good / reasonable connectivity to the M6 and onward routes north and south, there is also reasonable access to the national rail network.

Strong Potential Catchment Area: As already identified by the site demographics, the tourism numbers and the traffic count on the A66, there are good numbers and catchment of people to work with in terms of potential new tourism offerings, the Cockermouth to Keswick corridor is identified as a corridor where growth potential exists.

Low local catchment area in terms of tourism – but this delivers quiet, tranquil and unique setting.

Setting: The Higham Estate is set within a beautiful and picturesque setting, with stunning views and vistas, a wide variety of habitats and landscapes that would be attractive to potential visitors.

Sporting Reputation: The Higham Estate already has strong sporting credentials for both fishing and shooting.

Challenges:

Bus Viability: Rural bus services are quite often under strain in terms of viability, as was discussed at the 'Lakes to Sea Community Panel Active travel event', which also looked at community resilience.

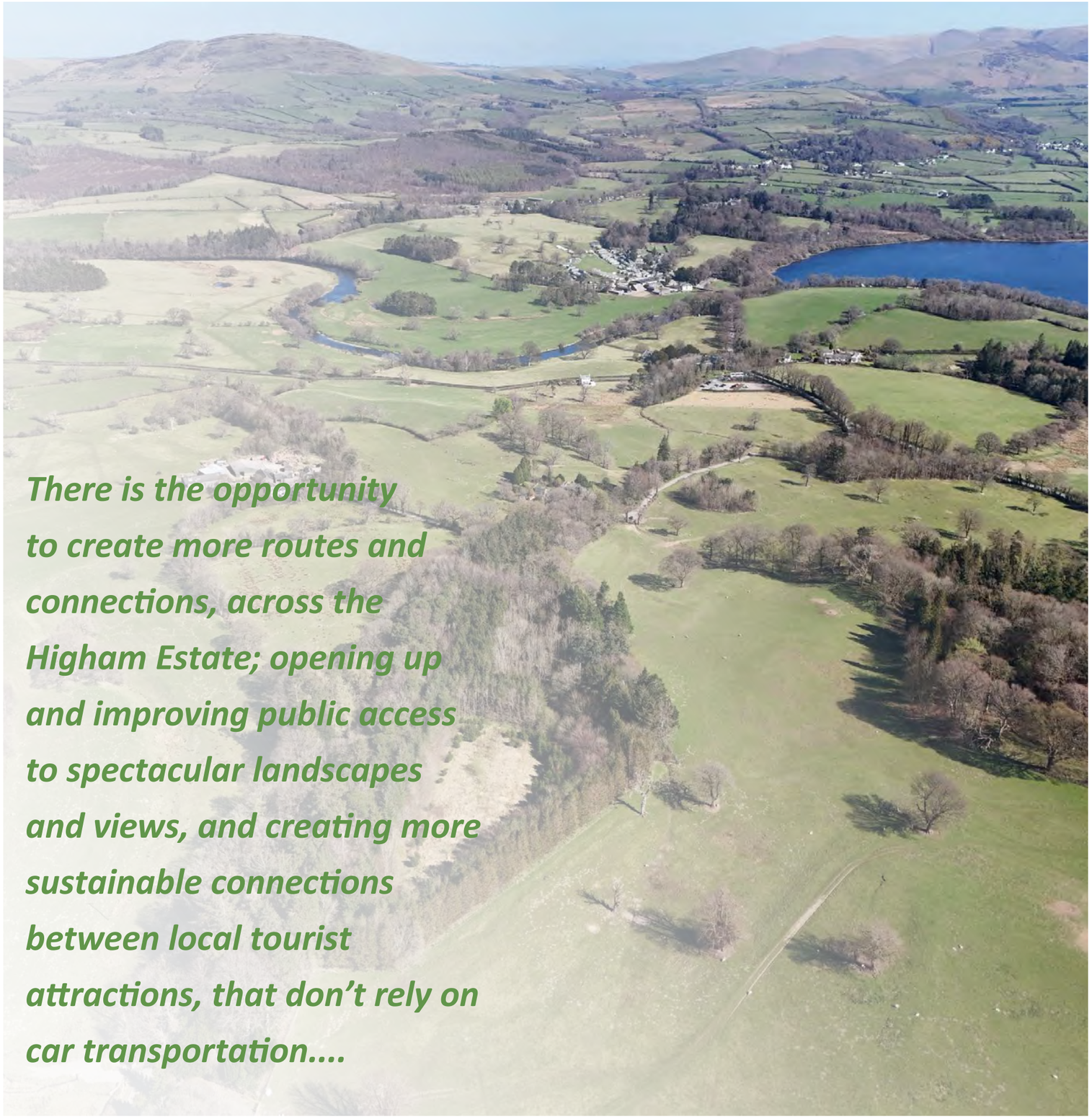
Parking: Local parking provision and managing visitors to Bassenthwaite Lake and balancing this with the need to protect and restore natural environment. There is a perception / opinion that 'just creating more spaces doesn't solve the problem, as this then attracts more people'. The existence of public parking and roads without parking restrictions, immediately adjacent to Bassenthwaite Lake does encourage or facilitate undesirable recreational activities on the lake.

Footfall: In terms of existing / prospective footfall for tourism, the Higham Estate is situated in the northern half of the Lake District / Cumbria, and receives comparatively less visitors than the southern half, according to Cumbria Tourism. The Higham Estate will therefore need to work harder and / or smarter to attract potential visitors. The challenge for Higham will be to draw people from far and wide, and whether connectivity and the quality of the visitor experience is good enough to get people to travel to the location.

Marketing and brand awareness: The Higham Estate is a private Estate, it is not a known or established destination, the Higham Estate has also lost its historic centre and focal point Higham Hall; to be a success it will need to create a new focal point and deliver a world class visitor experience to get its name known.

Staffing: Any new tourist attraction will require staff, although local transport networks are quite accessible to nearby towns and populations to draw upon, staffing requirements may dictate the need to accommodate staff on site, either to improve the desirability of an employment offering or to facilitate late working hours. There is also the challenge that the Estate may be unable to employ the quantity and / or calibre of required staff, therefore the quality of the employment opportunity is also important.

External land use / land ownership resolutions: The proposed Bassenthwaite Cycle Trail, which would greatly benefit any proposed diversification activities at Higham, is reliant on external bodies to form new legal and land ownership agreements, which can take a long time.



There is the opportunity to create more routes and connections, across the Higham Estate; opening up and improving public access to spectacular landscapes and views, and creating more sustainable connections between local tourist attractions, that don't rely on car transportation....

Active travel hub and hire facility...

Encouraging Active Travel...

Travel & Tourism Analysis:

Opportunities:

World Heritage Status: New development will need to be sympathetic to the site's sensitive cultural world heritage and spectacular landscape setting, therefore any development will need to be world-class and truly an inspirational model of a sustainable rural enterprise, educating the public to learn more about its World Heritage Status.

Bassenthwaite Cycle Trail: Has the potential to create a cycleway and accessible path from Cockermouth all the way to Keswick, connecting with the wider Sustrans National Cycle Network. With the work that is already being done by the Lake District National Park Authority, National Highways, Cumberland Council, Lakes to Sea Community Panel and others involved in active travel, the Higham Estate can be a part of a national piece of sustainable transport infrastructure. The LDNPA have already started feasibility work and community consultation, investigating how the current permissive path, can be improved and made accessible for all. Though this section is not within the Higham Estates ownership, there is the opportunity for this route to connect into the proposals at Higham. There is also the potential for the Higham Estate to extend the route yet further along the A66 corridor, between Dubwath and Embleton.

Active travel viability: Creating a greater demand for active travel routes across Estate land, either for commuting or pleasure, this will further help secure the viability of potential new funding and grants for the Bassenthwaite Cycle Trail.

Active travel hub and hire facility: Given the potential for the local area to become more connected the provision of a hire facility at the Brathay Hill Farm site, would seem a logic viable option, to compliment the local farm shop café and visitor experience.

Sustainable Transport Hub: Given the Higham Estate lands border the northern end of Bassenthwaite Lake and the B5291, where there are currently issues with parking demand outstripping the supply of parking spaces (particularly at Banks Point), there is the opportunity for the Higham Estate to help facilitate a resolution, this might manifest itself through the development at Brathay Hill, whereby visitors utilise this as a sustainable transport hub, from which they can then explore the surrounding landscape and local attractions through active travel, walking, cycling etc. which may involve the lake but also 'attract and disperse' visitors into the Higham area. This would need to be executed with reference to existing local planning Policy 22: Vehicle parking to improve sustainable transport.

Pedestrian Safety along B5291: The very first section of the B5291 at the junction with the A66 has pedestrian pavement, along with the road that runs parallel to the A66 up to Brathay Hill, however the whole of the B5291 from Dubwath to Banks Point and Ouse Bridge and beyond is without pavement or footpath. Concerns have been raised by the local Parish Council about the safety of pedestrians along this section of the B5291. There is the opportunity to greatly improve road safety, by creating a footpath on either side of the road and hedgerow, further investigations would need to carried out though as the Higham Estate does not own all of the land.

Public Access: There are a small number of public rights of way and existing permissive routes, through and around the Higham Estate, there is the opportunity to create more routes and connections, across the Higham Estate; opening up and improving public access to spectacular landscapes and views, and creating more sustainable connections between local tourist attractions, that don't rely on car transportation.

Cluster Marketing: The Hoy Consultancy recommended creating shared itineraries and experiences for guests and visitors, for both potential Higham guests and those staying locally... the prospect to connect with Cumbria Tourism and create cluster marketing opportunities in the area, to drive the destination, create awareness and to deliver footfall for both day & stay visitors.

The Pheasant Inn

The Lakes Distillery

Travel & Tourism Analysis:

It was felt that there was a gap in the market for a high-quality outlet to be established...

Opportunities:

Local Farm Shop / Café: There is the opportunity to create a local pick up and purchase farm shop at Brathay Hill Farm, to form part of a new hub / world class visitor destination on the site, selling homegrown and local produce from the Estate, aimed at putting the heart back into Higham. The Hoy Consultancy report looked at the variety of farm shops, cafés and 'country' related outlets in a c.20-mile radius of the Higham Estate, whilst there was quite a number, it was felt that there was a gap in the market for a high-quality outlet to be established – particularly one that appeals equally to both locals and visitors.

World Class Visitor Experience: Create a new short stay visitor attraction, to form part of a new hub on the site, which aims at putting the heart back into Higham. Combined opportunity of providing additional parking for access to Bassenthwaite Lake and other local destinations, with connecting footpaths and sustainable transport links. There would also be the potential to influence the forms of activity that happened around the lake, encouraging some and discouraging others.

Cluster Marketing: The Hoy Consultancy recommended creating shared itineraries and experiences for guests and visitors, for both potential Higham guests and those staying locally. It also highlighted that there is the prospect to connect with Cumbria Tourism and create cluster marketing opportunities in the area, to drive the destination, create awareness and to deliver footfall for both day & stay visitors.

Bus Service Viability: Creating a greater demand for public transport, through providing employment opportunities and further local attractions, can only further secure the viability of local bus routes for local people.

Tourism offering: One of the Hoy Consultancy's recommendations for diversification was to provide offerings that embraced a diverse range of accommodation, eating and shopping options, that can tap into the widest possible market. Given the strong public transport nodes and potential active travel networks, it was felt that the Brathay Hill site gave the best opportunity for the most public facing side of the proposed hub, providing local farmshop / café and local active travel hire facility, with adjacent short stay visitor attraction. In order to help preserve the quiet and tranquil setting of the Higham Estate, which many local residents have come to appreciate, this area could be contained to the areas adjacent to the A66 corridor and Bassenthwaite Lake. The quieter and more tranquil areas of the Estate, further way from Brathay Hill could then be utilised for more discreet and refined tourism offerings, with a longer duration.

Higham Hall

1. The central thread of the Higham Estate's Vision is to rejuvenate the Estate into an inspirational model of a sustainable rural enterprise.

A place where its prosperous economy, world class visitor experiences and vibrant communities come together to sustain the spectacular landscape, its wildlife and cultural heritage.

Key Outcomes:

- Inspirational Rural Enterprise
- World Class Visitor Experience

2. A community dedicated to preserving and enhancing the landscape, wildlife, and cultural heritage in every action and decision, ensuring their sustainability for future generations.

A landscape which provides an irreplaceable source of inspiration, whose benefits to people and wildlife are valued and improved. A landscape whose natural and cultural resources are assets to be managed collaboratively and used wisely for future generations. Specifically, this means:

- The extraordinary beauty and harmony of the Lake District landscape and its Special Qualities and attributes of Outstanding Universal value are conserved and enhanced.
- Design is inspired by and contributes to local distinctiveness, and natural resources and cultural heritage assets are conserved, enhanced, utilised, and managed.
- Bigger, better and more joined up resilient habitats support wildlife and species, and the function of ecosystems are improved through collaboration with land managers so that cultural landscape is respected.

