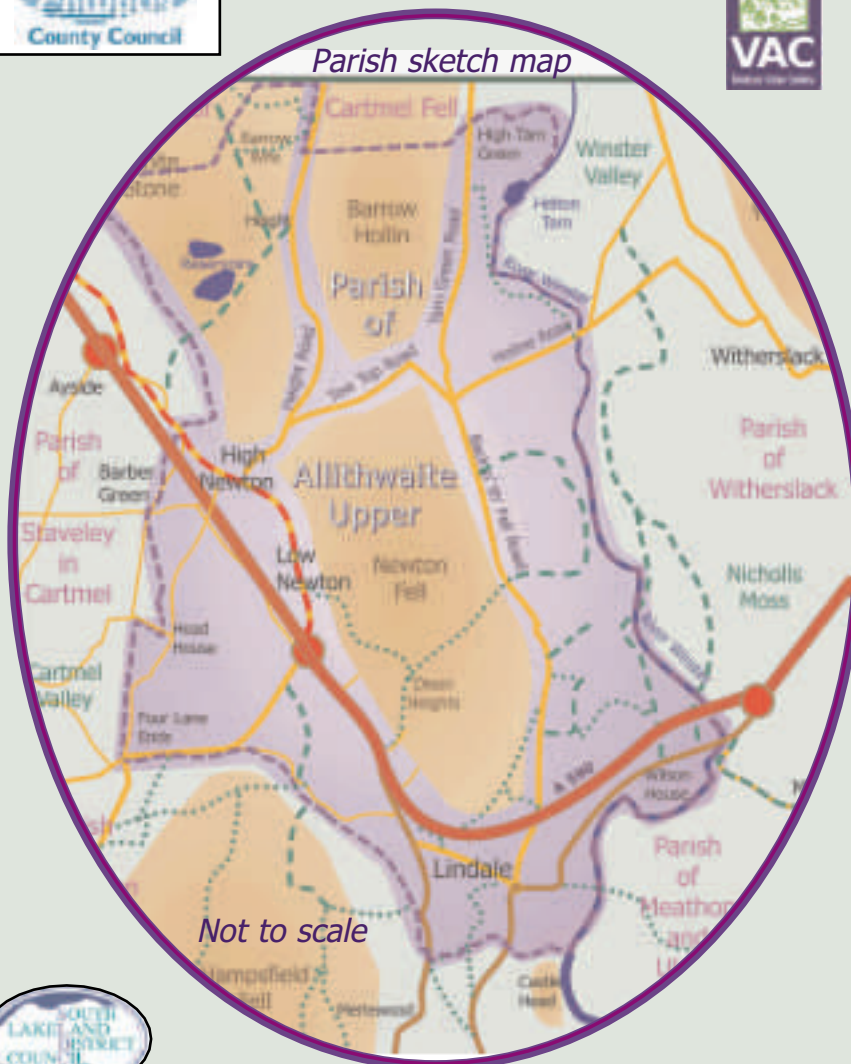


Lindale High Newton and Low Newton Community Plan



Allithwaite Upper Civil Parish
Community Plan Steering Group 2008

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The Tow Top Crossroads



The Parish across the Sands



*Towards Castle Head and
Ingleborough*



Foreword

From Tim Farron MP
Westmorland and Lonsdale

I am very pleased to be asked to write a foreword for Allithwaite Upper Community Plan. I have followed

progress with interest, having formally opened the very successful Village Visions event in June 2007. The event attracted over 170 people, and I was particularly pleased to see activities for children so that adults had time to study the displays and ideas for the Plan, derived from your previous survey.

At the event I was not surprised to hear the concerns expressed about high levels of second home ownership in some parts of the parish. I am pleased to note that the Plan highlights the problem of providing affordable homes, as the purchase of so many houses as second homes has transformed formerly vibrant communities into apparently lifeless ghettos. I am interested to note that the Plan supports my ideas to address this problem, by requiring second homes owners to apply for an official change of use through the local authority. This would allow a legal upper limit to be enforced on the number of second homes. I like the focus on encouraging innovative solutions, though I note the suggestions do not go as far as adopting my idea of making second home owners pay business rates.

