

Windermere Villas Conservation Area

Consultation Statement

November 2025

1. Introduction

1.1. Windermere Villas Conservation Area is a proposed new conservation area on the eastern shore of Windermere. If adopted it will help to guide development that conserves and enhances the special interest of the area, as set out in the comprehensive Conservation Area Appraisal and Management Plan (CAAMP). We have sought feedback on the proposed boundary along with the supporting CAAMP from partners, key stakeholders and the public.

2. Early engagement

2.1. Prior to the formal consultation period, informal briefings were undertaken with Bownes and Windermere Town Council, Cartmel Fell Parish Council and several businesses located within the proposed conservation area.

3. Formal Consultation

3.1. Formal consultation took place between 26th September and 26th October 2025 in accordance with the Statement of Community Involvement.

3.2. Consultation consisted of an online survey asking specific yes/no questions about the proposed boundary and assessment of special interest and provided the opportunity for consultees to submit further written responses and reasoning. We received 88 responses to the online survey and an additional 10 written responses by email.

3.3. We received consultation responses from several statutory consultees/partner organisations including Parish Councils, United Utilities, Historic England, Lakeland Arts and National Trust.

3.4. Consultation responses have been reviewed to determine required amendments to the proposals and any further consultation required. Details of all the consultation responses are detailed in chapters three and four.

Table 1: Methods of communication

Notifications to Town and Parish Councils, specific consultation bodies, individuals listed as wishing to be notified of planning documents.
Social media campaign and press release

Publicise consultation documents on Lake District website
Notify relevant Lake District National Park Partnership Members

3.5. The consultation was covered by BBC News [Windermere Villas conservation area plan seeks views - BBC News](#), Westmorland Gazette [Have your say on new Lake District Conservation Area plans | The Westmorland Gazette](#), Cumbria Crack [Bid to create conservation area for Lake District area – cumbriacrack.com](#), and Love Windermere’s Social Media platforms.

3.6. Written consultation responses and our response to this feedback is detailed below:

Organisation	You Said	We Did
Bowness and Windermere Town Council	The Town Council support the proposals but wish to see the proposed boundary extended to include Belle Isle, land around the Glebe, Rectory Road and Cemetery and areas of woodland adjacent to the B5630.	We propose to reconsult on a revised boundary that includes Belle Isle. We have reviewed the other areas put forward by the Town Council but do not consider these appropriate to include in the conservation area as they do not demonstrate the required level of special architectural or historic interest. These areas do however form part of the setting of the proposed conservation area, and this will be a material consideration for any future development. The setting of the conservation area is discussed in the CAAMP and these areas will be added to that discussion.
Cartmel Fell Parish Council	The Parish Council fully support the proposals and the rationale behind the initiative. The defined area is too small, and the boundary should extend down the east shore of Windermere to Newby Bridge. The name of the conservation area must not be used to restrict the area for	Conservation areas must be focussed on areas which demonstrate special architectural and historic interest. The eastern shoreline beyond Beech Hill to Newby Bridge has a different character to the proposed conservation area, with greater areas of

	protection when the rest of the invaluable shoreline is at risk.	woodland and fewer villas, albeit Town Head and Fell Foot are villa landscapes. The authority is happy to speak with parish councils about proposals for new Conservation Areas, and/or other ways to conserve special character?
Lakeland Arts	Lakeland Arts welcome and are supportive of the proposal.	N/A
National Trust	National Trust support the proposal and welcome the comprehensive Appraisal. The NT would like to see Belle Isle included as the pre-eminent villa of the Lake District villa movement.	We propose to reconsult on a revised boundary to include Belle Isle.
United Utilities	The proposed boundary includes a range of assets operated by UU and the area is set to receive a multi-million-pound investment in infrastructure. UU look forward to working with the NP to ensure that this investment can be delivered whilst also respecting the character and appearance of the proposed conservation area.	N/A
Historic England	Historic England is supportive of the production of the CAAMP to help justify the proposed designation and welcome the positive strategy for managing the historic environment. No feedback given on the boundary or contents of the CAAMP.	N/A

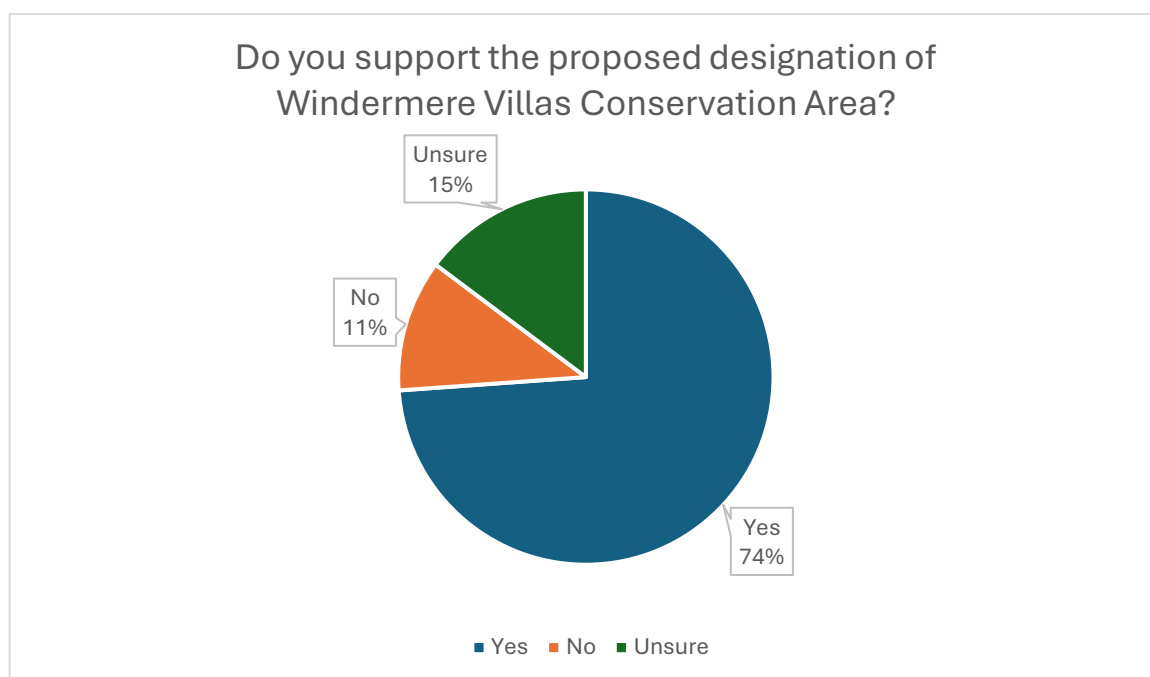
Windermere and Bowness Chamber of Trade	The Chamber of Trade support the proposals and believe it will have a beneficial effect on the visual impact from both the lake and land along the A592. The boundary should be extended to include Belle Isle and the boundary on the lakebed should be extended to the ferry route as shown by the hash lines on the map – all the way into Bowness Bay.	We propose to reconsult on a revised boundary to include Belle Isle. The boundary on the lakebed is designed to ensure that lakeshore developments that extend out into the lake are included within the new conservation area. The line of the ferry route on the map is indicative of the ferry routes, and we will seek further feedback on where the western boundary of the conservation should be drawn.
Windermere Marina Village	Windermere Marina Village agree that the special interest of the area is the Lakeland Villas, associated gardens and formal landscapes. The inclusion of the Marina Village is not justified as it is not an area of special architectural or historic interest. The mature tree boundary to the lake shore is also protected by a blanket Tree Preservation Order. The boundary should follow the lake shore rather than the arbitrary boundary in the lake body, and the Marina Village should be excluded. Concerns were also raised around the lack of management/maintenance of Cockshott Point, the impact of Canadian Geese and the number of abandoned/sunken boats on the lakebed – these all detract from the proposed conservation area.	We propose to reconsult on a revised boundary that removes Windermere Marina Village from the conservation area. The Marina Village does not contain historic buildings or spaces that demonstrate the special interest we are seeking to protect. The boundary in the lakebed is not arbitrary, but intended to bring all lakeshore developments, boathouses, jetties, landings, piers etc within the new conservation area boundary. Extending the boundary into the lake is also justified as it includes the area of visual perception of the landscape we are seeking to protect – the Windermere Villas are predominantly viewed from the lake.