Key Outcomes:

- Conservation & Enhancement of World Heritage site & National Park
- Conservation & Enhancement of Heritage Assets
- Habitat & Biodiversity Enhancements

3. An organisation that plays a key role in fostering a prosperous local economy while supporting a vibrant, thriving community.

Where businesses will locate in the Higham Estate and National Park because they value the quality of opportunity, environment and lifestyle it offers – many will draw on a strong connection to the landscape. Entrepreneurial spirit will be nurtured across all sectors and traditional industries maintained to ensure a diverse economy. Where people are successfully living, working and relaxing within upland, valley and lakeside places where distinctive local character is maintained and celebrated. Specifically, this means:

- A diverse and growing economy, supporting higher paid jobs, utilising a range of employment spaces that provide a choice of employment opportunities for everyone.
- Profitable and sustainable land management, farming, and forestry industries.
- The Lake District is a year round destination with more longer staying visitors supporting the economy.
- A balanced and resilient housing market with a high proportion of properties in permanent occupation, and a supply of new homes that meet local people's needs and maximises the delivery of affordable housing.
- Community and cultural facilities and local services are sustained, and communities have improved availability and access to well paid jobs, high quality green spaces, recreation facilities and the countryside.

Key Outcomes:

- Vibrant Community
- Prosperous Economy

4. A destination that complements and showcases a world-class visitor experience, offering both educational and recreational opportunities.

Where high quality and unique experiences for visitors are found within a stunning and globally significant landscape. Experiences that compete with the best in the international market. Specifically, this means:

- Changing visitor expectations are met by a diverse range of quality accommodation.
- Every visitor has the best experience that the Lake District offers through improved attractions, high quality public realm and amenities, and accessible visitor information; in turn appreciation and understanding of the Lake District is enhanced.
- Sustainable recreation and tourism.

Key Outcomes:

- World Class Visitor Experience
- Active Travel, Wellbeing and Access for All

5.0| Action Plan

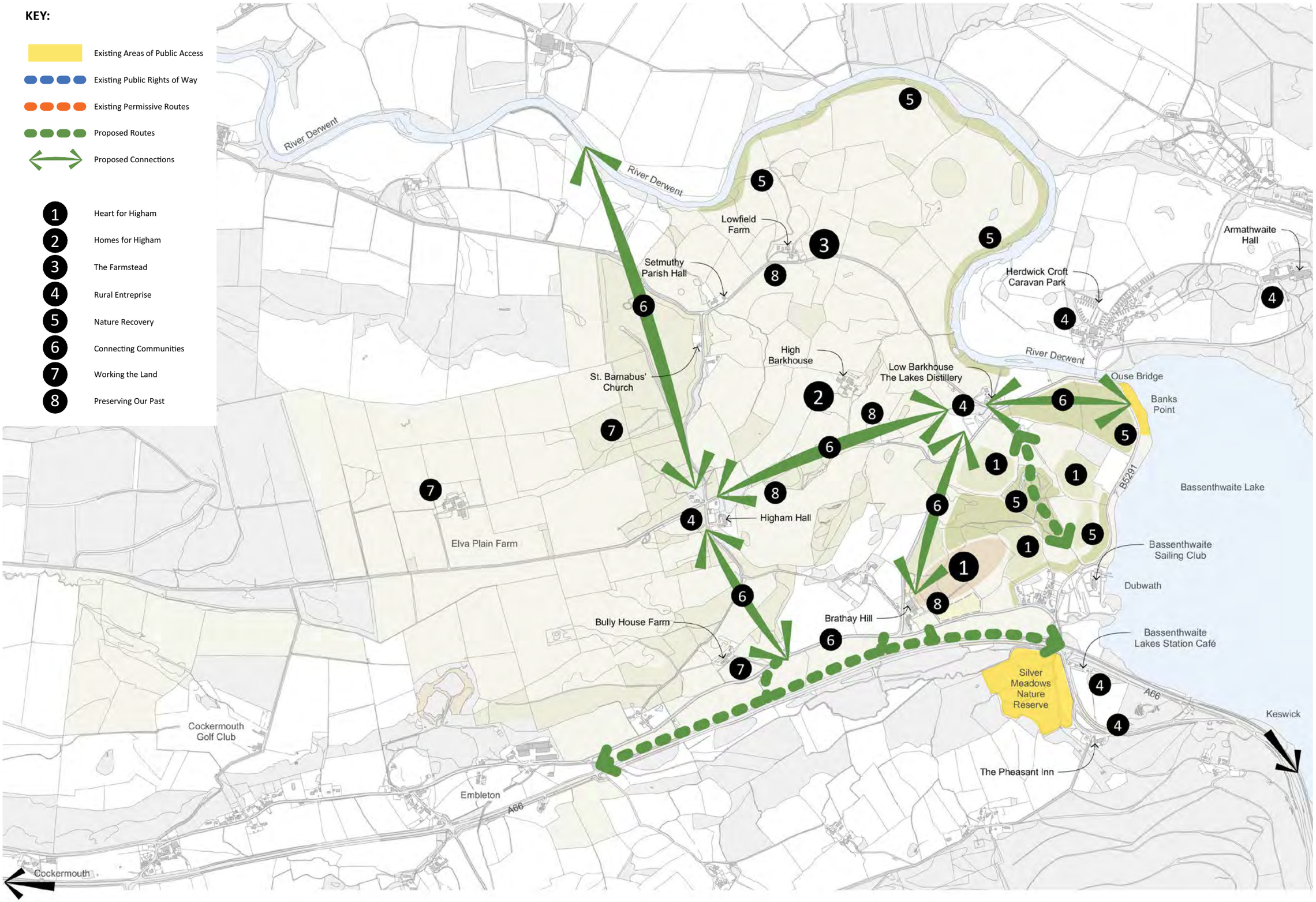
The strengths, challenges and opportunities of the Estate assets have been analysed through the lens of the 'Higham Estate Vision' and the underlying shared 'Strategic Objectives' of the Lake District National Park.

Through this analysis and evaluation viable action themes and project deliverables have been developed, which detail the shared objectives and outcomes the Higham Estate are planning to achieve. This Action Plan forms a holistic strategy for the future of the Higham Estate.

KEY:

- Existing Areas of Public Access
- Existing Public Rights of Way
- Existing Permissive Routes
- Proposed Routes
- Proposed Connections

1. Heart for Higham
2. Homes for Higham
3. The Farmstead
4. Rural Entreprise
5. Nature Recovery
6. Connecting Communities
7. Working the Land
8. Preserving Our Past



Higham Estate - Action Plan

	Action Theme	Timeline	Description
1	**Heart of Higham**	2025 - 2030	**1a. Pickup & Purchase:** Adaptive reuse of the late 17th-century limestone rubble barn to create local retail facility, featuring a farm shop, café and cycle hire facility. **1b. Short-Stay Visitor Attraction:** World Class Visitor Experience creating short-stay visitor attraction at Brathay Hill Farm, serving as the gateway and administrative hub for the Higham Estate. **1c. Medium-Stay Accommodation:** World Class medium-stay accessible accommodation for all, catering to both holidaymakers and visitors.
2	**Homes for Higham**	2027 - 2032	**2a. Conversion:** Refurbishment and conversion of existing farm buildings to create sustainable accommodation on the Higham Estate, catering to a diverse range of needs, including employees, local residents, and those seeking homes for rent or sale. **2b. New Build:** Create new sustainable homes to cater for the needs of the Higham Estate and its associated community.
3	**The Farmstead**	2030 - 2035	**3. The Farmstead:** Conversion of Lowfield Farm into a multi-purpose rural facility, one that embraces its cultural heritage while offering a variety of functions - whether as a serene wedding venue, a wellness retreat, a rural business hub, or a space for rural sports entertainment.
4	**Rural Enterprise**	2025 - 2030	**4. Rural Enterprise:** Collaboration with local businesses, tenant farmers, tourist attractions, the Lake District National Park, and Cumbria Tourism. Through cluster marketing opportunities, raise awareness and increase visibility for the entire region.
5	**Nature Recovery**	2025 - 2045	**5a. Short-term:** The Higham Estate initially plans to carry out several landscape and biodiversity enhancements, in areas that will deliver the greatest benefit and enhancement of the natural environment. **5b. Long-term:** Longer term the Higham intends to carry out a broader spectrum of ecological and biodiversity improvements across the whole Estate, in partnership with farming tenants and woodland management agencies. **5c. Sustainable Drainage & Flood Amelioration:** Sustainable drainage strategy, integrated with natural flood management.
6	**Connecting Communities**	2025 - 2030	**6. Connecting Communities:** Creation of public access routes throughout the Estate and surrounding areas, connecting key local attractions; inspiring and promoting active travel, physical fitness, and unlocking mental health benefits that come from spending time in nature.
7	**Working the Land**	2025 - 2045	**7a. Farming Strategy:** The long-term strategy in relation to farming is to continue to move towards more holistic farming operations across the Estate, in order to maximise and benefit from economies of scale. The intention is that there will be a shift towards more of a working partnership between the Estate and the farming tenants and to facilitate sustainable farming practices. **7b. Forestry and Woodland Management:** The Higham Estate will continue to manage the woodland of the Estate as a mixed rural Estate, following its current Management Objectives. **7c. Rural Sporting Activities:** Enhance existing and develop new world-class rural sporting activities on the Higham Estate and create new markets for potential produce. **7d. Renewable Energy:** As part of its vision to become an inspirational model of sustainable rural enterprise, the Estate will actively pursue opportunities to generate renewable energy.
8	**Preserving our past**	2025 - 2030	**8a. Preservation of Historic Environment & Built Assets:** The Higham Estate will preserve its historic and cultural assets, both visible and hidden, while educating the public about their significance. **8b. Built Heritage Conservation:** The Higham Estate will conserve its valuable built heritage, including historic farmhouses, barns, and agricultural structures, to maintain its cultural legacy and strengthen its connection to both local and global heritage within the Lake District National Park. **8c. Recording Local History:** The Higham Estate will collaborate with the local community to document the rich history of Lowfield Farm and surrounding areas, preserving its cultural legacy for future generations.

Key:

Higham Estate Land

Brathay Hill Heart of Higham (5 ha)

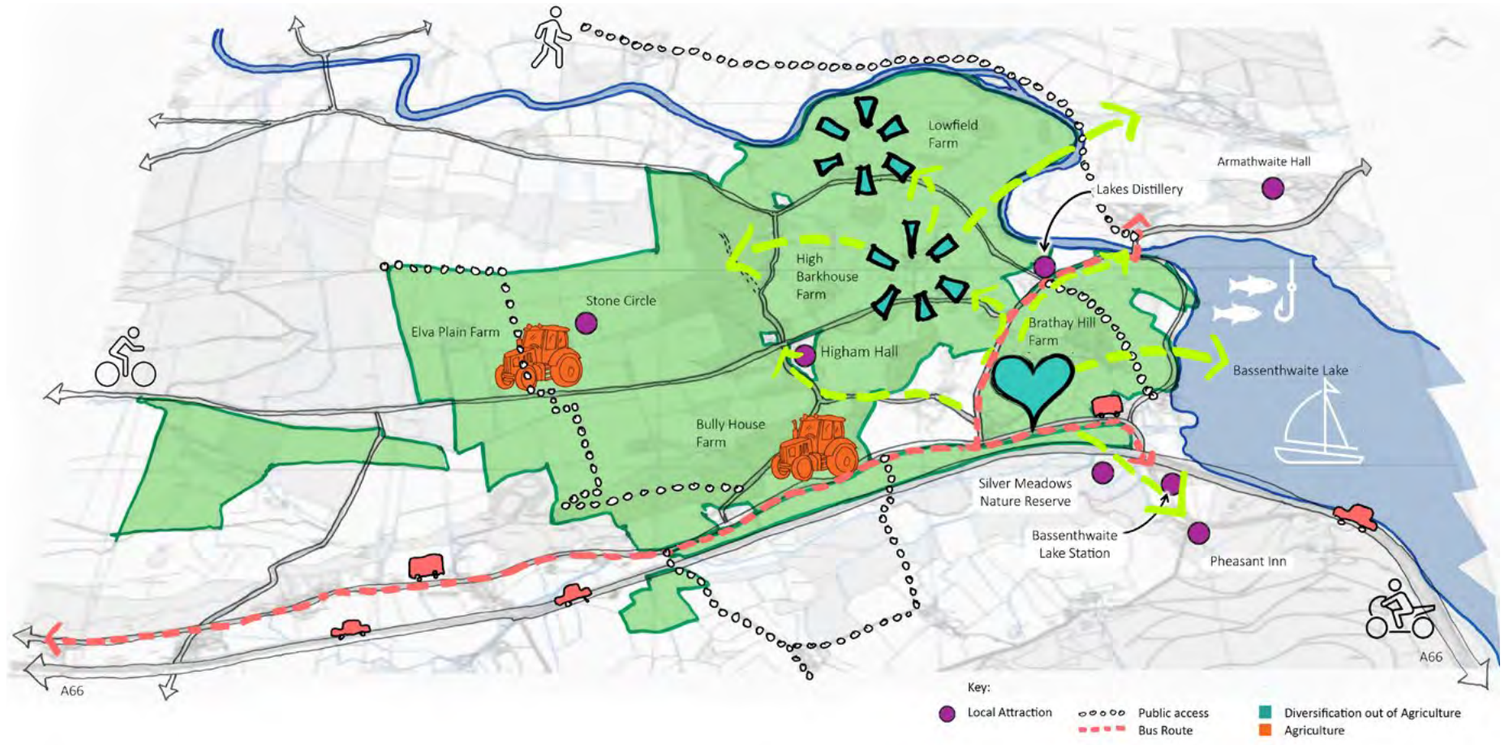
Medium-Stay Accommodation (10 ha)