I have received hundreds of letters of support for Lindale Post Office and have been pleased to support the fight to keep open essential services such as this, which are absolutely vital to our communities. I am pleased that this community continues to support me in the fight to defend essential services.

I see that kerbside recycling collections are so well supported here that you want plastics and cardboard also to be collected. I am also impressed to see the emphasis in the Plan on trying to encourage sustainable transport, by making more use of public transport, to make sure you don't lose these services. Similarly it is encouraging to note proposed actions to allow some employment developments in the parish, so people don't have to travel so far to work. This Plan is one of the first I have seen which is moving towards adaptations to a changing climate. I applaud your vision.

Allithwaite Upper Community Plan is a crucial element of the new Local Development Framework. It is important that the aspirations of your community are taken into account in the planning process.

With best wishes

A handwritten signature in blue ink that reads "Tim Farron".

INTRODUCTION

1. Background to the Plan

'The lack of affordable homes to rent and buy continues to be the single biggest issue highlighted to me on my tour. Affordable homes underpin the future sustainability of rural settlements'.

Dr Stuart Burgess, Prime Minister's Rural Adviser 2008

1.1 Work on Allithwaite Upper Community Plan began with a search for information about the parish. Previous surveys have included a 'Village Appraisal' of Lindale and Newton-in-Cartmel carried out internally in 1992, and a service provision checklist for Lindale (LDNPA 2005). The parish lies just within the Lake District National Park (LDNP), which since 1951 has controlled planning decisions. The Community Plan is part of the portfolio of documents for the **Local Development Framework** for 2009, an important new approach to planning. It outlines the community's aspirations, illustrated by quotations from community surveys in 2006 and 2007, and provides a vision for the parish's future, with a list of suggested actions.

It is consistent with the **LDNPA Vibrant Communities Vision for 2030**. The Parish Council (PC) and Voluntary Action Cumbria (VAC) provided funding for the production of the Plan. Funding for actions will need to be sought by the parish council and partners, such as the LDNPA for planning matters, South Lakeland District Council (SLDC) for waste collection and recycling, and Cumbria County Council (CCC) for roads, health, policing and education (Appendix A).

What is the Local Development Framework (LDF)?

Entirely new approach to planning

Replaces Local and Structure Plans

Consists of portfolio of documents to include Community Plans

LDNPA Vibrant Communities: Vision for 2030

'People successfully living, working and relaxing within ...places where distinctive local character is maintained and celebrated'

1. Balanced housing markets to provide opportunities for people to live and work in the community
2. Effective access to a broad range of life long learning opportunities and essential services
3. Support for the retention of the basic 'ingredients' which keep rural communities alive (a school, a gathering place such as a village hall or pub, a post office or shop)
4. Provision of an integrated transport network which offers attractive alternatives to the car
5. Everyone understands and feels part of the National Park and its cultural heritage
6. Young people enjoy their lives in the National Park



*Displays at the exhibition **Sharing Village Visions** in Lindale Village Hall in June 2007*



*Local councillors with **Steering Group Chairman David Clapp** and **Michael Sykes** (Taylor Newton & Hibbert Charity)*

1.2 In 1992 a ‘**Village Appraisal**’ of Lindale and Newton-in-Cartmel was carried out by the parish council. The survey asked questions about housing, education, employment, transport, recreation and improvements to roads and lighting. The views of 179 Lindale and 53 Newton households were returned, representing a 50% and 70% return rate respectively on questionnaires delivered (Appendix B). Some of the views were polarised; more people did not want more houses in the villages than those who did, who wished to see more housing for the young. Respondents were very satisfied with local schools. While some people worked in the parish others worked in Grange-over-Sands, but many travelled to Kendal, others to Ulverston or Barrow, with a significant number of long distance commuters. Grange-over-Sands was the main destination for shopping and medical services, though more of Newton’s residents used Kendal, rather than Grange-over-Sands, for social activities. Transport in both villages was predominantly by private car, while 2/3 of all respondents said they never used the bus. Many wished to see additional social amenities, some of which have been provided since 1992. Lindale now has a bowling green, an annual Sports Day, Car Boot sales, and both villages have Village Fairs. The 1992 survey showed a complex picture with most people having to meet their need for services outside the parish.