Winander Leisure Ltd and Windermere Aquatic Ltd	Object to the current boundary and propose a revised boundary that excludes Bowness Bay, The Glebe, the Camping & Caravanning Club site, Ferry Nab and Windermere Marina Village. The character of the conservation area and justification for designation would be diluted by the inclusion of these areas of existing buildings and land uses that do not contribute towards the special interest.	We propose to reconsult on a revised boundary that excludes The Glebe, the Camping & Caravanning Club site, Ferry Nab and Windermere Marina Village. Bowness Bay is within the existing Bowness Conservation Area. The revised boundary would remove these areas from the conservation area, but as they border both the existing Bowness Conservation Area and the proposed new Windermere Villas Conservation Area any development must have regard to the setting of both conservation areas.
Natural England	No comments to make as outside of NE's remit.	N/A

3.7. Several comments were made by consultees regarding the proposed boundary – particularly the northern boundary around the Marina Village, The Glebe and Ferry Nab. Several consultees proposed that Belle Isle should be included in the new conservation area boundary. We have reviewed these areas and agree that the built environment of the Marina Village and The Glebe do not demonstrate the special interest we are seeking to protect. The green spaces at The Glebe are positive, well used areas of green space and these have a good level of protection through Local Plan policies. We consider it appropriate to therefore reconsult on a revised boundary to exclude these areas that do not have the required level of special architectural or historic interest. Belle Isle is a Grade I Listed building and recognised as one of the first and perhaps the finest villas in the Lake District. As the conservation area seeks to conserve the early villa landscapes on the Windermere area the inclusion of Belle Isle, which so strongly demonstrates the picturesque vales of the villa movement, is well justified.

4. Survey Responses

4.1. Question 1: Do you support the proposed designation of Windermere Villas Conservation Area?

You said:**We did:**

The results of this question demonstrate strong support for the new conservation area, and we consider it appropriate to progress with the project, taking on board the feedback received with regards to the proposed boundary.

4.2. Question 2: Please give the reasons for your answer to question 1.**You Said:****Comments in support:**

- “This is an important and highly visible area which demonstrates aspects of outstanding universal value. While it would have been better if this had been done years ago what remains is still worth preserving.
- I have visited and my parents spent their retirement in Bowness, and I have always felt that these properties are something special.
- Key part of the LDNP historic environment, as recognised in the World Heritage Site inscription.
- Long overdue- a lot of the shoreline is unrecognisable from only 20/30 years ago. Many houses have been overdeveloped, or lost to build modern monstrosities, out of keeping with the area.

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- As a resident of Troutbeck bridge I've seen first-hand how our lake shore has been totally changed with monstrous houses, not in keeping and an eye sore dominating the area, when there used to be such lovely bungalows. The same could be said for the Storrs Road.
 - Agree with EVERY point made. New planning approvals for dense, over scaled, dominant, insensitively designed construction with hard landscaping is destroying the previously harmoniously scaled natural landscape that made the Lake District Lake Shore special. We've sadly been subjected to this on the plots between Kendal Road and Windy Hall Road and Squirrel Bank... where once open landscape was shared harmoniously between nature, wildlife and houses. Despite heartfelt concerns being raised by resident neighbours... for all the reasons stated in this report... constructions for buildings, one as highlighted in your plate 8.3.1 (which has yet to begin the construction of a further very large 'annexe' incorporating a large garage with flat above in front of it... and...what appears to be precarious access onto Kendal Road..).. plus, other 'hard landscaped' constructions adjacent and densely built plots on Squirrel Bank have been welcomed by the planning committee. Neighbours are not against new development... provided it sits, and fits sensitively into the landscape, complimenting the local vernacular. allows the well-established wildlife pathways to be unobstructed... and doesn't block or bury established springs and waterways. There is also an impact on community spirit... Windy Hall Road was an open, friendly space... with neighbours able to see each other... sharing cuttings and fresh watercress from gardens and waterways (now hard landscaped and buried)... Sharing driveways and turning circles... now blocked by walls and gates, making access more difficult for delivery vans, emergency vehicles... and the deer, badgers etc are now found walking along the dangerous road... (2 killed by vehicles). And now we have a new 'holiday let' home as a consequence... PLEASE see all planning concerns raised by neighbours for Midways, Wendover, Windy View... and you'll see every point raised in your report brought to life... including light pollution from outdoor lights and roof lights... We now see 3 bats... where previously there were many and fewer stars. (Sadly, some concerns for Midways could not be made because the planning

notices vanished, and others were put in obstructed/difficult positions. Your report is pivotal in keeping the Lake District Special and unique.

- Too much building allowed
- Windermere is a beautiful area that has been left to deteriorate for too long, there have been examples of creating conservation areas in the past where it has helped bring back wildlife etc. I feel making this conservation area will bring the beauty back to Windermere
- The Arts and Crafts movement is an important part of the history of the Lake District. Sadly, many of the Arts and Crafts houses aren't listed so susceptible to redevelopment / knocked down etc. we must preserve this very important part of our history / cultural landscape / society
- To help maintain the traditional look and feel of this part of the Lake District.
- The out-of-control development is very noticeable. The lake feels inaccessible at that point. Blackwell is a beautiful building, and it would be lovely to preserve the arts and crafts nature.
- The charm and attraction of the Lake District is its spectacular landscapes and sympathetic architecture and development. I believe the creation of this conservation area would contribute to preserving this.
- The area at the north end of the proposed Conservation area is one of the few remaining areas around Bowness-on-Windermere which retains much of its original settlement pattern. We have read the Appraisal and Management Plan and agree with all aspects of it, in particular references to the way buildings sit in and can enhance the landscape. We are familiar with all the examples, both positive and negative, and find the proposal very timely given the pace of some developments in the proposed area which appear inappropriate in scale, design or location. It may be of interest that the arguments paraded are similar to those in a 1931 report 'The Threat to The Peak - The Peak District, its Scenery, Disfigurement and Preservation'. The author Ethel Haythornthwaite (a relative) was instrumental in setting up the National Parks.
- I like conservation. The more conservation the better.

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- The heritage on the eastern shores of the lake should be preserved. There have been too many planning blunders within the LDNPA in the past 20 years. This has to stop.
 - Old vernacular buildings fit into the landscape. We particularly need to keep the trees and green spaces for wildlife, and people.
 - The area has been part of the 'Lakes' for over 100 years. Without protection the unique setting, architecture and frontage could be lost to make a quick buck rather than maintaining the areas for generations to come.
 - This designation should have been made 20 years ago. In that time some fine Victorian properties have been razed and modern monstrosities built to replace them.
 - The buildings are an important part of Windermere's architectural and historical beauty and deserve to be preserved in their current scale and building materials. It would be tragic if incoming buyers from outside Cumbria with unlimited budgets and questionable taste were allowed to destroy these much-loved landmarks with unsympathetic extensions or worse, demolition and replacement with pretentious and generic glass and steel mansions. Too many of the original homes have been demolished and replaced with "Anywhere McMansions" and it's a sad reflection on both the LDNPA & local council that it has been allowed to happen historically. The sooner conservation area status is created and further crass development prevented the better. If the rich potential buyers or current owners don't like the houses as they are, move or buy somewhere else. Don't destroy our beautiful architectural landscape for future generations and ruin the views from the Lake for everyone else.
 - The rest of the eastern side of the lake is irreparably ruined by modern horrors so better late than never. There appears to be no control over design or permission.
 - As a former Assistant Senior Cadet and then resident Junior Lecturer at Wray Castle Merchant Navy Radio Officer training college, I still have an affection for Windermere and its landscape. On Saturdays, I often rode my three-speed bike right around the Mere to keep fit and get some air! I therefore

heartily support the introduction of a conservation area as proposed and hope the disgraceful state of the water soon improves to match!