Landscape & Biodiversity Enhancements (16 ha)

Proposed Active Travel Route

Existing Footpath

Existing Footpath (Diverted)



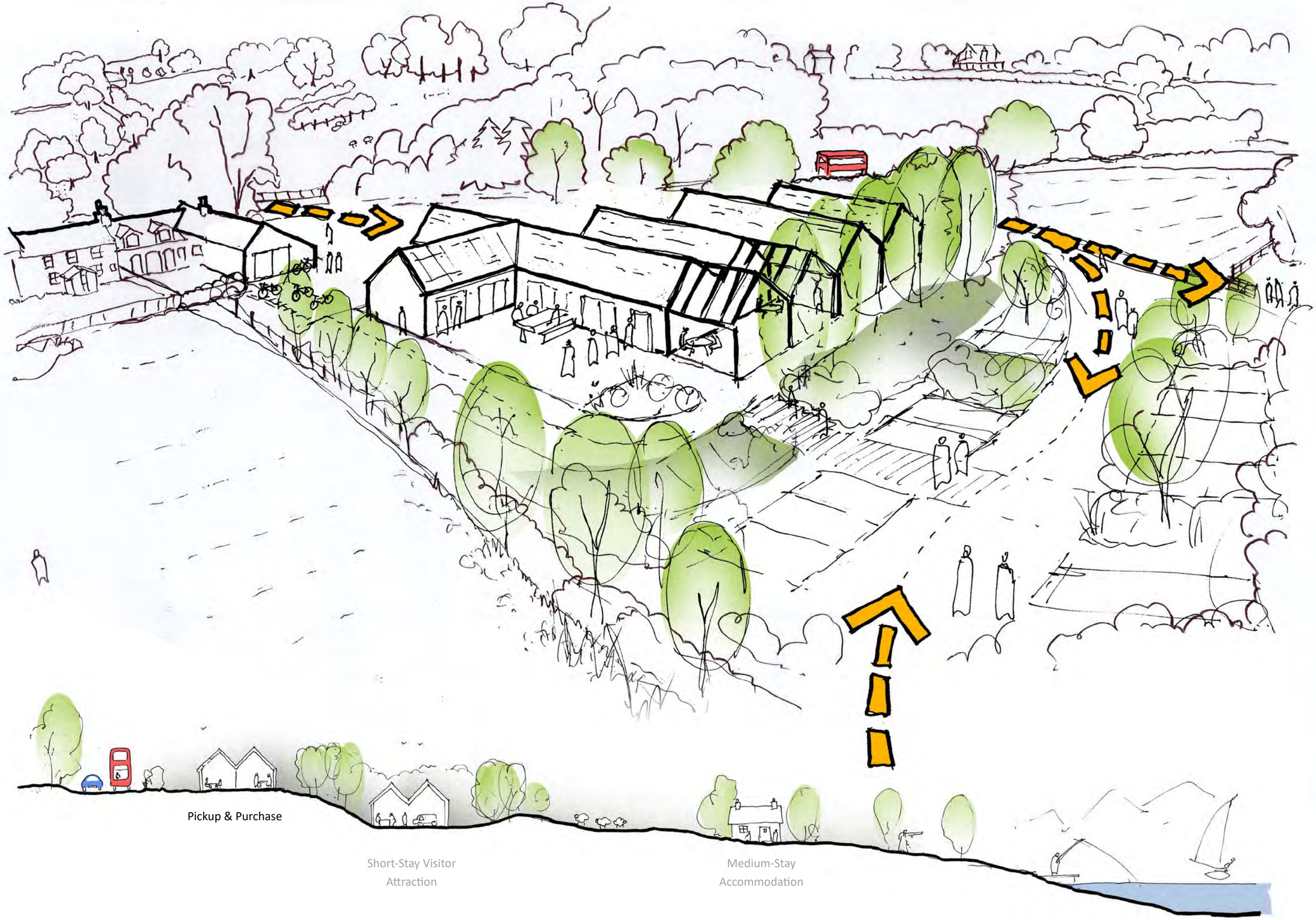
5.1 Heart of Higham

World Class Visitor Experience and Vision:

The Higham Estate is committed to diversifying its offerings to create a high-quality, sustainable, world class visitor destination that meets the evolving needs of a broad demographic. Central to this vision is the creation of the 'Heart of Higham' at Brathay Hill, which will integrate local retail, short-stay visitor attractions, and medium-term accommodation in a cohesive, mixed-use approach. This initiative will be thoughtfully designed to blend seamlessly with the surrounding landscape and align with sustainable transport principles by creating a sustainable transport hub, ensuring accessibility for all via active travel routes and local bus services.

The Heart of Higham will serve as an inspirational example of sustainable development in action, providing a diverse range of world class guest and visitor experiences—including retail, dining and accommodation —while adhering to principles of sustainability, accessibility, and environmental stewardship. By responding to modern tourism trends and supporting the sustainable growth of the local economy, it will enhance the visitor experience and contribute to the diversification of the Higham Estate. Ultimately, it will ensure the Lake District remains a leading destination for world class high-quality tourism that is both environmentally responsible and economically beneficial to the community.

The Heart of Higham will provide significant environmental benefits to the area, complementing the nearby Special Areas of Conservation (SAC). By enhancing biodiversity and habitats, and reducing farming intensity in this environmentally sensitive region - part of the catchment area for the River Derwent and Bassenthwaite Lake SAC - this initiative will result in several key improvements. These include a decrease in livestock near water bodies, reduced grazing intensity, the removal of slurry pits, restoration of wetland areas, and the creation of buffer strips. Collectively, these actions will enhance local biodiversity while also decreasing the potential for phosphorus and other nutrients entering waterways, ultimately improving water quality in Bassenthwaite Lake and supporting the health of this SAC.


Pickup & Purchase
Short-Stay Visitor Attraction
Medium-Stay Accommodation

1a. Heart of Higham - Pickup & Purchase

Project Deliverables:

1. Create a range of well paid, exciting job opportunities within a new rural catering / retail enterprise, which serves both local customers and visitors to the Lake District. From service and customer assistance roles to marketing and management positions.
2. Enhance opportunities for employees to live and work locally by providing higher-paying, rewarding jobs, thereby increasing the percentage of working-age residents permanently living in the Lake District.
3. Establish a convenient facility for local residents and Lake District visitors to purchase fresh produce and supplies.
4. Create a retail area/marketplace to showcase and sell locally sourced produce and supplies. This space will support local entrepreneurship, foster the growth of cottage industries, and provide a platform for tenant farms on the Estate to supply the retail facility, farm shop, and café.
5. Adaptively reuse the 17th-century rubble barn to preserve local cultural heritage and character, enhancing the National Park's distinctive buildings and settlement character, and supporting the World Heritage Site's agro-pastoral system.
6. Develop a welcoming and accessible farm shop/café, equipped with internet access and digital infrastructure, to serve both local residents and visitors. Positioned along sustainable and active travel routes for easy access, this venue will enhance community connectivity, support local businesses, boost tourism, and provide convenient access to essential services. Additionally, it will expand digital infrastructure coverage to foster a resilient, diverse, and sustainable economy.
7. Create farm shop / café facility space rooted in the local cultural heritage that will provide space for people to meet, socialise, and connect, enhancing both social and personal health and wellbeing.
8. The local retail facility with farm shop and café, shall deliver a high-quality and robust sustainable drainage solution, for both its surface and foul water drainage. Given Lake Bassenthwaite's international status a nutrient neutrality The East and North parts of the site either lie within or adjacent to Bassenthwaite Lake, River Derwent and Tributaries SSSI or River Derwent and River Derwent & Bassenthwaite Lake SAC.

The plan includes the creation of a local retail facility, featuring a farm shop and café at Brathay Hill Farm, strategically located at the gateway to the Heart of Higham. This initiative will provide residents and visitors with convenient access to fresh local produce and supplies, supporting the economy of the area.

Additionally, we will explore the adaptive reuse of the late 17th-century limestone rubble barn, repurposing this historic structure for a new purpose while preserving its cultural heritage. This action ensures that the barn's historical significance is maintained, contributing to the vibrant, sustainable community at the heart of Higham.

9. Create meeting / function space that can be used to facilitate local employment opportunities / businesses, "Work Hub" that can also be used interchangeably for weddings, meeting space, or other community event, in addition to being a café / farm shop.
10. Creating a sustainable transport hub, ensuring accessibility for all via active travel routes and local bus services. Whilst also providing a cycle and active travel hire facility at the Heart for Higham, making it easier for visitors to engage in cycling and other active travel options that promote physical fitness and mental well-being.

Key Outcomes:

- Vibrant Community
- Prosperous Economy
- Inspirational Rural Enterprise
- Active Travel, Wellbeing and Access for All
- Conservation & Enhancement of Heritage Assets

Pickup & Purchase

Short-Stay Visitor
Attraction

Medium-Stay
Accommodation

1b. Heart of Higham - Short-Stay Visitor Attraction

World Class Visitor Experience

World Class Visitor Experience

Project Deliverables:

11. Provide high quality services and amenities for support of short-stay visitor attraction.
12. Provide welcoming, sustainable and contextually designed gateway and administrative facility for the Higham Estate, to become the focal point for a World Class Visitor Experience.
13. Design a world class visitor experience that integrates energy-saving measures and incorporates renewable energy production, which will contribute towards Cumbria's 2037 net zero carbon ambition. This initiative will demonstrate a commitment to sustainability while offering an eco-friendly and innovative experience for visitors.
14. Design a world class visitor experience that is accessible to everyone, supporting the Park's goal of creating a Lake District for All. This initiative will help underserved groups access the outdoors and highlight the health and wellbeing benefits of spending time in nature.
15. Create integrated business outlets within the world class visitor experience that can provide the hire of active travel equipment, for the purpose of accessing the outdoors, spending time in nature and accessing other local places of interest.
16. Create a world class visitor experience that highlights the Estate's unique connection to M-Sport, offering educational opportunities that inspire young minds and showcase the diverse career pathways available in the motorsports industry.
17. Create a world class visitor experience that promotes a year-round destination to a range of audiences at different times of year, with a particular focus on the experiences offered by the landscape and environment, culture and heritage, as well hospitality, food and drink.
18. Create world class visitor Experience that showcases the Estate's setting within World Heritage Site, with special attention to its cultural farming heritage, rich archaeology and historic landscape.
19. Create a range of well paid, exciting job opportunities within a World Class Visitor Experience, from service and visitor assistance roles to marketing and management positions.
20. Enhance opportunities for employees to live and work locally by providing higher-paying, rewarding jobs, thereby increasing the percentage of working-age residents permanently living in the Lake District.

We will establish a new short-stay visitor attraction at Brathay Hill Farm, positioned as a central feature of the Heart of Higham. This attraction will serve as the gateway and administrative hub of the Higham Estate, becoming the focal point for a World Class Visitor Experience. It will offer world class facilities and an engaging platform to showcase the Estate's connection to M-Sport, as well as highlight other areas of local cultural significance, including farming history, industrial heritage and the rich legacy of the Higham Estate.

Millstone from local horse gyn - Working with Local Farming Heritage to enhance World Class Visitor Experience...