1.3 A **service provision checklist** was conducted in Lindale for the LDNPA in 2005. Using a checklist primarily designed for larger settlements it recorded the absence in Lindale of diverse retail uses, banks, doctors, fuel providers, pharmacy, museum, theatre, police station, fire station and café. Lindale’s service provision according to this list is very restricted, amounting to car parking spaces, two bus services, church, Post Office and stores, local information board, primary school and nursery, skateboard area and bowling green. The checklist design was not best suited to a village, and its completion was not entirely accurate, underlining the need for this Community Plan in supplying accurate local information, about this small rural parish of about 800 people, to our planning authority, the LDNPA.

1.4 There is a **presumption against development** in the parish at present, but the planning framework is changing. Previous LDNPA planning documents (the 1998 Local Plan, and LDNPA Management Plan 2003) identified no land as scheduled for employment or residential use in the parish. The Plans show a ‘development boundary’ for Lindale and identify development in High Newton as subject to certain criteria. The Community Plan’s findings reflect the following Local Plan policies:

- A strong environmental and conservation ethos
- A clear priority for housing to meet local needs
- A need to foster the local economy
- A framework for the management of traffic

1.5 Work on the **Allithwaite Upper Community Plan** began in September 2006 at a public meeting called by the parish council, and held in Lindale Village Hall. Those people who expressed interest were invited to the first meeting, held at Castle Head Field Centre, as a result of which a Steering Group of about ten people was set up. Subsequent alternate meetings were then held in Newton Village Hall, and at Castle Head.

1.6 This **Community Plan** shows that residents would like to see some appropriate, small scale and sustainable development occur within the parish in order to meet the needs of young families, and to ensure the future viability of the community.



The southern boundary of the Lake District National Park and our neighbouring villages. The ‘W’ symbols show sites associated with John Wilkinson

1.7 The parish forms the southern boundary of the **Lake District National Park**, while the adjoining Grange-over-Sands parish lies outside the National Park. There may be a case for consideration of the parish’s future development as ‘Outer Zone’ National Park, to allow greater partnership working with Grange-over-Sands Town Council, and neighbouring parishes.

2. Portrait of the Parish

'We live in a beautiful area which has a friendly and supportive community for all age groups'



The Parish in 1610 according to Speed. The spellings give an idea of how places were pronounced at the time

2.1 A peripheral parish

'Easy access to major roads and other places'

Allithwaite Upper parish, one of 269 civil parishes in Cumbria and 71 in South Lakeland, lies at the southern 'gateway' of the Lake District National Park, in an area now marketed as 'Lake District Peninsulas'. It is a small parish, approximately six km from north to south, and three km from west to east. Lindale, the largest village, lies at the southern tip of the parish. A couple of miles to the northwest lie the hamlets of Low Newton and High Newton, the only other significant settlements. Allithwaite Upper parish is bounded to the west by the parishes of Broughton East and Staveley-in-Cartmel, to the north by Cartmel Fell, to the east by Witherslack parish, and with Grange-over-Sands to the south.

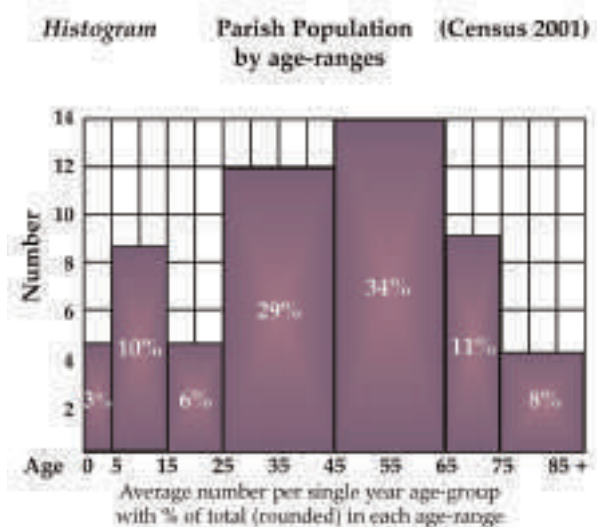
The Edwardian seaside resort of Grange-over-Sands, about two miles to the south, is the nearest large settlement, approached via the B5277 road through lower Lindale. Grange-over-Sands is designated a Key Service Centre by SLDC, with a railway station with direct links to Manchester airport and the Cumbria Coast. Kendal is about 12 miles away, Windermere 15 miles, and Lancaster 20 miles away. The parish is only 10 miles west of the M6 motorway, to which it is joined by the largely dual carriageway A590 trunk road to Barrow-in-Furness, making it easily accessible for commuters and visitors. The A590 passes through the southern edge of the parish, and was formerly, before 1977, the main road through Lindale, linking it to Low and High Newton and Newby Bridge beyond. Construction of the Newton bypass began in

July 2006 and was completed in April 2008. Not surprisingly the bypass dominated concerns in the Newton area during the preparation for this Plan, and village residents are hoping for a quieter environment in future.