- Maintaining the shoreline and gardens is important
- I believe the settlement pattern and quality of architectural design should be maintained. I do have concerns as to the National Park's approach to what they consider to be acceptable design and hope that this strive for honouring vernacular will not encourage pastiche, nor impede the ability for people to upgrade their properties to modern standard of living. The Appraisal documents seems to have a hesitation to glazing, which can contradict passive environmental design strategies and architectural principles for wellbeing - such as having access to adequate daylight, encouraging solar gains to reduce our energy consumption and giving people improved views and connection to nature.
- We believe this is very special area and beautiful part of the National Park whose unique character and history need to be preserved for future generations and protected from unsympathetic commercial development
- The designated area is of cultural, historical and natural significance. If we do not protect it, it will be irretrievably destroyed by unsympathetic development, often, ironically, in support of the tourist industry. People come to the Lake District to enjoy the beauty of the landscape, which is complemented and enhanced by many of the traditional and distinctive buildings within it. The character of Bowness as a traditional Lake District village has already disappeared to a very large extent and, if not prevented, this kind of development will encroach upon the surrounding area. We have a duty to protect the historical buildings and the beauty of the natural landscape in order to preserve them for future generations. I think this level of protection is long overdue and am delighted that this may now happen.
- We built the property referred to in Old Belfield and took the trouble to research, with the architect, a design that not only fitted comfortably within a historic setting but was also a significant improvement over the property it replaced. We are glad that you think it makes a positive contribution. To cover Glebe Road and Windy Hall Road at the northern end of the proposed conservation area makes very good sense. The approach set out in the

report is admirable and will make it far more difficult to use the age-old excuse for justifying a new development because a neighbour has done something similar, leading to the sort of ribbon development seen even as far back as the 1920s and which was used as an argument for the creation of the National Parks.

- There has been a great deal of development recently in this area, not always sympathetic to the older villas and sometimes involving their demolition and replacement, as well as much infilling of previously generous gardens. Small patches of natural woodland and lake shore have been built over (e.g. at Louper Weir) and mature trees felled, apparently without permission or penalty. This Conservation Area might be considered to be shutting the stable door after the horse has bolted, but better late than never.
- It's a beautiful area with historical significance and needs to be protected.
- It is important to protect the beauty of the area from touristic money-making schemes and sympathetic building alterations. Green space should be protected to that everyone can enjoy the area.
- We need to protect this beautiful area.
- A beautiful and quiet place will be lost to future generations
- This beautiful area should be preserved to protect the landscape and traditional buildings on it.
- Well overdue 🙌
- The whole area is being over developed and choking the lake.
- In order to prevent unsuitable development in Windermere Conservation Area.
- This area is unique and exemplifies the beauty that the Lake District is known for. It is very important that we protect this area from unsuitable developments and constrain urban sprawl. To coin a phrase: when it is gone, it is gone.
- It's about time Planning got control of the rich Southern area and demolition / new build luxury houses, but probably too late now to be effective, the damage has already occurred.
- A lot of re development has happened on the other side which is in my opinion grossly out of keeping

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- Protection of current buildings & layout
 - Too many beautiful old houses on nice plots have been demolished to make way ugly modern buildings that are often twice the size and dominate the landscape
 - We need to preserve the look and feel of the area for future generations at least in terms of external appearance. This doesn't preclude change of use in my view
 - Should be obvious - it needs protecting
 - The number of inappropriate new builds of such size and scale, lacking any features speaking to the context of the area. These "McMansions" threaten the special character of this area. Also, the lack of access to the lake, even for views, to the public is such a shame. I would hope the designation of the conservation area would prompt further discussions about safe pedestrian access to the area for the public to enjoy this special place.
 - If no designation is given, I think there is a higher danger of inappropriate development impacting the architectural and natural environment.
 - While the designed landscape does not seem as worth preserving as the more natural west side of Windermere, the Lakes District as a whole is an interplay of the artificial and the natural and the architecture here is interesting and obvious historic. This is where one aspect of the history of the Lake District started.
 - The loss of provenance in a historically important area.
 - Obviously, a bit of me things: knock it all down and build an affordable housing! But the conservationist in me says the opposite. Those Manchester industrialists chose their architecture well.
 - Seems appropriate and sensible
 - I believe the lake shore needs protecting and not being over developed
 - This area is one the Town Council knows well as it forms part of the southern section of our Town Council boundary and the whole of the southern Lake Shore is part of our parish. As a Council we have seen the changes to the area and expressed our concerns about overdevelopment to the National Park. This is an important part of the National Park for the reasons described in the plan. The views of this area from the lake and shoreline viewpoints are

seen by thousands of visitors every year. The special features characteristic of the Lake District both architectural and landscape have been eroded in this area due to over development in recent years. Protecting and enhancing what remains is vital if the LDNPA is to fulfil its role as custodian of this World Heritage Site.

- The beauty and dignity of the lake is being destroyed by modern huge unsympathetic development which is wholly inappropriate. Large houses out of line with local arts and crafts heritage and which dwarf and crowd the beautiful, elegant villas. I fear this measure is coming too late and so much of that beautiful shore has already been destroyed
- Unique architecture.
- Preserving the quality and tradition of Lakeland buildings is importantly to the area. But the planning process needs to be more responsive to the needs of residents over developers in a wider field so whilst agreeing with this designated area so would hope that more reviews of areas will now follow.
- I agree the area should have a high degree of protection, planning control and conservation.
- Providing protection to the existing land/townscape is vital to preserve the areas character
- I think it is a sensible area covered.
- There are clearly pressures to over-develop this area, which overall will be detrimental to the Windermere area.
- It is important to retain the history of the area and keep the open spaces. So much large scale out character building has been approved and is still ongoing within the area. Views of the lake are being restricted by large walls and gates. I support the CA on the basis that this does not restrict current residents and property owners from maintaining their properties (i.e. "buildings in need of enhancement" on the plan) in a sensible, affordable and practical way.
- Too many mega mansions being built which are monstrosities and no local occupancy despite increasing number of bedrooms massively, then they are all second homes or holiday lets.

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- This is a beautiful area but houses are being demolished and replaced by enormous modern buildings. The area is losing its character and history.
 - Lovely old houses which people are knocking down & rebuilding ugly modern things!
 - To ensure this area is not spoiled or lost in the future
 - Need for protection of this special mix of natural spaces and established homes. Any change should be sympathetic to what is already there. Current buildings shouldn't be torn down and replaced with yet more ugly glass and steel structures.
 - We support the justification for the Conservation Area given in the appraisal document. The designation will: - help prevent the further erosion of the area's character (including landscape character) and appearance. - help minimise the loss, or inappropriate expansion or replacement, of historically significant, but unlisted buildings and boathouses. - provide additional protections for green spaces and trees which are important features of the Conservation Area. - Give the LDNPA additional controls to prevent any inappropriate signage as Conservation Areas are particularly vulnerable to the visual effects of outdoor advertisements.
 - Having read the detailed appraisal, and as a resident within the proposed Conservation Area, I am particularly keen to promote actions that would help to manage future development sensitively along lines that are consistent with the special character (natural, architectural and historical) of the area.
 - It's time we protected the area and historic houses and buildings rather than allow them to be knocked down and monstrous modern second homes being built!
 - We own one of the "villas" and we ourselves are all about preserving and indeed reinstating the arts & crafts aesthetic.
 - We need to keep the diversity, character, architecture and beauty of Windermere, that has taken hundreds of years to develop, safe a preserved, for generations to come. This does not mean that Windermere area does not continue to develop and change, but this must be guided and monitored ensuring it adds to the lakes beauty and character for everyone."