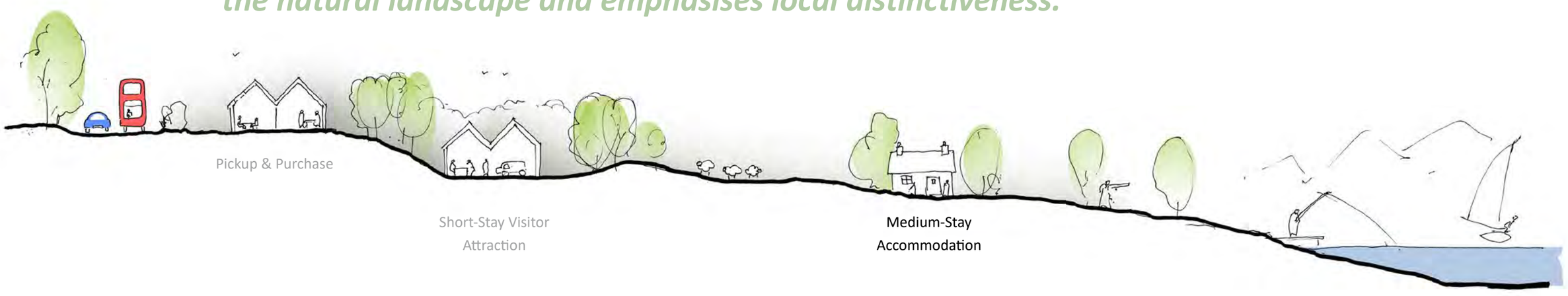
Key Outcomes:

- Vibrant Community
- Prosperous Economy
- Inspirational Rural Enterprise
- World Class Visitor Experience

Delivering World Class Accessible Visitor Accommodation....

Accommodation that allows resilient, joined up and well functioning habitats, enhancing biodiversity...

High-quality holiday accommodation that is thoughtfully designed and integrated within the natural landscape and emphasises local distinctiveness.



1c. Heart of Higham - Medium-Stay Accommodation

Project Deliverables:

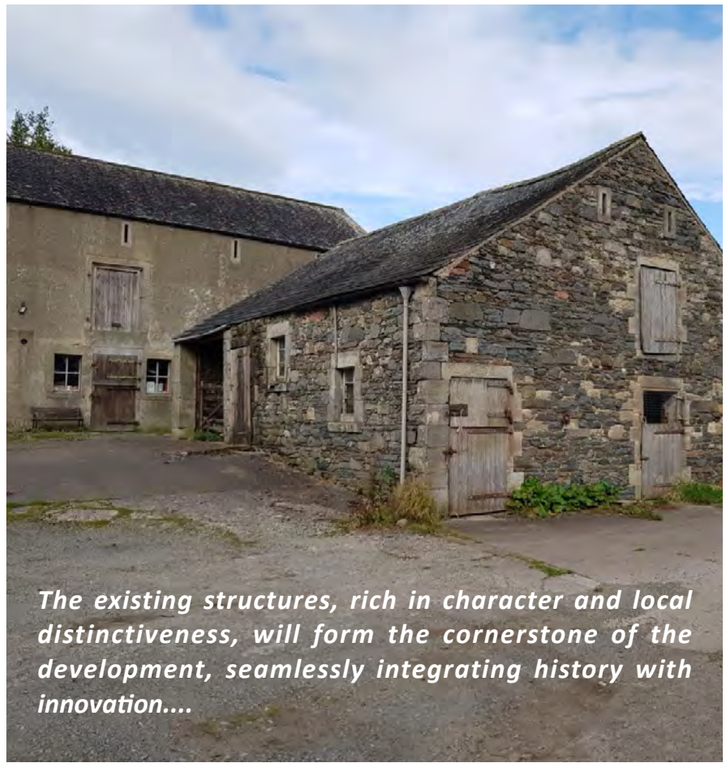
21. High-quality holiday accommodation that is thoughtfully designed and integrated within the natural landscape and emphasises local distinctiveness.
22. Designs should foster resilient, connected, and functional habitats that support wildlife, enhance biodiversity and habitat connectivity, improve water quality, and minimise infrastructure impacts.
23. Designs to be imbued with a sense of place, its cultural landscape and rich heritage, to ensure the Lake District continues to remain a source of artistic, literary, and cultural inspiration.
24. Designs to encourage and support the continuation of local cultural traditions, skills and activities to pass them onto future generations.
25. World class high-quality holiday accommodation with energy efficiency at its core, integrating energy-saving measures and incorporates renewable energy production, which will contribute towards Cumbria's 2037 net zero carbon ambition. This initiative will demonstrate a commitment to sustainability while offering an eco-friendly and innovative experience and stay for visitors.
26. Holiday accommodation to be positioned adjacent to sustainable active travel routes, with systems and infrastructure that supports and encourages sustainable forms of transport, throughout the duration period of stay.
27. Create a diverse range of high-quality accommodations that are available across a variety of budgets.
28. Create a diverse range of high-quality accommodations that are truly accessible to all.
29. Develop a variety of well-compensated, engaging job opportunities within a premier guest accommodation provider, spanning roles in guest services and assistance, as well as positions in marketing and management.
30. Enhance opportunities for employees to live and work locally by providing higher-paying, rewarding jobs, thereby increasing the percentage of working-age residents permanently living in the Lake District.
31. Establish a sustainable local supply chain to support high-quality guest accommodation, fostering the growth and development of local businesses.

We will develop a strategy to provide medium-stay accommodation as part of the Heart of Higham at Brathay Hill Farm, catering to both holidaymakers and visitors. This strategy will explore the potential of utilising Brathay Hill Farm, its surrounding farmland, and associated farm buildings for accommodation purposes. The plan will ensure that the new accommodations are thoughtfully integrated into the natural landscape and positioned along sustainable active travel routes, including local bus services, promoting accessibility and environmental responsibility.

Key Outcomes:

- Vibrant Community
- Prosperous Economy
- Inspirational Rural Enterprise
- World Class Visitor Experience
- Active Travel, Wellbeing and Access for All
- Habitat & Biodiversity Enhancements

Conversion of existing farm buildings on site, to create a characterful, locally distinctive, collection of homes to suit persons throughout different stages of life.



The existing structures, rich in character and local distinctiveness, will form the cornerstone of the development, seamlessly integrating history with innovation....

High Barkhouse Farm - Outbuildings

Project Deliverables:

1. Create high-quality and sustainable homes that support and sustain vibrant communities, ensuring opportunities for local people and employees to live and work locally, whilst in particular increasing the percentage of working-age residents permanently living in the Lake District.
2. Develop eco-conscious homes that prioritise energy efficiency, integrating energy-saving strategies and incorporating renewable energy solutions. These homes will support Cumbria's 2037 net-zero carbon goal, showcasing a dedication to environmental responsibility while providing a green and sustainable place to live.
3. Create homes that foster and preserve local cultural traditions, skills, and activities, ensuring they are passed down to future generations and help to retain a locally skilled workforce.
4. Conversion of existing farm buildings on site, to create a characterful, locally distinctive, collection of homes to suit persons throughout different stages of life.
5. Create new sustainable homes to cater for the needs of the Higham Estate and its associated community.

Key Outcomes:

- Vibrant Community
- Prosperous Economy
- Active Travel, Wellbeing and Access for All
- Conservation & Enhancement of Heritage Assets

5.2 Homes for Higham

Develop a comprehensive strategy to create additional long-term, sustainable accommodation on the Higham Estate, catering to a diverse range of needs, including employees, local residents, and those seeking homes for rent or sale. This initiative aims to deliver two of the Core Visions of the Higham Estate; in relation to supporting a vibrant community and being an inspirational example of a sustainable rural enterprise, through enhancing the local housing market and promoting inclusivity by offering a wider variety of housing options within the Higham Community.

It is recognised that innovative solutions are needed, whereby the Estate, other employers and those working within the National Park can have access to suitable residential accommodation. This may include serviced accommodation or shared accommodation, that is responsive to the opportunity of disused heritage assets across the Estate. This has the potential to create accommodation for people of working age, taking account of the seasonal and transitory nature of employment opportunities and patterns within the National Park.

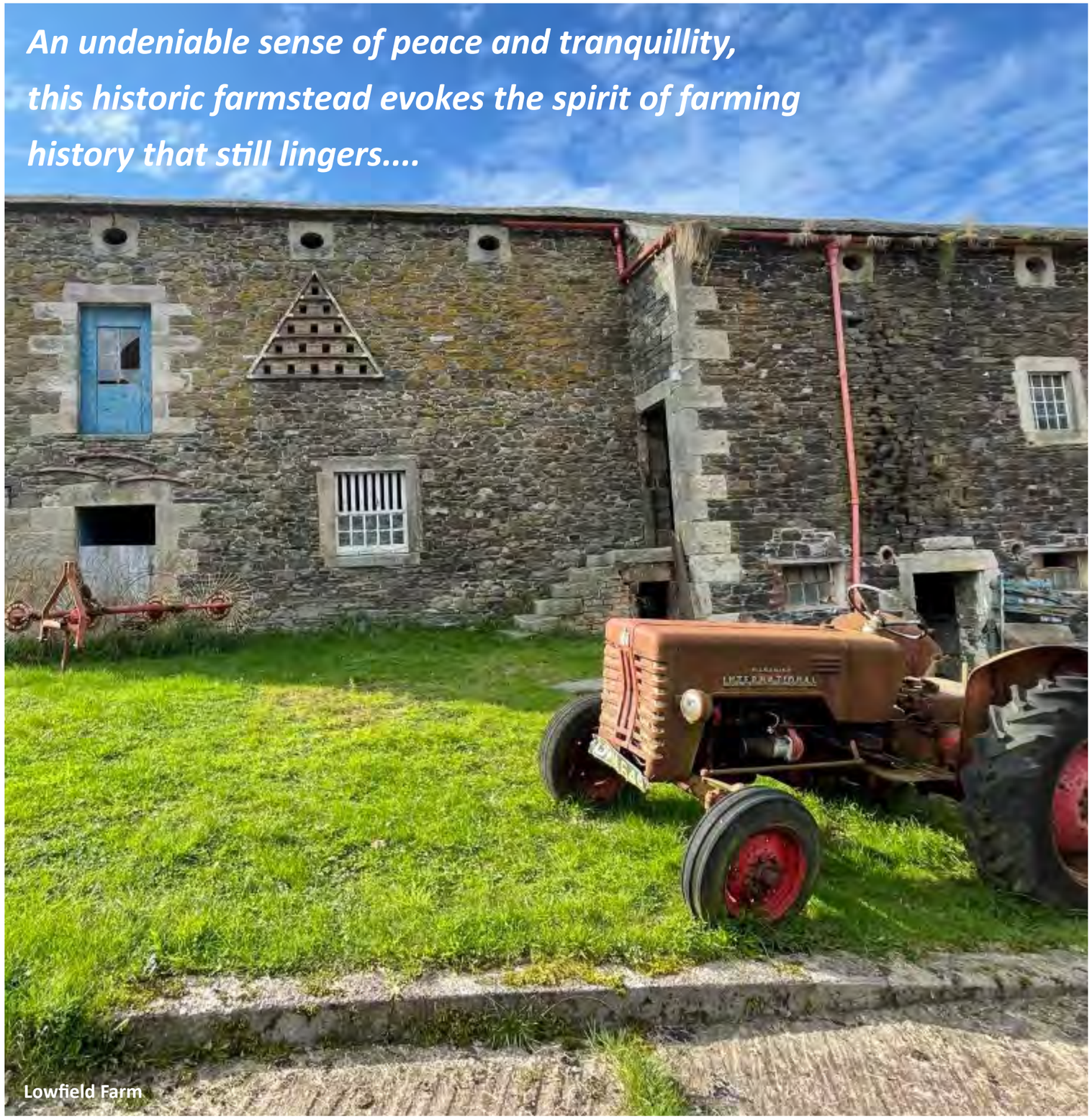
The strategy will prioritise community cohesion and wellbeing, ensuring that new developments are designed to foster strong social connections and meet the evolving needs of residents.

Incorporating High Barkhouse Farm and its associated farm buildings into the development plan presents a unique opportunity to preserve and enhance local cultural heritage. These existing structures, rich in character and local distinctiveness, will form the cornerstone of the development, seamlessly integrating history with innovation. Alongside this, the construction of new, modern, and environmentally sustainable homes will draw inspiration from these historic buildings, ensuring that the development reflects the unique identity of the area.

Together, "Homes for Higham" will help future-proof the area, fostering a vibrant community and supporting the long-term resilience of the Higham Estate. These homes will incorporate eco-friendly technologies that reduce carbon footprints and enhance the local environment, ensuring a sustainable future for the community.

By balancing heritage, modernity, and sustainability, this project will contribute to the local economy and offer significant environmental and social benefits. Ultimately, it will help create a more connected, resilient, and sustainable Higham for future generations.

Lowfield Farm



Lowfield Farm

5.3 The Farmstead

Nestled in a tranquil, isolated corner of the Higham Estate, Lowfield Farm offers a rare and compelling connection to the past. With its far-reaching, breathtaking views and an undeniable sense of peace and tranquillity, this historic farmstead evokes the spirit of farming history that still lingers. Though the buildings are currently tired and in disrepair, the completeness of the original farmstead - along with the absence of modern farming interventions - creates a seamless link to another time. The collection of older ploughs, tractors, and farming equipment dotted across the farmyard, makes it easy to close your eyes and transport yourself back 100 years. All of this rich cultural heritage speaks to the enduring relationship between farming traditions and the landscape.