2.2 Few young people

'We must keep young people in the village'

Allithwaite Upper parish is a sparsely populated rural area, with two main villages and one hamlet and around 15 farms. The 2001 Census recorded 824 people, about 2/3 of working age. 3% were under fives, 10% were between 5-15 years, and with only 6% in the 16 to 24 age range, a percentage of young people almost half the average for Cumbria.



The 2001 Census returned 378 households, a further 22 vacant and 52 second or holiday homes, (14%). 51% are semis or terraced houses, 44% of dwellings are detached, with 5% flats/ mobile homes. An above average 87% of properties are owner occupied, but only 4% of households are social renting and 9% privately rented. 28% of households have lone occupants, while 26% of households are pensioners. Only 26% of households in the parish have children. Car or van ownership is significantly above average for Cumbria; only 5% of households have no car or van, only 1/5 the average for Cumbria. 682 voters were registered in 2006, 525 in Lindale and 157 in Newton, making Lindale about three times larger than Newton.

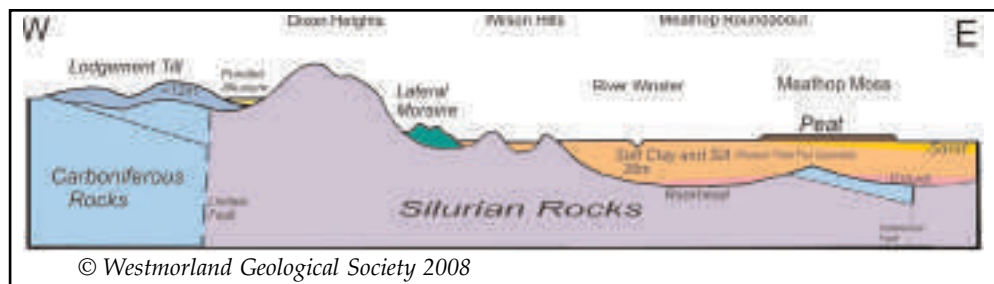
As a result of our 2007 survey we know that there are 456 households in the parish, considerably more than the 378 recorded in the 2001 Census. 78 properties were observed to be empty, second homes, or holiday homes, accounting for 17% of the parish's housing stock.

2.3 Slate and Limestone Rock

'This place is a geologist's paradise. You can actually see the fault, where the earth moved, by the church'

The parish is in the unusual and fortunate position of having had a recent geological survey. Members of the Westmorland Geological Society resurveyed the geology of the parish in 2000-2002, and their work has been published as a new map and report, (British Geological Survey 1:10,000 Solid and Drift geological map for Lindale and Witherslack). The Bannisdale Formation (Upper Silurian Ludlow Series of the Windermere Supergroup) form the oldest rocks underlying much of the parish, locally called 'Lindale Rag'. These are dark ancient deep-sea mudstones and sandstones, now altered and uplifted into tight folds, with a steep dip generally to the east. They form the north to south trending rocky ridge of Newton Fell, and at Blea Crag they form a rock barrier across the Winster valley. There is a small outcrop of Carboniferous Limestone (Park Limestone and Urawick Limestone) in the west of the parish at Newton Heads and Lindale, where the Lindale Fault brings older Bannisdale rocks directly against the younger limestones. The limestone outcrops end at Lindale in former sea cliffs, marking an old coastline. Both 'slate' and limestone are used in local buildings.

On each side of Newton Fell is a cover of glacial till, a clay with boulders deposited by the ice. In the Cartmel valley west of Newton are two drumlin mounds, whose orientation shows the north to south movement of a glacier. The Winster valley in the east of the parish was once occupied by a postglacial lake, of which Helton



Tarn is a remnant. The valley floor is flat and low-lying, and is underlain by tidal flat deposits, a silty clay deposited by a higher level sea.