Comments against:

- “Surely current planning regs should prevail
- Apart from the relatively few villas owned by the wealthy, much of the area is populated by ordinary people living in modest properties. Designating it as a Conservation Area imposes stringent restrictions on the ability to improve properties and facilities which is unfair on normal working people.
- As a permanent resident of 30+ years I can confirm the LDNPA has presided over the degradation of the National Park - we have mass uncontrolled tourism with all the problems that entails and have been highlighted by many organisations. I would not trust the LDNPA to manage anything.
- Keep your nose out and stop wasting our money.
- Planning should (?) be able to deal with matters that are raised. Suddenly finding yourself in a conservation area would leave a very bad taste I imagine and only brings levels of bureaucracy that have no purpose other than to delay - not stop things happening. e.g. (not a conservation area issue as far as I know, but) There is a caravan parked, has been parked now for 9 years in Dale Park. It seems that it is no nearer being removed than when it first arrived! Do conservation area teeth have any more bite than LDNPA planners teeth
- I didn't believe this warrants the protection and safeguards of a conservation area over other parts of the LDNP
- Feels like an unnecessarily long policy that is confusing to read and overbearing
- There are enough safeguards in place via the LDSPB
- No need for it”

Unsure:

- “In principle, I support the proposal. However, like all conservation areas it needs to be policed and enforced. IF LDNPA can do so effectively, I support the idea.
- The wording suggests it's one point near the villas however the diagram in green covers a larger area. Where did the request/concern for a conservation area come from? I'm all for a conservation area however I would like to understand the impact on the rest of the lake, i.e. if the low end of the lake is

a conservation area, would permission Be sought/granted for extra unknown requests for building, businesses etc on other parts of the lake as this would be outside the “conservation” area? Future impacts of a change is an important consideration for the whole of the lake.

- If we preserve these iconic properties they will all levelled and rebuilt in a manor that will have no local culture or history
- To recognise what was at the time uncontrolled ribbon development along a rural lakeshore seems dubious.
- A lot of development has already happened along the east line of the lake. I don't see the benefit apart from the ecological and heritage aspect. Has the horse already bolted?
- We have not seen the details of the Windermere villas project.
- Whilst I acknowledge that the proposed area has properties of historical interest, the vast majority are private dwellings. Page 35, 4.1:- states " that the increasing numbers of privately owned lakeside properties has restricted public access". This sentiment is repeated in various ways in points 3.3.2 / 4.2 Researching the maps produced by the Ramblers for the Don't Lose Your Way project shows that from Ferry Nab south to Tower Wood treatment plant there are only two "lost paths". Neither of these has been prioritised to be reinstated by the local authority on the Don't Lose Your Way Map. The statements suggest that historically there has been more access, where is the evidence for this? There are frequent references to the public not being able to appreciate the villas due to the lack of safe pedestrian access along the A592 plus lack of visibility due to hedges/ walls /gates. The A592 in places has no speed restriction, meaning that traffic is travelling at 60 mph. A hedge or wall is essential if you live along the A592 to reduce noise/lights and pollution. There is no suggestion in the Recommendations for a solution to this. In fact point C suggesting "wayfinding " from the Glebe to the Southern part of the area" would increase pedestrian traffic along a road that is highly dangerous. I was pleased to see that "hedgerows where they currently exist would be retained" (Management Plan Policies, A4) The conservation of such a unique area is paramount. Unfortunately, there have already been too many properties changed / demolished and rebuilt / landscapes lost. This is

entirely due to the planning authority who must have approved the changes. If the proposed plan prevents the continuation of this gradual erosion, then it will be welcomed. However, I fear it is too little too late.

- See 4 below. But generally support for the Conservation Area, but the impact on private large gardens is a significant concern.
- If there are overdeveloped lands or places that haven't been built with consideration to the area, why the planning department have not stopped these? It seems to me than the planning department need a whole redesign/training. I agree that there have been overdevelopment near the lake and these should have been stopped at the planning stage
- It's a little late to consider preserving the traditional houses that were there, most have been demolished and rebuilt in a modern design and on a much larger scale and the historic boat houses have long gone they too have been replaced with larger and quite frankly ugly glass fronted monsters... planning should hang their heads in shame
- 2. a. The concept of the Windermere Villas CA is far too narrow in scope considering the current challenges to Windermere and its environment. b. Clearly many assumptions have been made have already, and money spent on Architects and Consultants on surveys involving this narrow consideration. c. The opportunity for public consultation is then made and restricted to four weeks (not even the promised six) at the end of the process. d. If this proceeds without amendment it will represent a seriously missed opportunity to consider the needs of Windermere as a whole by concentrating on some significant properties in a narrow area. e. There is an element here of 'locking the stable door after the horse has bolted'. The emasculation of the area between Storrs and Beech Hill which has already taken place and is presumably irreversible, is conveniently within the planned area and therefore devoid of further particular scrutiny by the LDNPA. f. The area which is most under threat is that to the southeastern shore of Windermere. Whilst it may not have many Pattinson Villas in its area, given the recent sale of large tracts of land which by the sale documents descriptions, this will encourage development. There are also significant properties at Blakeholme, Town Head and Fell Foor. e. The Parish Council of Staveley in Cartmel believes that

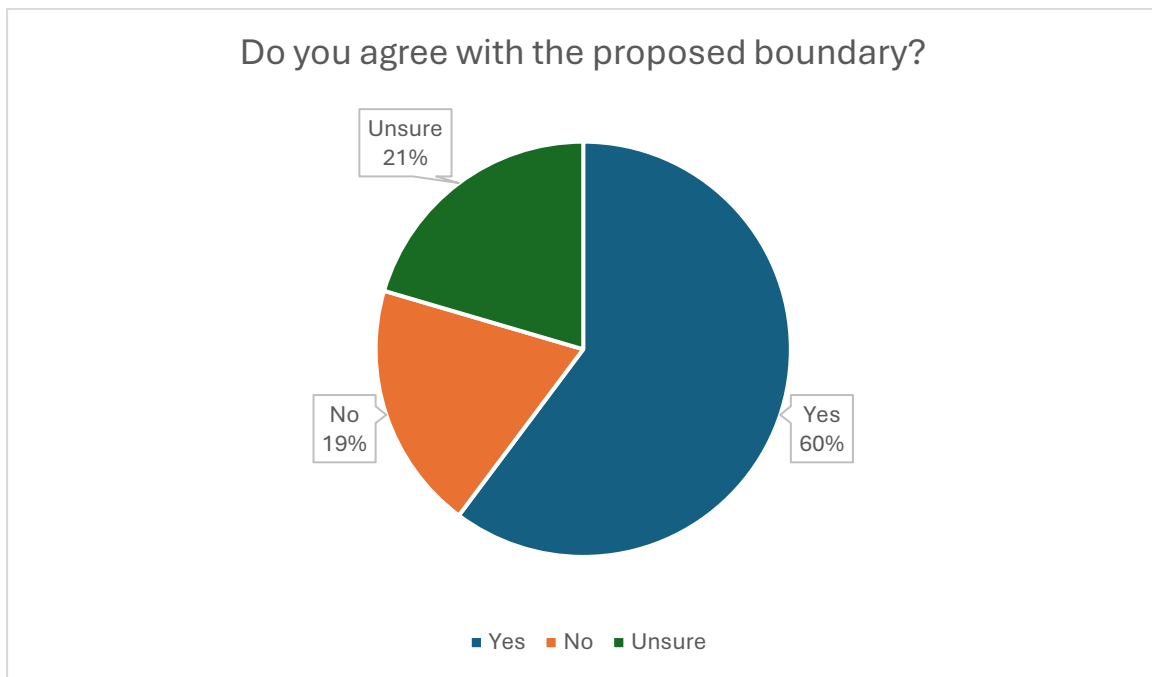
there is a strong case to consider placing the entire shore (East and West) of Windermere under a Conservation Area to deal with current issues of pollution, environmental; erosion , over development and development malpractice . f. The resources of LDNPA are excessively stretched to deal with current issues without having to assume responsibility for further issues without comprehensive decisions on future provision. g. The photographs included in the documentation could be described a ‘euphemistic’ in the extreme. While they clearly reflect some buildings of historic and cultural value, there is no illustration at all of the extensive damage that has already been done to the Eastern shoreline by over development in the last decade.”