Aligned with the core vision of the Higham Estate, the vision for Lowfield Farm seeks to rejuvenate and adapt the space to create a World Class rural enterprise, that contributes to a prosperous local economy while supporting a vibrant community. The Higham Estate envisions Lowfield Farm as a commercial multi-purpose rural facility, one that embraces its cultural heritage while offering a variety of flexible functions - whether as a serene wedding venue, a wellness retreat, a rural business venue, or a space for rural sports entertainment. These uses will benefit from the farm's isolated, quiet, and tranquil location, allowing guests to drink in the surrounding beauty of the Lake District, a place long known for its artistic, literary, and cultural inspiration.

In line with the Estate's commitment to preserving and enhancing the historic environment, the strategy for Lowfield Farm will prioritise the retention of its historic fabric, ensuring the farmstead's character is carefully maintained. The development will not only breathe new life into the site, but will also sustain the local cultural and ecological landscape, contributing to the wider goal of maintaining the spectacular landscape, wildlife, and heritage of the area.

By transforming Lowfield Farm into a space that connects the past with the present, the Higham Estate will create a place that fosters inspiration and business engagement - ensuring the farm's legacy is not only preserved but also reimagined and enhanced for future generations.

A versatile destination offering unforgettable experiences - from weddings to rural business conferences - showcasing a world-class, sustainable rural enterprise.

The Farmstead

Key Outcomes:

- Vibrant Community
- Prosperous Economy
- Inspirational Rural Enterprise
- World Class Visitor Experience
- Active Travel, Wellbeing and Access for All
- Conservation & Enhancement of Heritage Assets
- Conservation & Enhancement of World Heritage site & National Park

Project Deliverables:

1. Carry out assessment of significance of heritage assets at Lowfield Farm, to inform future strategies for the preservation and enhancement of historic assets at Lowfield Farm.
2. Conduct a comprehensive defects and condition survey of built heritage assets at Lowfield Farm, to inform and enable satisfactory remedial measures.
3. Implementation of remedial measures to prevent further irreversible decay and deterioration, at Lowfield Farm, helping to preserve the historic fabric and character of the Estate for future generations.
4. Recording of local farming history at Lowfield Farm - the cultural heritage of Lowfield Farm, including its local farming history, will be documented. The Higham Estate will engage with local residents to capture stories of the people who worked there through audio recordings and transcriptions, preserving firsthand accounts of life at Lowfield Farm.
5. Education - where appropriate, educational boards and material will be design and installed to enrich a world class experience.
6. Establish a convenient and versatile facility that provides access to a diverse range of services and experiences — including weddings, events, rural business conferences, and recreational activities — while ensuring the venue exemplifies a world-class, sustainable rural enterprise.
7. Develop a welcoming, accessible multipurpose venue, equipped with modern amenities, including internet access and digital infrastructure, to better enable the venue to support a range of activities, such as weddings, wellness retreat, corporate events, and local business functions.
8. Create a range of well-paid, exciting job opportunities within the 'The Farmstead' venue. These roles will range from service and customer assistance to marketing, management, and event coordination, offering a diverse career path within a dynamic and evolving facility.
9. Enhance opportunities for employees to live and work locally by providing higher-paying, rewarding jobs in the venue, which will contribute to increasing the percentage of working-age residents permanently living in the Lake District, fostering long-term local sustainability.
10. Create flexible spaces for local businesses and entrepreneurs to showcase and offer products and services, from artisan goods to locally made crafts and fresh produce. This will support cottage industries and provide an important platform for local farmers, artisans, and small businesses to engage with guests at the venue.
11. Adaptively reuse the historic farmstead to preserve and highlight local cultural heritage. This will enhance the National Park's distinctive buildings and settlement character, contributing to the agro-pastoral tradition of the World Heritage Site while providing a unique and inspiring venue for events.
12. Create space for social connection and well-being within the venue, offering areas for people to meet, socialise, and engage in activities that promote both mental and physical health. This will enhance and support personal well-being, offering a place where people can escape, relax, and draw inspiration from the surroundings.
13. Implement a sustainable drainage strategy that ensures high-quality surface and foul water management, reflecting the environmental status of Bassenthwaite Lake, River Derwent, and surrounding conservation areas. This will include nutrient neutrality measures to protect water quality, comply with SSSI and SAC regulations, and align with the Cumbria Local Nature Recovery Strategy and Bassenthwaite Lake NNR Management Plan.

Armathwaite Hall

Foster collaboration with local businesses and tourist attractions, to discuss the creation of a varied and exciting world class visitor experience....

Higham Hall

Rural Sports

Cluster Marketing - create a varied, interesting and dynamic itinerary of local attractions, destinations and activities visitors and guests can engage with...

The-Lakes-Distillery

Diversifying into a variety of new accessible rural outdoor activities, such as outdoor wildlife safaris...

Bassenthwaite Lake Station Cafe

5.4 Rural Enterprise

Project Deliverables:

1. Foster collaboration with local stakeholders by consult and opening dialogue with local businesses, tourist attractions and Cumbria Tourism, to discuss the creation of a varied and exciting world class visitor experience, that builds upon the spectacular landscape and cultural heritage of the Lake District National Park.
2. Partner with established local attractions to strengthen the destination and encourage regional tourism growth.
3. Cluster Marketing - create a varied, interesting and dynamic itinerary of local attractions, destinations and activities visitors and guests can engage with. Develop a dynamic and varied visitor experience that includes educational, cultural, and recreational activities.
4. Create collaborative marketing programme aimed at raising awareness and visibility for the region, attracting more visitors and supporting the local economy.
5. Increase footfall for local businesses by driving day and overnight visitors to the area through targeted marketing.
6. Build upon the successes of the existing shoot, ideally locating itself at 'The Farmstead' and continuing to follow the 'Code of Good Shooting Practice', which advocates how game management and conservation can help shape and enhance the landscape.
7. Develop and diversifying activities into clay and / or laser clay pigeon shooting to extend the success of the Higham Shoot to extend this form of recreation to a year-round activity.
8. Develop and diversifying into a variety of new truly accessible rural outdoor activities, such as fishing, archery, falconry experiences, deer stalking, outdoor wildlife safaris, active travel and craft workshops, to provide a broader range of outdoor experiences for visitors and guests.
9. Create a range of well-paid, exciting job opportunities within new outdoor activity enterprises that serves both local customers and visitors to the Lake District. Job roles will include marketing and management positions, as well as instructors and coordinators for activities such as archery, falconry experiences, clay pigeon shooting, and craft workshops.
10. Enhance opportunities for employees to live and work locally by providing higher-paying, rewarding jobs in a variety of sectors. These opportunities will contribute to increasing the percentage of working-age residents permanently living in the Lake District, while creating long-term economic sustainability for the area through the expansion of visitor services and year-round activities.
11. Sustainable Business - In addition to its farming tenants, the Estate supports a diverse range of commercial businesses by providing premises for operations. Moving forward, the Estate will strengthen these partnerships by continuing to offer spaces for business activities, while strategically rationalising existing business locations and premises. This approach will create more sustainable foundations, supporting local businesses, fostering economic prosperity, and contributing to a vibrant community.

Key Outcomes:

- Vibrant Community
- Prosperous Economy
- Inspirational Rural Enterprise
- World Class Visitor Experience
- Active Travel, Wellbeing and Access for All
- Habitat & Biodiversity Enhancements

Building Community and Economic Prosperity

The Higham Estate is committed to fostering collaboration with local businesses, tenant farmers, tourist attractions, the Lake District National Park, and Cumbria Tourism—organizations that share a common pride in preserving and celebrating this exceptional part of the English countryside. By working together, we aim to deliver world-class visitor experiences that not only highlight the spectacular landscapes and cultural heritage of the Lake District National Park but also provide significant benefits to local businesses. These partnerships will help boost the local economy, create new opportunities for growth, and attract more visitors to the area, benefiting everyone involved.

Leveraging the expertise and business acumen of M-Sport, we aim to establish a strong foundation for the Estate's success, ensuring that it thrives while supporting the broader community. The Hoy Consultancy has highlighted the value of creating shared itineraries and experiences, both for Higham Estate guests and those staying locally. This collaborative approach will not only raise the profile of our region but also drive footfall and generate business for local enterprises—from restaurants and accommodation providers to retail shops and activity providers.

Through cluster marketing opportunities, we can raise awareness and increase visibility for the entire region, driving more day and overnight visitors to the area. Together, we have the potential to create a dynamic, educational, and varied experience for visitors that showcases the cultural heritage and spectacular landscape of the Lake District National Park.

By combining our efforts with other established local attractions, we can strengthen the destination as a whole, ensuring that local businesses thrive and benefit from the increased tourism and collaborative marketing efforts, while also contributing to the region's long-term sustainability.

The Estate's shoot exemplifies the rural activities we aim to cultivate, following the 'Code of Good Shooting Practice' to promote game management and conservation, enhancing the landscape. We also plan to diversify with year-round recreational activities, including clay pigeon shooting, laser clay pigeon shooting, fishing, archery, falconry, and craft workshops. These activities will engage visitors, foster a deeper connection to nature, and support local businesses by offering a diverse range of attractions for tourists.

River Derwent
River Derwent
River Derwent
Lowfield Farm
Setmuthy Parish Hall
St. Barnabus' Church
High Barkhouse
Low Barkhouse
The Lakes Distillery
Herdwick Croft Caravan Park
Armathwaite Hall
Ouse Bridge
Banks Point
B5291
Higham Hall
Elva Plain Farm
Bassenthwaite Sailing Club
Bassenthwaite Lake
Dubwath
Brathay Hill
Bully House Farm
Bassenthwaite Lakes Station Café
Silver Meadows Nature Reserve
A66
Keswick
The Pheasant Inn
Cockermouth Golf Club
Embleton
A66
Cockermouth

5.5 Nature Recovery

Key:

- Existing Areas of Public Access
- Areas of Habitat Enhancement / Connectivity
- Green Connections
- 1 Riverside Planting / Habitat Enhancements
- 2 Parkland Trees
- 3 Grazing or mowing of fen
- 4 Species Enhancements
- 5 Invasive Species
- 6 Red Squirrels Habitat

Key Outcomes:

- World Class Visitor Experience
- Active Travel, Wellbeing and Access for All
- Habitat & Biodiversity Enhancements
- Conservation & Enhancement of World Heritage site & National Park
- Conservation & Enhancement of Heritage Assets

Short-term - Habitat and biodiversity Enhancements:

The Higham Estate initially plans in the short-term to carry out several landscape and biodiversity enhancements in areas that are not affected by agri-environment schemes, that will deliver the greatest benefit, to include:

Project Deliverables:

1. Riverside Planting – Provide additional riverside planting and buffering livestock from the river side with fencing. Creation of scrapes / wetland in low lying areas.
2. Parkland trees – Planting of parkland trees within tree guards, to the areas south of the River Derwent and land south of Ouse Bridge, to reinstate the formal parkland landscape, to help conserve and enhance of historic landscape. Action to be carried out in conjunction with review of historic landscapes. De-intensification of grazing to promote more varied grassland sward and reinstatement of formal parkland landscape.
3. Grazing or mowing of fen – Allow grazing or mowing of fen to create varied sward, to also include re-wetting. This area is within a nature recovery zone for Lowland Fen.
4. The areas mentioned will also include species specific enhancements, to be tied in with specific species such as the creation of otter holts in the river side planting, bat boxes in trees to the lakeshore, log piles in the parkland for deadwood invertebrates and grazing for the benefit of breeding wading birds
5. Estate to review and monitor levels of invasive species such as Rhododendron & Himalayan Balsam, invasive species should be controlled where necessary to ensure habitats and woodland structures are protected.
6. Improve habitat for red squirrels and limit damaged caused by grey squirrels.
7. Estate to review and monitor levels of invasive non-native species such as mink and grey squirrels, invasive species should be controlled where necessary to ensure habitats and other species are protected.
8. Green Connections - Habitat and biodiversity enhancements along new active travel routes, River Derwent and creation of new hedgerows

At the Higham Estate, we are committed to developing a comprehensive strategy where sustainability, conservation, and enhancement of the natural environment are not just goals but are integral to every decision made. Sustaining and enriching the spectacular landscape, wildlife, and cultural heritage of the Lake District National Park.