2.4 An intimate landscape

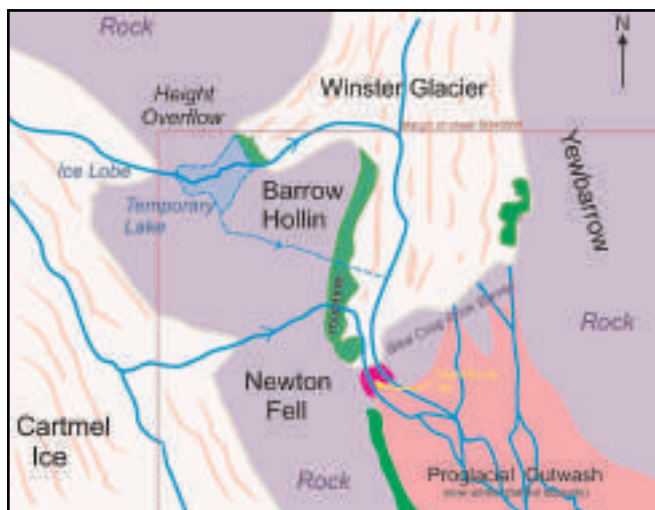
'Access to fantastic countryside: hills, estuaries, woodlands'



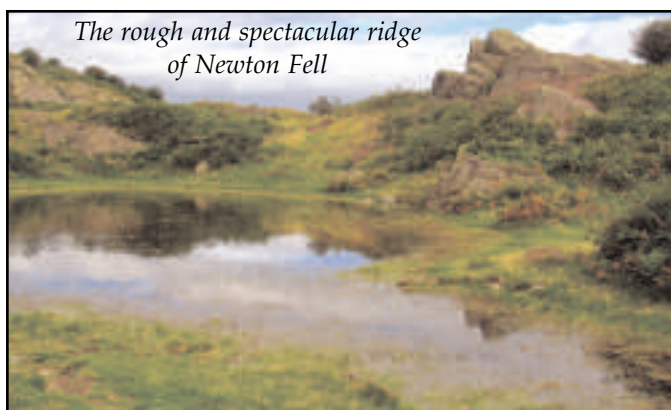
The Cartmel Valley from Dixon Heights looking to Field Broughton Church

The scenery of Allithwaite Upper parish is varied and attractive, with stunning views of the Conistone fells of the Lake District to the north, and the tidal expanses of Morecambe Bay to the south. The area was once, until 1974, part of 'Lancashire over the Sands'. The variety and character of the landscape is understated by the LDNPA, which groups the parish in Landscape Character Area 16: Whitbarrow (limestone). The parish has three different north-south trending landscape type areas, the Cartmel valley, Newton Fell and the Winster valley, none of which is dominated by limestone. In the west is the green and peaceful **Cartmel valley**, where the spire of Field Broughton church rises above low ice shaped hills. The small villages of Low and High Newton nestle at the foot of the wild, rough and spectacular ridge of **Newton Fell**, where the dark Bannisdale rocks were previously quarried for slates and building stone.

Now mostly Open Access land, bracken clad rough grazing with very steep slopes,



The Cartmel Valley, Newton Fell and the Winster Valley in the Ice Age © Westmorland Geological Society 2008



*The rough and spectacular ridge
of Newton Fell*

Newton Fell has extensive and exhilarating views over to the Winster valley. To the east, the parish boundary follows the meandering course of the River Winster across its flat valley floor. The **Winster valley** is a haven of tranquillity; a very attractive, little visited corner of Lakeland.

The Lindale Beck rises near Low Newton and flows steeply south to join the River Winster at Castle Head. It was formerly used to generate waterpower. Its course



*The waterfall on
The Gill*

has been much altered over the years, and the stream has been culverted in many places, under roads, gardens and buildings. A waterfall on the Gill marks the position of the former millrace, although Lindale's Mill Pond was infilled in the 1960s. Small reservoirs

lie above High Newton providing water supply and fishing. These also represent potential for waterpower development.