We did:

74% of the 88 respondents support the designation of a new conservation area, with only 11% against. There are some comments against, but the majority of comments support the designation and what it is seeking to conserve – albeit there are also many comments about it being too late and the damage having been done already. Overall, the comments indicate support for the new conservation area and the aim to halt the demolition of positive buildings and protect trees and green spaces. Conservation area designation is not about restricting what can and cannot be done in a conservation area but about managing changes so that they reinforce local character and distinctiveness. Conservation Area status will help guide decision making in the future and ensure that any new development conserves the special interest of the area- it gives owners, developers and planners a clearer understanding of what is special about the area and what we are seeking to conserve.

Question 3: Do you agree with the proposed boundary?

You said:



4.3. Question 4: Do you have any suggested amendments to the boundary?

You said:

Yes:

- “I would like it to include Belle Isle. While the building is protected by the listed status the trees are not and they form an integral part of the view. Also the area of more modest Pattinson houses around Glebe Gardens behind the cemetery which are missed out of the Bowness conservation areas.
- I’d make the boundary bigger and tighter restrictions on buildings.
- Make it everywhere around the lake. Stop the building
- Actually I think much harsher restrictions need to be imposed on planning applications including the actual design / materials and quality
- I would like to see it extend up the East side of the Lake to Waterhead.
- if there is an area it should be the Eastern shore of the lake
- Only to make it larger
- The bigger the boundary the better. Conservation is important. It could be tough for a chap living just within the boundary if a few yards outside the boundary a factory starts being built because it's not within the boundary.
- It should cover all of the lake shoreline
- Limit it to properties on the lake side of the A592

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- It should extend to Fell foot but it's too late now. It's an urbanisation of appalling design. It s a World Heritage site!!
 - I do not think the curtilage should extend as far South beyond Ghyll Head. Some of the recent architectural developments on the lakeshore frontage here are not in keeping with the settlement pattern of large villas separated by landscaped gardens. These are over developed plots, maximising building to plot width and are not in keeping with the indicated conservations status.
 - The proposed boundary makes good sense.
 - Make it bigger. Further North.
 - Why infringe such a beautiful area?
 - Yes please...most confused why the Coach park/Cemetery/Glebe/Lake Gardens/Birkett Hill etc have not been included in the old or new proposed area of conservation?!
 - Include Ghyll Head hamlet.
 - Do not make a new conservation area
 - Make as big as possible to restrict development adjacent to boundary
 - As much area as possible- Beatrix potter would want to preserve as much as possible
 - All of Windermere and Bowness
 - There should be one to the north of Windermere as well as south
 - It is unnecessary to include the gardens, lands, woodlands and fields around Blackwell, Yews, Lindeth Fell, Ghyll Head (and the fields just north which are active farmland/equestrian), and Beech Hill within the Boundary. Many of the properties are already Listed buildings, so setting is already a consideration, and the gardens at Blackwell are also protected. The inclusion of such large areas of garden and open parkland/fields around these areas, which are all peripheral to the proposed landscape, not internal to the area, creates significant issues in term of management and maintenance of the landscape, trees and such like, when the stated Aims of the Conservation is almost entirely focussed on the built environment and protecting/preserving/enhancing that element. Management of trees landscape outside of gardens is already

managed by Forestry regulations (felling licences) which override any conservation area regulations. As such including areas covered by felling licences (such as the wood surrounding Lindeth Fell) is not necessary. The proposed boundary is inconsistent – why include woodland, for example, at Lindeth Fell but not Black Beck, where there is actually public access? The boundary appears to extend much further than is actually needed to protect the villa landscape and lakeshore, which is the objective of the Conservation Area. Adding large mature gardens, such as those at Yews to the Conservation Area adds unreasonable ‘red tape’ to the management of those gardens and extra work to LDNPA staff to manage repeated and multiple applications for works to trees in these areas. A 6-week notification process for works to trees in large gardens, which have significant numbers of trees can create significant issues with garden management. These gardens are already well managed and contribute to the landscape as works are done as required for the health of the trees. There is no public access to these private gardens and are largely hidden because of boundary walls and topography. The boundary would be better tied more tightly to the built environment, excluding woodlands, fields, and the large gardens at Yews and other large properties. But it could easily include the houses at Blackwell, Yews and Lindeth Fell etc if necessary. Excluding the private garden at Yews, which is already on the periphery, would not harm the impact of the Conservation Area proposal, nor the character of the area.

- to cover the whole lake shore
- We would agree with everything contained in the proposed boundary with the addition of the following areas. Belle Isle, while the building is protected by its listed status the landscape is not. Putting the island in the conservation area would add protection for the trees on the island which are an essential component of the iconic view. Also, a small area of Bowness between the Glebe and A592 and Rectory Road, this is missed out of the Bowness Conservation area. It comprises of many smaller Pattinson homes with architectural links to some of the larger villas. This is an area where development is beginning to have a harmful effect on the

special qualities of outstanding universal value. Finally, we would like to include the small residential area and section of woodland adjacent to the B5630. This would take the boundary along the field edge almost in a straight line from the Welcome Lodge houses along Black Beck Wood to where it meets the proposed boundary opposite the Greenstile Park road. This is important to include as it will protect the trees which form the garden landscapes of the building and woodland fringe. Additionally, it will ensure the sylvan setting for Broad Leys when viewed from the lake is maintained.

- Remove it.
- It certainly covers the area of concern. But if it does not include the shores further south will these also be destroyed and the national park will have to try and catch up.
- There are more significant buildings in the wider area that could be included.
- I would like to see the boundary extended to cover a greater area.
- Yes the area you should be looking at protecting is south of the sewage works down to Newby bridge this area is mostly undeveloped and unspoilt. Why you would look at conserving the proposed area when it has been already overdeveloped and there is nothing left to save is beyond me
- Extending further south along lake shore
- The suggested boundary is woefully inadequate given current environmental needs. The current expansion of development to the south of the designated area calls for an urgent extension southward from Beech Hill to Newby Bridge. There is even an argument for the whole of Windermere (both East and West) to be incorporated into a larger conservation area given the state of the water, due to sewage pollution and the reckless development of housing between Storrs and Beech Hill. Given the expressed purpose of a CA - " supporting development that is in keeping with or enhances the special character of the area" it is notable that the recent sale of large tracts of land further south - with the accompanying promise of the potential for development - there is a clear

indication that this is area which is in need of protection rather than that which has already been overdeveloped - as any view of the shore from Windermere will illustrate.”

No:

- “No, I am happy with the present suggestions.
- It looks well judged.
- No.. the boundary to the east of Windy Hall Road is entirely appropriate.
- No, the boundary in our view makes very good sense.
- No. I feel that starting the conservation zone at Smithy Lane in the north is exactly right. This is a natural "building line" and marks the start of the first woodland area and green space on this side of the main road after Bowness village.
- No I think it works well.”