The Estate spans approximately 487 hectares, encompassing a diverse range of habitats, including grasslands, woodlands, wetlands, and scrublands. This rich natural tapestry forms the backbone of our vision to preserve and enhance the area's unique ecological value for generations to come. This Core Vision is not merely a concept, but a fundamental aspect of the Estate's development, ensuring that every project and decision actively contributes to the long-term sustainability of the landscape and its biodiversity.

The Estate's location within two nationally protected environmental areas—Bassenthwaite Lake, the River Derwent, and their tributaries, all designated as Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs) - places it at the heart of significant conservation efforts. Situated within both a National Park and a UNESCO World Heritage Site, the Estate is uniquely positioned to contribute to the broader environmental goals outlined by several key frameworks and management plans.

In alignment with these guiding documents, the Estate's strategy will prioritise the recovery and enhancement of key priority habitats, including Hay Meadows, Lakes, Woodland, Ancient Woodland, and Good Quality Semi-Improved Grasslands, all mapped as priority habitats on the Estate. This will be complemented by efforts to protect and conserve the 257 notable species recorded on-site, including 124 species identified in the last decade, consistent with the habitats present on and around the Estate.

The Core Vision of having a community dedicated to preserving and enhancing the spectacular landscape, wildlife, and cultural heritage in every action and decision, ensuring their sustainability for future generations, will shape the Estate's long-term management, ensuring that conservation and biodiversity efforts permeate every aspect of its operation. By embedding this commitment into the heart of our operations, we aim to create a thriving and sustainable environment where nature, wildlife, and heritage can continue to flourish alongside our efforts to build a resilient future. In doing so, the Higham Estate will not only safeguard the rich cultural and natural heritage of the Lake District but also play a leading role in shaping the region's legacy for future generations.

Longer term the Higham intends to carry out a broader spectrum of ecological and biodiversity improvements across the whole Estate, in partnership with farming tenants and woodland management agencies.

Nature Recovery:

Project Deliverables:

9. Carry out more detailed Biodiversity Net Gain (BNG) survey work and assessments, to investigate scenarios that can be explored with different stakeholders.
10. The Estate is beginning the process of reviewing its land holdings to identify areas with the greatest potential to derive environmental benefits and the specific land management measures required to deliver these benefits. Once specific measures are identified the Estate will explore the means by which these measures can be sustainably funded. The review of landholdings will pay heed to the LNRS and wider NCA profile as well as specific policies such as Nutrient neutrality. Initially the focus will be on land within the Estates immediate control, but in the longer term the potential to work with existing tenants or adapt future tenancies to progress towards agricultural systems which better contribute to the nature recovery whilst maintaining financially viable farm businesses and maintaining the character of the landscape.
11. The Estate will work with stakeholders to improve land management and build climate resilience by enhancing habitats and selecting appropriate species, such as tailored tree mixes for riparian planting or woodland underplanting.
12. The Estate will work with relevant stakeholders to improve land management to ameliorate flooding events.
13. The Estate will work with relevant stakeholders to improve land management to improve carbon sequestration.
14. The Estate will work with relevant stakeholders to improve land management to minimise the loss of soil and sedimentation of sensitive aquatic habitats.
15. Habitat Improvements to Neutral Grassland (G3) - Reduced grazing and / or mowing for hay. Trees replanted to maintain current landscape features as few younger trees present and parkland landscape will be lost in medium to long term. Scrapes to be created to riverside to be buffered with fencing.
16. Habitat Improvements to Other Woodland Mixed (W1H) - The cutting of glades would be beneficial as woodland blocks all appear dense with woodland edge habitat largely occurring to field sides which are species poor grassland.
17. Habitat Improvements to Wet Woodland (W1D) - Management intervention to halt succession from the “marshy grassland” habitat to scrub.
18. Habitat Improvements to Lowland Fens (F2A) - Area to be lightly grazed and / or rotational mowing to break up vegetation allowing regeneration and to remove scrub willow encroachment.
19. Work with stakeholders to create and enhance hedgerows and field boundaries to increase species richness, biodiversity, habitat connectivity, and carbon sequestration.

Long-term - Habitat and biodiversity Enhancements:

Longer term the Higham intends to carry out a broader spectrum of ecological and biodiversity improvements across the whole Estate, in partnership with farming tenants and woodland management agencies. Broadly speaking the proposed actions would carry out improvements across the various habitats and management areas which constitute the Estate, as are described in greater detail below.

Several agri-environment schemes, such as Countryside Stewardship (CS) and Woodland Grant Scheme (WGS), apply to the Estate, however these are relatively short term and are close to expiring, therefore are not seen to be a long-term hindrance or complication.

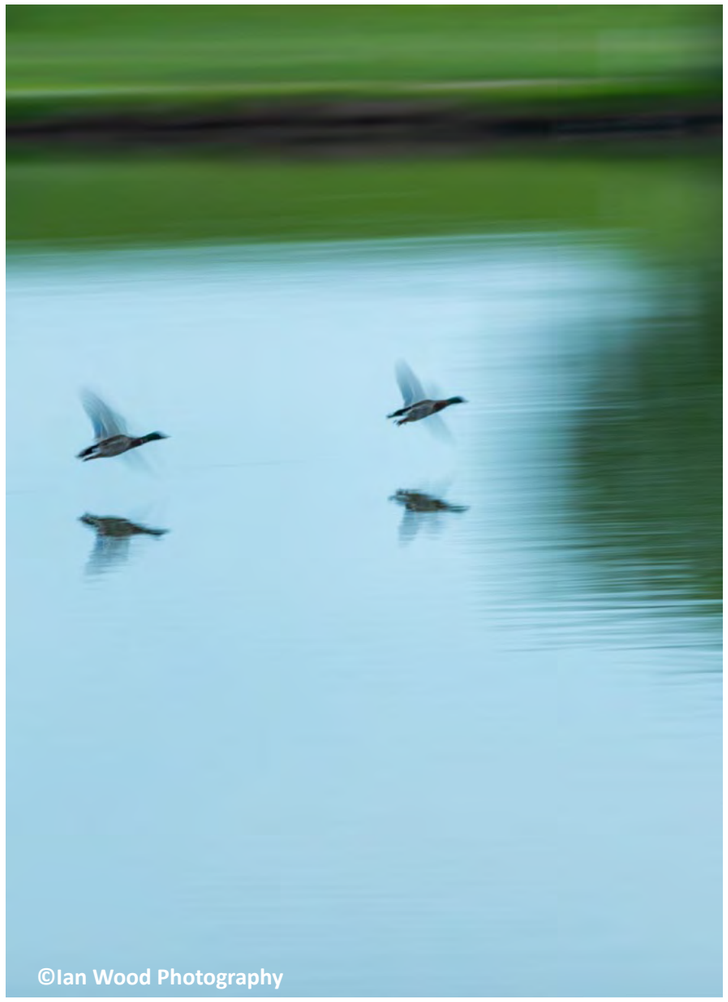
Further Biodiversity Net Gain (BNG) survey work and assessments can also be undertaken to enable both existing and proposed BNG target conditions to be fully calculated and detailed. There will also be further research and investigation into exploring opportunities for carbon capture.

Additional riverside planting and buffering livestock from the river side... Species specific enhancements, such as the creation of otter holts in the river side planting..

Key Outcomes:

- Vibrant Community
- Prosperous Economy
- World Class Visitor Experience
- Habitat & Biodiversity Enhancements
- Conservation & Enhancement of World Heritage site & National Park

Given its close proximity to protected areas like Bassenthwaite Lake and the River Derwent, the Higham Estate calls for carefully designed, sustainable drainage strategies to safeguard these sensitive environments.



©Ian Wood Photography

Key Outcomes:

- World Class Visitor Experience
- Habitat & Biodiversity Enhancements
- Conservation & Enhancement of World Heritage site & National Park

Nature Recovery:

Sustainable Drainage & Flood Amelioration:

Given the Estate's proximity to the nationally protected Bassenthwaite Lake, River Derwent, and their tributaries—designated as SSSIs and SACs—a comprehensive, sustainable drainage strategy is essential, integrated with natural flood management measures to reduce flood risk while supporting ecological integrity.

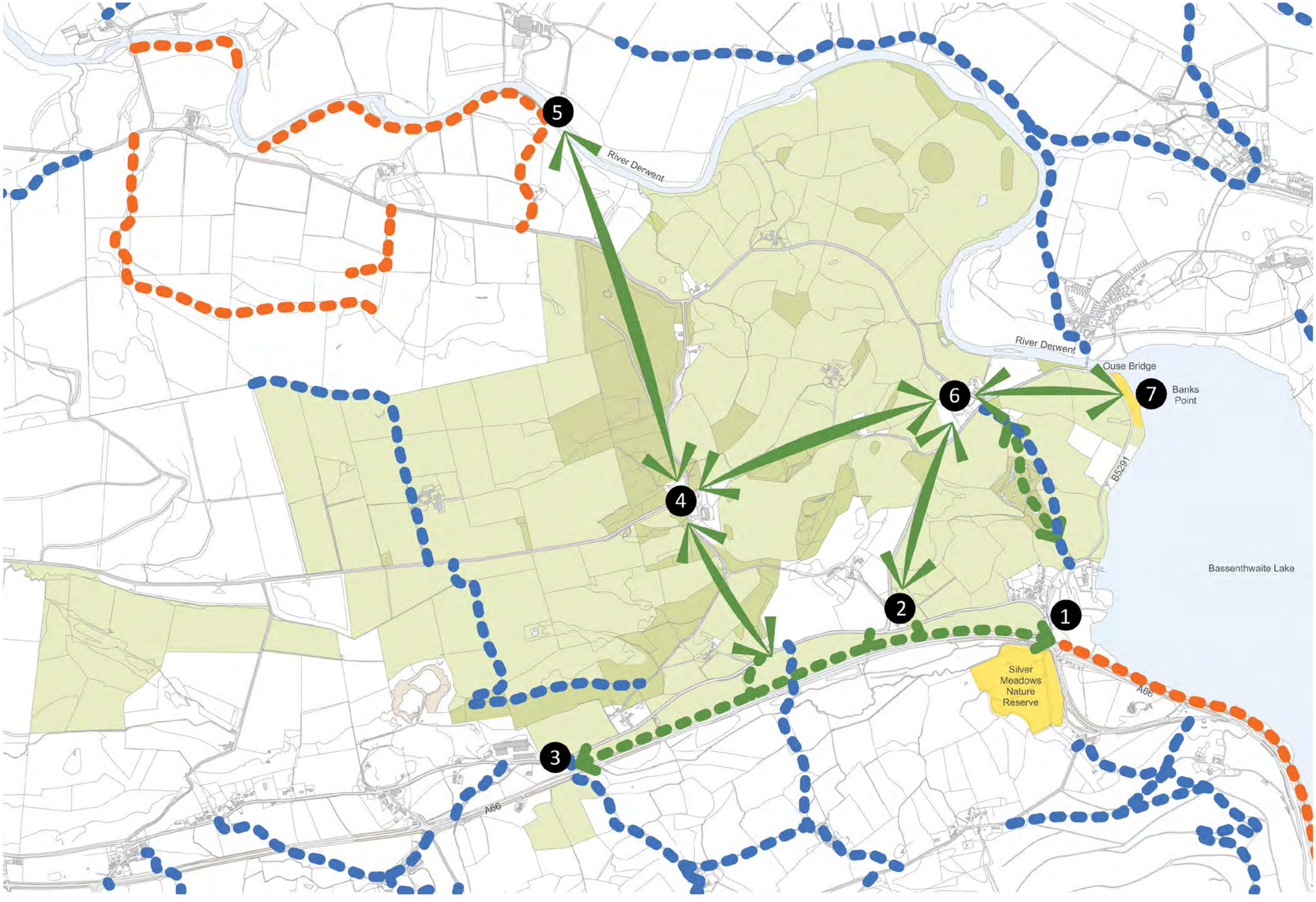
The Estate will implement high-quality surface and foul water management systems, designed in line with best practices to protect these sensitive environments. The strategy will account for the diverse protected species, habitats, and ecosystems identified in the Estate-wide ecological survey. It will prioritise nutrient neutrality, ensuring water quality is maintained and nutrient pollution is avoided in adjacent water bodies.

Aligned with key environmental frameworks—including the Cumbria Local Nature Recovery Strategy, the Bassenthwaite Lake NNR Management Plan, and relevant SSSI and SAC regulations—this approach promotes the long-term health of the area's unique habitats.

Through innovative drainage solutions and natural flood management interventions, the Estate will not only meet regulatory requirements but actively contribute to conserving and enhancing the Lake District's internationally significant ecosystems. This environmentally responsible strategy ensures sustainable land management while supporting the resilience of both natural systems and the local community.