2.5 Some archaeological and historical background

'It's a down to earth working community'

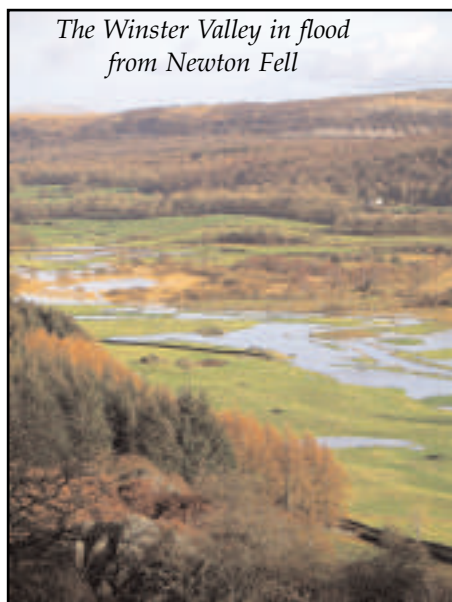
Little is written about Allithwaite Upper parish, and its most important archaeological and historical sites are privately owned (see Appendix C). **Broca cave** near the old shoreline is an important archaeological site, used as a shelter by the earliest people (Mesolithic hunters and fishers)

who arrived by sea up the Winster Bay. Finds there of 'angle backed blades' of reindeer bone of Cresswellian type, dated at 10-14,000 years old, are the oldest known in the area. A Bronze Age spearhead was also found. **Sheepbarrow** was formerly covered in heaps of stones, but is now not thought to be a Bronze Age burial site. It was probably quarried for stone and walled to keep sheep in. **Atterpile Castle**, (Castle Head) was probably used as an Iron Age fort. The top

of this former small island (just south of the parish) in the tidal river Winster gives all round views of Morecambe Bay and was an excellent lookout in times of attack. It may have been a Roman station, and a fortified site in the Dark Ages. Northumbrian and Danish coins were also found at Castle Head.

Early records refer to the area as hamlets with small farms growing oats and raising sheep and cattle; it was always too wet for wheat. There was probably some

fishing from **Winster House wharf** in Lindale. The Kent estuary was important for shipping, though the channels were shallow and changing. Stockdale writing in the *Annals of Cartmel* notes a mention of '**wreck money**'. Farming would have been supplemented by working in the local coppiced woodlands and in stone quarries for 'slate and flag' on Newton Fell and in Lindale. Fields below Low Newton had ponds used for 'retting' hemp. **Lindale chapel** was probably the first stone building. **George Fox**, founder of the Society of Friends preached there in June 1662.



*The Winster Valley in flood
from Newton Fell*



Lindale Chapel in 1811

Height Farm on top of the Fell



A former Quaker Meeting House and Warden's cottage still stands at Barrow Wife on Height Road with a walled burial ground, still in use, opposite

In the 1700s the parish was poor. Several **charities** were started. Myles Taylor's Charity was set up in 1714 for 'the most poor and necessitous and best deserving people' principally of Lindale, while recipients of Lawrence Newton's Charity were principally poor residents of Newton. In 1792 The Holme near Blea Crag was deemed to be 'a proper place' for the setting up of a **poorhouse** for the whole (former) Cartmel parish. Gallows Hill was also located here. In 1757 the Winster valley was described as 'moss-land', where 'corduroy' wooden walkways, similar to modern boardwalks, were laid over wet areas. The valley bottom meadows were 'so thick with moss', that they had to be ploughed up every 7 to 10 years in order to make crops grow.

From 1796 the **enclosure** of Cartmel Commons began 'behind and upon Newton Fell' from Ayside and Newton, down 'Tautup' to Witherslack. As the uplands were enclosed from 1800 to 1854 they also were 'improved', by burning and liming to allow ploughing for a hay crop, and bracken was cut for animal bedding. 24 new public roads were also constructed. The dry stone enclosure walls form a characteristic part of local landscape.



Down 'Tautup' to Witherslack with Whitbarrow and the Howgill Fells on the horizon

High Newton seems to have developed as a point for changing horses. The old coaching route from Lancaster climbed steeply out of the Winster valley, up the Tow Top road and steeply down into High Newton to the Cartmel valley beyond. In 1786 according to Yates' map, 'Newton' had about fifteen buildings clustered into two groups, one, still traceable, based around the central triangle in the village and an upper cluster around the Hilltop and Browside area. It is in the latter location that the earliest dated house, or two cottages as it was then, of c1620 is found. There may be others of the same period.