Unsure:

- “Does it need to go out into the lake so far? Seems to be right to the deep water.
- I would like to understand more (as per the paragraph above). And why is the whole lake not considered?
- I am unsure about how the area was mapped, considerations taken into account, etc.
- No. I haven't walked round it recently enough. I don't disagree with the boundary, I simply cannot say it is exactly right either.”

We did:

60% of respondents agreed with the proposed boundary which is a good level of support. The comments below suggest that those who did not agree or were unsure would like the boundary to be bigger.

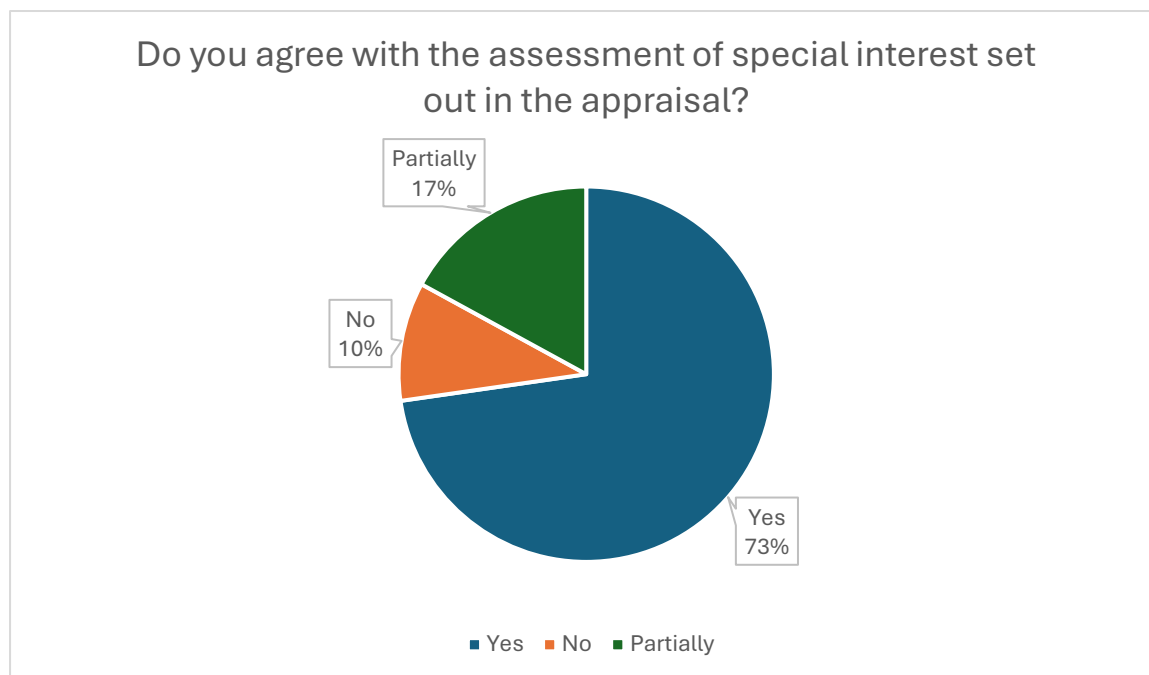
The comments in relation to the boundary demonstrates strong support for the proposed boundary but also a desire for the conservation area to be much bigger and cover more of the eastern shore. In formulating plans for new conservation areas, we must ensure that the area has sufficient special architectural or historic interest to justify its designation as a conservation area. In the Lake District National Park there are many areas of high landscape and ecological value that are special and cherished by local communities and visitors. It is not possible to protect these

areas through the designation of large conservation areas however, as this would go against National Planning Policy (NPPF paragraph 204) and Historic England Guidance [Historic England Advice Note 1 \(HEAN1\): Conservation Area Appraisal, Designation & Management](#).

Several comments suggest the inclusion of Belle Isle, and we do consider that this meets the special architectural and historic interest to warrant inclusion in a conservation area. We consider it appropriate to therefore reconsult on a revised boundary to exclude these areas that do not have the required level of special architectural or historic interest around the Marina Village and The Glebe but include Belle Isle. Belle Isle is a Grade I Listed building and recognised as one of the first and perhaps the finest villas in the Lake District. As the conservation area seeks to conserve the early villa landscapes on the Windermere area the inclusion of Belle Isle, which so strongly demonstrates the picturesque vales of the villa movement, is well justified.

4.4. Question 5. Do you agree with the assessment of special interest set out in the appraisal?

You said:



4.5. Question 6: Do you have any comments to add about the special interest of the area?

You Said:**No:**

- “No the special interest of the area is well stated.
- All entirely appropriate
- We agree with what is set out and support it.
- No. I agree with the proposal.
- No, though it is worth noting how much this is a landscape of privilege. The aim would be to preserve an essentially unequal distribution of resources. That said, we should preserve fine architecture. We are, as they say, where we are.”

Yes:

- “These houses - if they are to be recognised of cultural importance - need to be open to the public or fully accessible. Lakeshore access should be a feature. A footpath along the shore should be a prerequisite.
- Sadly we have already lost some beautiful buildings from several periods, including redevelopment of more recent buildings from the 1950s onwards, replaced with the ubiquitous glass box.
- Again, planning should keep what is there as is?
- Frankly loads of areas in this neck of the woods, and in the Yorkshire Dales, elsewhere in Cumbria, other places too, need to have conservation plans or else they'll find new towns and cities being built, or housing estates, or factories. The countryside of English needs to be cherished. The farmers need to be supported.
- Can only be seen by boat, so not visible to the majority of visitors.
- A classic case of shutting the stable door after the horse has bolted. I cannot understand how some of the recent houses have received planning permission

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- I think there has to be a reference to HOW these industrialists made their money - I believe many were via the cotton industry and therefore the slave trade. The buildings exist because other people were denied freedom and a life of their own this has to be acknowledged more than the poets who were inspired by the landscape.
 - I think the principle of maintaining the villas and settlement pattern is very important, however, I think the commentary on style and materials may be restrictive. The principle of over development on the plots as presented in the issues is the key in my opinion. I would hope that the LDNPA would be open to contemporary architecture that compliments the traditional vernacular when executed with skill and consideration. The commentary on dislike of standing seam roof I do not believe is fair, as there are multiple examples of this material being used in a successful manner and particularly suited to more utilitarian buildings - such as boathouses. The Jetty Museum is a particular example of this material being used successfully in a way that does not clash, nor detract, from Lakeland vernacular and feels suitable to the application and building typology.
 - The special interest of the area is indisputable. This has already been recognised by the fact that it has been designated a National Park and a World Heritage Site. Visitors from all over the world come to the Lake District because it is so special.
 - The research we carried out for our new build touched on the arguments made and we support the assessment.
 - This area is very much part of the view seen by tourists on the steamers and launches. It is being spoilt by the infilling of boathouses and modern houses covering every bit of the lake shore, in spite of objections by Cartmel Fell Parish Council. My family owned a little patch of natural lake shore with mature trees and a variety of wildlife where we kept canoes and equipment well hidden from view - until we were driven out by the development all around us and being prevented from accessing our site by the developers. We live a couple of miles away.

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- I believe it is totally correct. Many Pattinson houses being floored and houses being built right down to lake shore. Too many contemporary architectural design being approved.
 - A need to look after the special area for the future.
 - Only to agree that this area is really special, both in terms of the landscape and the more traditional buildings within it.
 - Too many people from outside the area buy houses on nice plots only to demolish them and build bigger on a much bigger footprint, raising the value by many hundreds of thousands and taking the property out of the housing market. They are not just ugly but built for profit and sold on- to the detriment of our area
 - Assessment of Special Interest you mean the Key Characteristics (please note it would be better to use the same terminology in feedback forms as the document itself uses), then the following is our comments: Such large gardens are not typical of the area, and are omitted from the Key Characteristics at 6.1.2. Preservation of the typologies listed there is indeed important, and in small garden pressures to fell trees are greater and have greater impact than in large gardens on the periphery, where there is larger open spaces and woodlands beyond as well. Whilst recognising they are included in their own subset at 6.2.2, the control over tree works in these large gardens is excessive. If extensive felling looked to be occurring/the landscape was at risk, the trees could then be protected by a group TPO. Further the gardens at Yews are designed to the owners style, which is quite formally laid out, and entirely contrary to the 'naturalistic' 'wild setting' 'designed for views' character described at 6.2.2.
 - We full agree with the assessment of special interest in the area. We are particularly glad that the importance of the trees as features of the villa landscape is recognised in this assessment. Additionally, the boundary treatments and loss of architectural features in favour of huge expanses of glass and timber cladding are areas which have suffered from inappropriate development.