Project Deliverables:

20. Develop and implement a comprehensive and sustainable Estate wide drainage strategy, including 'Heart of Higham', 'Homes for Higham' and 'The Farmstead'. The solution will ensure high-quality surface and foul water management systems, designed in accordance with best practices to preserve the environmental integrity of these sensitive sites.
21. Natural Flood Management interventions to include: a) Creation of Scrapes - shallow depressions or ponds created to temporarily store water, enhance wetland habitats, and slow runoff. b) Wet woodland planting - trees intercept rainfall and increase infiltration. c) Soil management - improving soil structure to increase infiltration and reduce runoff. d) Riparian buffer zones - vegetated strips along watercourses to intercept runoff. Reduces sediment/nutrient loading; improves bank stability; provides shade for waterways.


5
River Derwent
River Derwent
Ouse Bridge
6
7
Banks
Point
B5291
4
Bassenthwaite Lake
2
1
Silver
Meadows
Nature
Reserve
A66
3
A66

KEY:

Existing Areas of Public Access

Existing Public Rights of Way

Existing Permissive Routes

Proposed Routes

Proposed Connections

1. Dubwath - Connection to existing routes
2. Heart for Higham (Brathay Hill)
3. Embleton Village
4. Higham Hall
5. Connection to existing riverside paths
6. Lakes Distillery
7. Banks Point

5.6 Connecting Communities

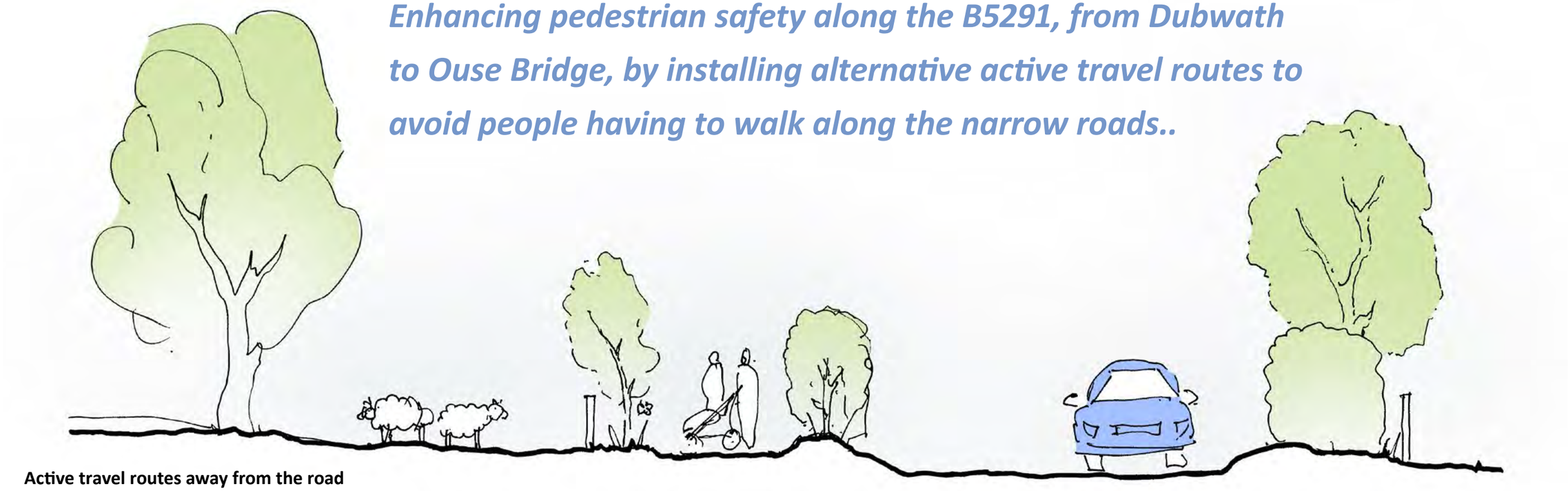
The Higham Estate is thrilled to unveil a series of transformative initiatives designed to forge deeper connections between people and the breathtaking beauty of the Lake District landscape. These projects are not just about enhancing physical access to key destinations; they are about inspiring active travel, promoting physical fitness, and unlocking the profound mental health benefits that come from spending time in nature. By improving access throughout the Estate and surrounding areas, we aim to create vibrant new opportunities for outdoor activities that nurture well-being and champion healthy, sustainable lifestyles.

Opening up these stunning landscapes and offering eco-friendly, active ways to explore the Estate will encourage visitors to fully embrace the natural world. Whether it's reducing stress, enhancing physical health, or simply boosting overall well-being, our goal is to offer a space where everyone can reconnect with nature. Through these initiatives, we envision a more engaged, healthier community, while also supporting environmental sustainability and boosting local tourism, ensuring that the Estate remains a place where nature's benefits are felt by all.

Dubwath to Embleton Active Travel Route:

The Higham Estate plans to create an Active Travel route, from Dubwath to Embleton across Higham Estate land, this route would be substantial enough to take bicycles, buggies and mobility scooters, as well as those on foot, additional space would also be allowed to create additional biodiversity improvements, be it wildflower meadow grassland strips or native hedging, creating nature corridors. The wheels are already in motion to upgrade the existing permitted footpath along Bassenthwaite Lake and the A66 to form a National Highways Bassenthwaite Cycleway. The Higham Estate Dubwath to Embleton Active Travel Route would form a natural extension to this route, and one day help create a route from Keswick all the way to Cockermouth. This extension will improve connectivity for both cyclists and pedestrians, while also integrating biodiversity enhancements along the route. By creating a natural corridor, this project will not only encourage outdoor activity but also support local ecosystems

Enhancing pedestrian safety along the B5291, from Dubwath to Ouse Bridge, by installing alternative active travel routes to avoid people having to walk along the narrow roads..



Active travel routes away from the road

Improving pedestrian and road safety along thee B5291....

Connecting Communities:

Cycle Hire Workshop:

The Estate is also exploring the opportunity to establish a cycle and active travel hire facility at the Heart for Higham (Brathay Hill) site, making it easier for visitors to engage in cycling and other active travel options that promote physical fitness and mental well-being.

Project Deliverables:

1. Prepare strategy to create active travel route from Dubwath to Embleton, extending the future Bassenthwaite Cycleway, proposals to include biodiversity enhancements along the same route, enhancing and creating wildlife corridors.
2. Prepare and implement strategy to improve public safety along the B5291, from Dubwath to Ouse Bridge, through provision of footpaths away from the road on Higham land, footpaths to be done in conjunction with improving biodiversity.
3. Prepare and implement strategy to creating additional permissive paths that will create circular routes from the Brathay Hill site to enhance the local visitor experience of the area. Opening up and improving public access to spectacular landscapes and views, and creating more sustainable connections between local tourist attractions, that don't rely on car transportation.
4. Work with key local groups and stakeholders, such as Parish Council & local businesses, to help draw up a strategy for suitable paths and routes.
5. Create a new cycle / active travel hire facility at the 'Heart of Higham' (Brathay Hill) site.

Green Connections:

The Higham Estate is also dedicated to improving public access across the Estate to open up the beautiful landscapes, with a focus on both safety and sustainability. A key proposal is to enhance pedestrian safety along the B5291, from Dubwath to Ouse Bridge, by installing alternative active travel routes to avoid people having to walk along the narrow roads, which can often have fast moving traffic. Proposals will also contribute to the area's biodiversity, through additional 'greening' of pathways and their boundaries.

Additionally, the Estate plans to develop circular walking routes from the Heart of Higham (Brathay Hill) site that offer visitors a sustainable, car-free way to explore the landscape. These new routes will showcase breathtaking views, connect visitors to local tourist attractions, and offer opportunities for walking, hiking, and other outdoor activities—all of which have proven benefits for fitness, stress reduction, and mental health.

Key Outcomes:

- Vibrant Community
- World Class Visitor Experience
- Active Travel, Wellbeing and Access for All
- Habitat & Biodiversity Enhancements
- Conservation & Enhancement of World Heritage site & National Park

Project Deliverables:

1. Work with tenant farmers to develop and enhance gates, fences and hedgerows to field boundaries.
2. Work with tenant farmers to develop longer term partnership relationship to facilitate sustainable farming practices and biodiversity net gain across farmland. This will include more species rich grazing land and ground flora.
3. Work with tenant farmers to deliver Long-term - Habitat and biodiversity Enhancements across the Higham Estate. Improving land management practices to build climate resilience.
4. Providing an outlet for the tenants' produce at the 'Heart of Higham' (Brathay Hill) development.

5.7 Working the Land

Farming Strategy:

The long-term strategy in relation to farming is to continue to move towards more holistic farming operations across the Estate, in order to maximise and benefit from economies of scale. The intention is that there will be a shift towards more of a working partnership between the Estate and the farming tenants and to facilitate sustainable farming practices. One such way of facilitating this could be by providing an outlet for the tenants' produce at Brathay Hill, thereby reducing food miles and selling direct to the consumer. This provides an opportunity to embrace and promote the sustainability of utilising the whole carcass, rather than purely the more desirable cuts of meat, something the tenants have expressed a desire to do.

The Estate will also consider appropriate subsidy and grant funding opportunities as and when they arise, as well as looking at Biodiversity Net Gain (BNG) and carbon capture opportunities.

Key Outcomes:

- Vibrant Community
- Prosperous Economy
- Habitat & Biodiversity Enhancements
- Conservation & Enhancement of World Heritage site & National Park

Working the Land:

Project Deliverables:

5. Work with stakeholders to develop and enhance gates, fences and hedgerows to woodland boundaries. To maintain and improve character of local area and also improve biodiversity, habitat corridors and carbon sequestration.
6. Improve the structural diversity in the woodland through thinning and felling. Achieved using sound silvicultural principles to ensure economic sustainability and in accordance with the UK Forestry Standard.
7. Improve habitat for red squirrels and limit damaged caused by grey squirrels – aided through the control of grey squirrels and a management strategy.
8. Maintain and enhance the area of woodland cover and visual value in the landscape.
9. Enhance and maintain the biodiversity within the woodland, focusing on native species, as well as supporting ground flora, shrub layer, to understory.
10. Fallen and standing deadwood (log piles) areas to be provided for deadwood invertebrates.
11. Maintain and enhance sporting potential of woodland.
12. Maintain Ancient woodland and gradually restore the remaining PAW's compartments.
13. Supply a quality and a diverse range of marketable timber in the longer term.
14. Continue to manage and improve on controlling local deer populations to a sustainable level, helping achieve woodland improvement especially in areas of ancient woodland.
15. Estate management to review recent 'Lake District Wild Deer Management Strategy' draft consultation document Dec. 2024, with view to amending own deer control strategy and developing own more detailed deer management plan with additional methods of deer control.
16. Estate to review and monitor levels of invasive such as Rhododendron, in particular in areas around Higham Hall, invasive species should be controlled where necessary to ensure habitats and woodland structures are protected.

Forestry and Woodland Management:

The Higham Estate will continue to manage the woodland of the Estate as a mixed rural Estate, following its current Management Objectives, with forestry contributing towards the economic sustainability, amenity and diversity of the land. The woodlands on the Higham Estate constitute approximately 79 ha. Managing the woodlands on the Estate enables it to broaden the avenues of income generation, to provide future stability in a sustainable rural business enterprise.

Key Outcomes:

- Vibrant Community
- Prosperous Economy
- Habitat & Biodiversity Enhancements
- Conservation & Enhancement of World Heritage site & National Park

The Higham Estate includes a truly picturesque section of river that has long been regarded as one of the top autumn salmon rivers. Set against the stunning natural backdrop of the River Derwent, which is designated as a Site of Special Scientific Interest (SSSI)...

Working the Land:

Rural Sporting Activities:

Nestled within the breathtaking Lake District National Park, a UNESCO World Heritage Site, the Higham Estate is already home to a successful and well-managed shooting operation. However, there exists significant potential to enhance its facilities and expand its capacity for hosting high-profile sporting events. While fishing currently generates no income for the Estate, the proximity to the River Derwent to the north presents an exciting opportunity for future development, aligning with the Estate's vision to offer a world-class experience. Additionally, deer stalking, which is presently conducted by the Estate's gamekeeper for population control, holds further potential for expansion. With its unparalleled natural beauty and sensitive setting, the Higham Estate is committed to adhering to best practice guidelines, ensuring that all activities align with the highest environmental and ethical standards. By building upon its unique location and resources, the Estate is poised to offer a comprehensive, varied, and world-class sporting offering, all while preserving the integrity of its stunning landscape.

Project Deliverables:

17. Estate to review whether additional deer stalking licences could be provided to a broader market / clientele, this could be done in connection with potential guest outdoor activity packages and / or shoot experiences.
18. Produce from rural sporting activities; game birds, venison and fish to be made available to guests and visitors from either the farm shop /café or other eating establishments within the Heart for Higham visitor experience.
19. Investigate encouraging local deer stalking groups on the Higham Estate to increase awareness and potential pool of available deer stalkers, for controlling numbers at sustainable levels.

Renewable Energy:

As part of its vision to become an inspirational model of sustainable rural enterprise, the Estate will actively pursue opportunities to generate renewable energy. This includes the potential installation of ground-mounted solar PV systems and/or biomass solutions, which will help mitigate energy costs for the proposed new developments. These energy solutions will be thoughtfully designed, ensuring they are sensitively located and landscaped to minimize any visual impact, particularly in relation to the Lake District National Park and its World Heritage Site status.

Project Deliverables:

20. Design a world-class sustainable rural enterprise that integrates renewable energy production, such as ground-mounted solar systems and / or biomass solutions, therefore contributing to Cumbria's ambition to achieve net-zero carbon emissions by 2037.

Key Outcomes:

- Prosperous Economy
- Inspirational Rural Enterprise
- World Class Visitor Experience
- Habitat & Biodiversity Enhancements
- Conservation & Enhancement of World Heritage site & National Park

Planting of parkland trees, to reinstate and ensure retention of formal parkland landscape...

Project Deliverables:

1. The Higham Estate will develop a strategy for preserving and recording historic assets within the landscape.
2. Investigate improvements to historic vistas of historic parkland landscapes, both generally and specifically around Higham Hall. Planting of parkland trees within tree guards, to reinstate and ensure retention of formal parkland landscape. Action to be carried out in conjunction with study into historic landscapes.
3. Educational boards to be appropriately located and installed to enrich visitor experiences, particularly in areas where new access is being considered and parts of the Estate are opened up to the public.
4. The creation of a local Heritage Trail, which could be linked to guided walks and experiences.

Key Outcomes:

- Vibrant Community
- Inspirational Rural Enterprise
- World Class Visitor Experience
- Conservation & Enhancement of Heritage Assets
- Conservation & Enhancement of World Heritage site & National Park

5.8 Preserving Our Past

Enhancing our future:

The Higham Estate is steeped in a rich and diverse cultural heritage, with a legacy that spans local history, historic landscapes, and significant buildings. To ensure this invaluable heritage is safeguarded for future generations, the Estate is committed to undertaking a series of actions aimed at its preservation. By honouring the past, the Estate will not only protect its historical significance but also enrich the future, ensuring that the cultural legacy of the Higham Estate endures for years to come.

Preservation of Historic Environment & Built Assets:

The Higham Estate is home to a wealth of historic and cultural assets, both visible and hidden, embedded within its land and surrounding landscape. Some of the most prominent landscape features within the Estate include the Higham Hall historic parkland landscape, which dates back to the 19th century, which requires active management and replanting efforts to maintain its scenic integrity. The Estate also contains lesser-known treasures, such as the Lowfield Grave, tied to local folklore, and a stone circle, offering a glimpse into the ancient past.

Beyond the Estate's boundaries, there are additional archaeological features worth noting. The Castle How Iron Age Hillfort, a Scheduled Ancient Monument, overlooks Bassenthwaite Lake and provides a stunning historical perspective of the region. Nearby, there is also the prehistoric cup-marked stone at Setmurthy Fell, the route of the possible Roman road between Ambleside and Papcastle runs through the landscape, and the remnants of the Cockermouth, Keswick, and Penrith Railway are visible along the A66, with some historic buildings like Bassenthwaite Lake Station still standing.

To enhance public engagement and understanding of these historic assets, the Higham Estate is committed to educating visitors about the rich history around them. Through informative educational boards and guided experiences, the Estate aims to bring attention to these features, some of which may go unnoticed by the casual observer, and ensure that both locals and visitors are aware of the heritage that surrounds them. This approach will foster a deeper appreciation of the landscape's historical significance and promote its preservation for future generations.

Preserving our invaluable agricultural and industrial heritage, and bringing the past to life...

Preserving our past, enhancing our future

Built Heritage Conservation:

The Higham Estate is home to a wealth of valuable built heritage assets, including historic farmhouses, bank barns, and agricultural structures. These contribute to the Estate's rich cultural heritage, which is further enriched by its location within the Lake District National Park, a UNESCO World Heritage Site. The Estate's built heritage not only connects us to the past but also enhances our daily lives, deepening our appreciation for the landscapes and traditions that have shaped this remarkable region. There is an ongoing commitment to conservation to help maintain the Estate's cultural heritage and legacy, strengthening its connection to both local and global heritage.

Project Deliverables:

5. The Estate will conduct a comprehensive defects and condition survey of built heritage assets.
6. Remedial measures will be implemented to prevent further irreversible decay and deterioration, helping to preserve the historic fabric and character of the Estate for future generations.

Key Outcomes:

- Vibrant Community
- World Class Visitor Experience
- Conservation & Enhancement of Heritage Assets
- Conservation & Enhancement of World Heritage site & National Park

Recording Local History:

Tucked away in a serene, secluded corner of the Higham Estate, Lowfield Farm offers a unique and powerful connection to the past. Surrounded by sweeping, awe-inspiring views and an enduring sense of peace, this historic farmstead carries the echoes of a rich farming history that continues to resonate. The stories of its past live on in the memories of local residents, as well as in folk tales and myths that have been passed down through generations. To preserve this invaluable heritage, the Higham Estate will engage with the local community to document these rich narratives. Through audio recordings and transcriptions, the firsthand accounts of those who lived and worked at Lowfield Farm and beyond will be captured, ensuring that the cultural legacy of the farm and the surrounding landscape is preserved for future generations.

Project Deliverables:

7. The cultural heritage of Lowfield Farm, including its local farming history, will be documented. The Higham Estate will engage with local residents to capture stories of the people who worked there through audio recordings and transcriptions, preserving firsthand accounts of life at Lowfield Farm.
8. The cultural heritage of the wider landscape, including its farming and industrial history, and historic parkland landscapes, will be researched and documented, including archaeological surveys.
9. The Higham Estate will engage with local residents to capture stories of the people who worked in this historic landscape through audio recordings and transcriptions, preserving firsthand accounts of life in the wider landscape.

Higham Estate - Action Plan

Action Theme		Action No's	Description	Timeline	Key Outcomes and Benefits	
1a	**Heart for Higham**	1.1 - 1.10	**Pickup & Purchase:** Adaptive reuse of the late 17th-century limestone rubble barn to create local retail facility, featuring a farm shop, café and cycle hire facility.	2025 - 2030	Preserving cultural heritage Job creation Promoting Active Travel	Community amenity Marketplace for local produce
1b	**Heart for Higham**	1.11 - 1.20	**Short-Stay Visitor Attraction:** World Class Visitor Experience creating short-stay visitor attraction at Brathay Hill Farm, serving as the gateway and administrative hub for the Higham Estate.	2025 - 2030	World Class Visitor Experience Vibrant community Prosperous economy	
1c	**Heart for Higham**	1.21 - 1.31	**Medium-Stay Accommodation:** World Class medium-stay accessible accommodation for all, catering to both holidaymakers and visitors.	2025 - 2030	World Class Visitor Experience Accessible accommodation Localised reduction in farming intensity	Habitat and biodiversity enhancements Preservation of historic parkland landscapes
2a	**Homes for Higham**	2.1 - 2.4	**Homes for Higham - Conversion:** Refurbishment and conversion of existing farm buildings to create sustainable accommodation on the Higham Estate, catering to a diverse range of needs, including employees, local residents, and those seeking homes for rent or sale.	2027 - 2032	New homes Energy efficiency	Vibrant community Active travel
2b	**Homes for Higham**	2.5	**Homes for Higham - New Build:** Create new sustainable homes to cater for the needs of the Higham Estate and its associated community.	2027 - 2032	New homes Energy efficiency	Vibrant community Active travel
3	**The Farmstead**	3.1 - 3.13	**The Farmstead:** Conversion of Lowfield Farm into a multi-purpose rural facility, one that embraces its cultural heritage while offering a variety of functions - whether as a serene wedding venue, a wellness retreat, a rural business hub, or a space for rural sports entertainment.	2030 - 2035	World Class Visitor Experience Rural Enterprise Prosperous Economy	Preservation of historic and cultural heritage Job creation
4	**Rural Enterprise**	4.1 - 4.11	**Rural Enterprise:** Collaboration with local businesses, tenant farmers, tourist attractions, the Lake District National Park, and Cumbria Tourism. Through cluster marketing opportunities, raise awareness and increase visibility for the entire region.	2025 - 2030	Job creation Prosperous local economy Vibrant community	Promotion of sustainable rural enterprise World-class visitor experience
5a	**Nature Recovery**	5.1 - 5.7	**Short-term - Habitat and biodiversity Enhancements:** The Higham Estate initially plans to carry out several landscape and biodiversity enhancements in areas not affected by agri-environment schemes, that will deliver the greatest benefit and form part of developing a comprehensive strategy where sustainability, conservation, and enhancement of the natural environment are integral to future of the Estate.	2025 - 2030	Habitat and biodiversity enhancements Preservation of historic parkland landscape	
5b	**Nature Recovery**	5.8 - 5.19	**Long-term - Habitat and biodiversity Enhancements:** Longer term the Higham intends to carry out a broader spectrum of ecological and biodiversity improvements across the whole Estate, in partnership with farming tenants and woodland management agencies.	2025 - 2045	Habitat and biodiversity enhancements Preservation of historic parkland landscapes Nutrient Neutrality	Ameliorate flooding events Carbon sequestration

Higham Estate - Action Plan

Action Theme		Action No's	Description	Timeline	Key Outcomes and Benefits	
5c	**Nature Recovery**	5.20 - 5.21	**Sustainable Drainage & Flood Amelioration:** Sustainable drainage strategy, integrated with natural flood management.	2025 - 2045	Nutrient Neutrality	Ameliorate flooding events
6	**Connecting Communities**	6.1 - 6.5	**Connecting Communities:** Creation of public access routes throughout the Estate and surrounding areas, connecting key local attractions; inspiring and promoting active travel, physical fitness, and unlocking mental health benefits that come from spending time in nature.	2025 - 2030	Active travel Sustainable lifestyles Habitat and biodiversity enhancements	Vibrant communities Well-being
7a	**Working the Land**	7.1 - 7.4	**Farming Strategy:** The long-term strategy in relation to farming is to continue to move towards more holistic farming operations across the Estate, in order to maximise and benefit from economies of scale. The intention is that there will be a shift towards more of a working partnership between the Estate and the farming tenants and to facilitate sustainable farming practices.	2025 - 2045	Prosperous local economy Habitat and biodiversity enhancements Preservation of cultural landscapes	Nutrient Neutrality Ameliorate flooding events Carbon sequestration
7b	**Working the Land**	7.5 - 7.16	**Forestry and Woodland Management:** The Higham Estate will continue to manage the woodland of the Estate as a mixed rural Estate, following its current Management Objectives.	2025 - 2045	Prosperous local economy Habitat and biodiversity enhancements	Preservation of cultural landscapes Carbon sequestration
7c	**Working the Land**	7.17 - 7.19	**Rural Sporting Activities:** Enhance existing and develop new world-class rural sporting activities on the Higham Estate and create new markets for potential produce.	2025 - 2045	Job creation Prosperous local economy Habitat and biodiversity enhancements	
7d	**Working the Land**	7.20	**Renewable Energy:** As part of its vision to become an inspirational model of sustainable rural enterprise, the Estate will actively pursue opportunities to generate renewable energy.	2025 - 2045	Prosperous local economy Habitat and biodiversity enhancements Renewable energy	
8a	**Preserving our Past**	8.1 - 8.4	**Preservation of Historic Environment & Built Assets:** The Higham Estate will preserve its historic and cultural assets, both visible and hidden, while educating the public about their significance.	2025 - 2030	Preservation of historic and cultural heritage Public education	
8b	**Preserving our Past**	8.5 - 8.6	**Built Heritage Conservation:** The Higham Estate will conserve its valuable built heritage, including historic farmhouses, barns, and agricultural structures, to maintain its cultural legacy and strengthen its connection to both local and global heritage within the Lake District National Park.	2025 - 2030	Preservation of historic and cultural heritage	
8c	**Preserving our Past**	8.5 - 8.6	**Recording Local History:** The Higham Estate will collaborate with the local community to document the rich history of Lowfield Farm and surrounding areas, preserving its cultural legacy for future generations.	2025 - 2027	Preservation of historic and cultural heritage Public education Vibrant communities	

6.0| Appendices

The Whole Estate Plan should be read in conjunction with the following documents:

- Appendix 1: Local Plan ‘Living Lakes’
- Appendix 2: LDNPP - Management Plan 2020-2026
- Appendix 3: Bassenthwaite Lake National Nature Reserve (NNR) Management Plan
- Appendix 4: A guide to preparing a ‘Whole Estate Plan’
- Appendix 5: CGA - Level 1 Survey
- Appendix 6: CGA - Historic References
- Appendix 7: Envirotech - Higham Estate Ecology Overview