- How does a this directly or indirectly benefit the LDNP? Doesn't protection native wildlife, Does prevent flooding, does it enhance the genuine natural environment taking priority over other initiatives? Who benefits?
- The focus would benefit from including the social history and people related to the history of the Lake District. Also more emphasis on residents in a wider and differently designated area would be useful.
- No different to the rest of The National Park
- As a member of the Lakeland Arts Trust volunteer team at Blackwell (with occasional involvement at Broad Leys), I have developed a deep appreciation of the work of architect/designers such as M.H. Baillie Scott and C.F.A. Voysey (and their contemporaries and next-generation successors) who contributed so powerfully to the character of this area on the east shore of Windermere.
- Yes we need to retain lake shore like they do in the lakes of Maine in the US... it wouldn't surprise me that all the new buildings going up in this area has contributed to the lake pollution. Maine lake building regulations are primarily governed by state-mandated shoreland zoning ordinances, which are enforced at the local municipal level. These regulations control development within 250 feet of a lake's high-water mark and are designed to protect water quality, prevent erosion, and preserve natural habitats. Key aspects often include restrictions on lot size, building setbacks from the shoreline, types of construction allowed, and limitations on vegetation removal. Protective measures like riprap (rock barriers) or vegetation buffers may be necessary and require approval to ensure compliance with setback laws. Its time we had this kind of regulation on our Lakes.”

We did:

73% of respondents agreed with the assessment of special interest set out in the conservation area appraisal. There was support for the recognition of the modest villas and the harm caused by their demolition and replacement. It was suggested that there needs to be a focus on social history of the area and an acknowledgement of how the industrialists made their money – we will review the appraisal to see if the social history can be expanded.

Several comments referred to the natural environment, water quality and habitats – whilst all very important points these are outside of the remit of a conservation area designation which focuses on the built environment – however, greater control of development will have knock on effects for the natural environment, water quality and habitats. As well as being important components of the historic character of conservation areas, trees and green spaces – both private and public – support the biodiversity of settlements. The recognition of these natural features as part of the historic environment helps to protect habitats such as trees, hedgerows and waterbodies, provide important wildlife corridors in otherwise semi-urban environments, and help to reduce noise and air pollution, creating a healthier environment for all the area's inhabitants.

In addition, as with the built historic features of an area, access to its green space, flora and fauna is another significant factor contributing to social and personal wellbeing. Whilst the sustainability natural environment and the conservation of the historic environment may appear to be distinct disciplines, they are in fact closely intertwined: they are both important factors in achieving environmental sustainability. At a basic level, these two disciplines can work hand in hand: retaining and reusing existing building stock is more environmentally friendly than demolition and rebuild, principally because the embodied energy and carbon already present in historic buildings is not lost through demolition, and the additional CO2 emissions of constructing a new building in its place are avoided. Moreover, the maintenance of historic buildings requires less use of concrete and plastics, and the traditional materials that are needed to maintain and repair them are, on the whole, natural, durable and release fewer plastic particles or forever chemicals into the environment.

4.6. Question 7: Do you have any comments to add about the contents of management plan?

You said:

In support:

- “I am happy with the plan
- I am a resident of the LDNP and live near to the proposed area. I also regularly use the lake and see the shore of Windermere from the Lake. millions of visitors also see this view. In recent years we have seen very

unsympathetic development of the buildings in the proposed areas and for me, these are evidence that a conservation area is needed.

- All entirely appropriate
- Again it makes very good sense to us and we support the plan as set out.
- Only that the whole of the national park should have similar measures applied!
- No. Good plan.
- No - the management plan seems to be very comprehensive. It recognises the importance of tourism to the area, but also that this now needs to be controlled with regard to how far it is allowed to encroach upon the pastoral areas outside of Bowness village.
- No, except to reiterate that I support any efforts to protect this area. Inevitably that will mean that some changes to buildings, extensions, developments and new builds will require special permission and may be refused, but that is a small price to pay for preserving this area.
- We are really encouraged by the contents of the management plan. If they are adhered to and enforced where needed it will ensure that development which is sensitive to and enhances this special location is able to go ahead while protecting the heritage and landscape from further overdevelopment. As Town Councillors who have studied all the planning applications in this area for many years we feel a plan like this is to be welcomed and we only wish it could have come sooner.”

Against/unsure:

- “More information red pls, Will this information be available to come and view (for non digital people) and discuss?
- There needs to be enforcement of planning consents which there currently isn't. There are boathouses on the lake that do not have residential approval that are lived in. There needs to be a balance between building and gardens to maintain proportionality. There needs to be scope for modern building as well as Pattinson houses. There should be enforcement of a ban on non essential buildings that are not required for the lake The policy should engage with modern requirements to generate electricity and keep the lake clean.

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- Would appreciate consideration of how improved walking and cycling and buses could maintain access to the area for visitors without increasing traffic.
 - The area should be extended
 - I haven't read the management plan
 - As outlined in my previous comments I feel that some of the appraisal comments may be too restrictive if interpreted incorrectly, for example, concerning the amount of glazing and use of other materials. We are fortunate to benefit from materials that were not available 200 years ago and the technological advancements should not be discouraged at the expense of maintaining pastiche. Every architectural movement was influenced by the technology of their time and we would not have the progression in our architectural grain, if we were to restrict one's ability to use this. I hope that the LDNPA will be able to consider contemporary materials to the specific application and execution of the architectural design quality as priority, rather than condemning the use of certain materials because of poorly executed historic projects. We hope the emphasis of the UNESCO World Heritage Site and Area of Outstanding Beauty will remain at the forefront of any applications going forward; to design something that is complimentary and fundamentally beautiful.
 - As a permanent resident of 30+ years I can confirm the LDNPA has presided over the degradation of the National Park - we have mass uncontrolled tourism with all the problems that entails and have been highlighted by many organisations. I would not trust the LDNPA to manage anything.
 - See pt 2, above The implication of local listing for all Pattinson houses. The cost implications outlined in A1 of the policies (9.3 A1)
 - Yurts and pods should be banned if visible from any road including in winter when trees are not in leaf.
 - Not required
 - Sympathetic changes to glazing to be modern standard (wood effect but plastic/ aluminium) is sensible rather than insisting on wooden

- I'm sad to see too many lovely gardens built on I'm devastated with the amount of re building at Storrs. Boathouses should be protected and NOT turned into luxury accommodation.
- Principle A.4f. The resistance to widening of openings. This is too general. Many original openings are not wide enough for modern cars. Highways always now insist on two-car width openings in permission. The guidance needs to reflect that some widening, where required because it is too narrow for modern cars, modern farm vehicles, or where necessary for highways safety, can be considerations. A general 'blanket ban' risk making houses unwanted or create a situation with damaged gate posts/openings which go unrepaired. Principle A.4j. The inclusion of shrubbery is a concern as this is not traditionally covered by Conservation Area rules. Also the push to maintain gardens as they are, which are often at an owner's 'whim' in terms of type of plants, does not allow removal of inappropriate or non-native species (such as Rhododendron Ponticum – a known vector for Larch disease -Phytophthera Ramorum), and may be used to protecting gardens beyond the extent of development works. Large gardens, such as Yews, have hundreds of trees in them. They are managed by a team of gardeners for their health and longevity. Works are done where necessary for their health, and to seek applications for each act of works is onerous and excessive. Where a householder may only have a few trees, such works are often planned well in advance with specialists booked to attend. However large gardens which have permanent gardening staff would be prevented from works without the need to submit forms, reports and wait for a response. If you really must include such large gardens, and if this can be fully justified in terms of a Conservation Area, then the management plan needs to proactively and explicitly support garden management plans which allow routine management of trees, cover emergency works, removal of dead limbs etc and allow gardens to be effectively managed without multiple, duplicate applications. Whilst the government guidance on Trees in Conservation Area does allow this form of submission, it needs to be explicit in the Management Plan so all affected persons area aware they can do this

and such approaches will be welcomed, and will not place onerous restrictions on large managed gardens where the majority of works can be effectively done with no wider landscape harm. The good practice section of the Management Plan, P119, also requires that lost planting should reinstate historic planting. Again this is too general as the current garden may well be very different from the historic garden, and species historically that were unsuitable through size, species etc would not be appropriate now. The didactic approach to returning gardens to a historical form is unreasonable in private gardens, especially those with no historical reference i.e. Mawson, designed landscape etc and such a statement may lead to conflict with modern gardens which contribute in a different manner. Protected gardens, which will have historic plans, such as Blackwell, are already protected. This is an unnecessary and meaningless vague aspiration that serves no purpose.

- Additional effort required for the management plan is Value add to the LDNP how?
- It's about 100 pages too long and difficult to navigate a policy document. Needs a good editor.
- It looks to be guidance only? This will need to be enforceable. These property developers are bullies and do not care remotely for the historic landscape. You are dreaming if you believe they will engage with the management plan.
- In the electronic format and reading it abroad was very limited.
- Appears very thorough but it seems to be too late to stop unsightly development which is appearing along the lake shore.
- Yes it is very extensive but actually says very little, lots of buzz words and big word sentences but overall it is pretty vague about what will change Rich developers will continue to buy up property and overdevelop it LDNPA will continue to run scared of the fight and the heritage of the area will disappear. You must protect the area from tower wood down to Newby Bridge it needs a no development plan putting in place, the fight in the proposed area has been lost

- Whilst we support the management plan as a whole and think it will bring positive change to the area, we recommend the following minor amendments/additions. Reference should be made on page 113 to the Cumbria Good Lighting Technical Advice Note as inappropriate lighting can harm heritage assets and their setting. The TAN includes useful guidance for developers designing lighting schemes in heritage areas. Providing only the minimum lighting required to meet needs (rather than excessive and overly bright lighting) can also help meet the climate aim set out on page 116 as it avoids energy wastage. Recommendation Cii should also make reference to the TAN. With regards to principle a.4i, native species should be prioritised. With regards to principle c.1h we think this should go further and require the amount of hard landscaping to be minimised to avoid some of the adverse landscape impacts set out in the appraisal.
- There is some odd (and unclear) wording on page 115 (centre column, para. commencing 'If you live in or own ...'). The printer's gremlins may have crept in and garbled the intended meaning.
- Whilst there is no doubt that the intention of safeguarding and conserving the Villas included in the proposals is very important the apparent ignorance of the broader picture involving Windermere is a major error and omission. The Parish Council of Staveley in Cartmel, in particular notes the following:- Authority documents said the area, dubbed "Windermere Villas" was "highly significant for its tracts of ancient woodland and individual specimen trees". What about the other comparable areas? But also Paragraph 204 of the National Planning Policy Framework states that 'when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest and that the concept of conservation is not devalued through the of areas that lack special interest'. Which it submits is exactly the reason why this proposal is deficient.
- We are local residents living within the proposed Windermere Villas Conservation Area. We were very disappointed to discover that we were

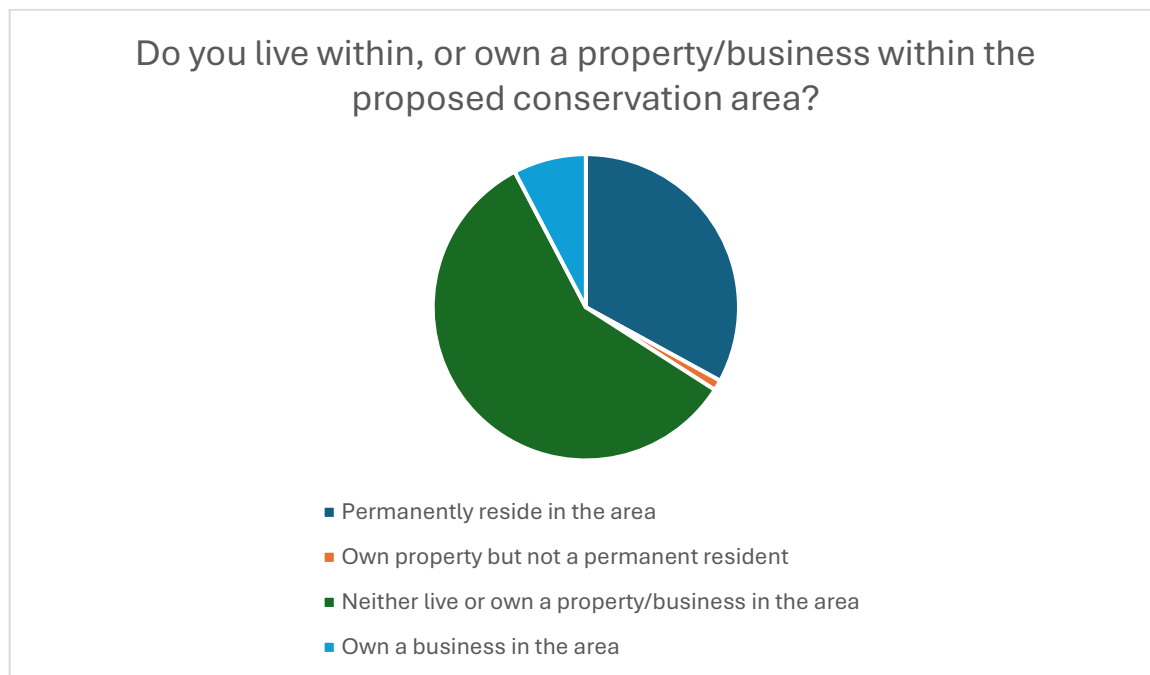
not invited to take part in the consultation, and in fact only became aware of this report because a neighbour who kindly shared it with us. We are broadly supportive of the principle of designating this area as a Conservation Area, particularly if it helps to preserve the distinctive period buildings, historic gardens and wooded lakeside character that make this part of Windermere so special. However, we also feel that this effort comes too late to prevent some of the damage that has already taken place. In recent years, a number of poorly designed new developments have appeared along the lakeshore, eroding the character and beauty of the area. These changes have had a major visual impact and have undermined the very qualities this report now seeks to protect. We hope that any future planning decisions will take a much firmer line in safeguarding the surviving heritage and natural setting, and that local residents will be properly included in future consultations.

We did:

The comments on the management plan are varied, with some very specific comments on individual points and wording to overall support for the contents. Prior to further consultation we will review the wording and detail of the management in light of the comments above feedback.

4.7. Question 8: Do you live within, or own a property/business within the proposed conservation area?

You said:



5. Summary of changes

The consultation feedback has demonstrated strong support for the new conservation area. The feedback on the proposed boundary has been reviewed, and a revised proposed boundary has been drawn up and will be consulted on, subject to member approval. The feedback received demonstrated support for the appraisal and management plan, and no major changes are required; the detailed wording of the Conservation Area Appraisal and Management Plan will be reviewed prior to any further public consultation.