Part of Yates' map of Lancashire 1786. Note the use of the parish name; the road up and over Tow Top to Witherslack (the main route to Kendal); the string of houses in Lindale and the clusters in Low and High Newton. Signs of things to come are shown by the label 'Mr Wilkinson's improved Moss' and a new lane across it to 'Milnthorpe'. Westmorland is left blank.

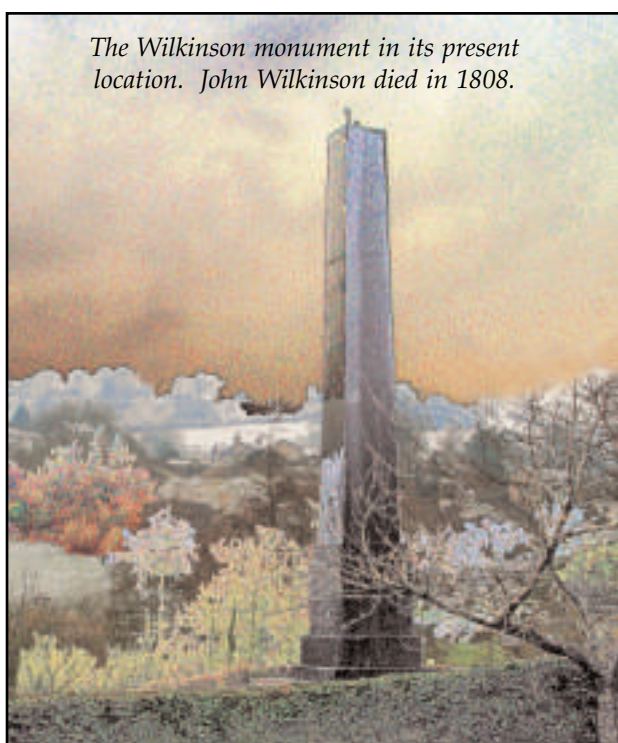
Around 1750 Isaac and John Wilkinson were beginning to experiment with smelting iron, at first using a water wheel at Skinner Hill above Lindale's Top House, and later using peat and charcoal at Wilson House. This was the real birth of the Industrial Revolution, and the first ever iron boat was launched from the parish. **John Wilkinson**, Iron Master, built Castle Head House in 1780 and designed his own iron obelisk which now stands on a small hill in Lindale. His iron coffin which may lie in Lindale Church has never been directly identified. Edward Mucklow made some Victorian alterations to **Castle Head** House which later became a seminary before being bought as a field studies centre.

The **Websters of Eller How** were marble cutters and architects well known in the Kendal area. They designed many houses, bridges, schools and churches, including Lindale Church and School. Eller How was chosen for its remote position in the valley above Lindale. George Webster endeavoured to improve his estate by adding follies, one of which can be seen on the top of Dixon Heights. The family mausoleum lies in Lindale churchyard, and is one of the Listed Buildings in the parish.



Lindale School and Master's house in 1874

The **school** in Lindale dates from 1759, and there were also several 'Old Dames' Schools', where local ladies taught pupils in their cottages. Fanny Brocklebank's was at The Fold in the centre of the village, and Aggie Akister's opposite the present school. Nellie Rawlinson opened an infant school in 1830 in a cottage on Bell Hill, recorded as pulled down by 1914. Nellie taught in Lindale for 18 years, later in a cottage on Smithy Hill.



The Wilkinson monument in its present location. John Wilkinson died in 1808.

The cottage between Sunset Cottage and Ivy Cottage was used as a Sunday school in winter, and the original cottage of The Rockeries was a Dames School in 1825.



*High Newton Village Hall
built in 1874 as an elementary school*

High Newton Village Hall was built in 1874 as an elementary school, attended by 66 children, on land provided by the Trustees of Lawrence Newton's Charity and the Churchwardens of Field Broughton. It also acted as a chapel for the villages of High and Low Newton and the surrounding hamlets and farms. The school survived under the control of the Carlisle Diocesan Board until 1970 when it was closed. The chapel remained active until fairly recent times. The school was sold to the community of High Newton in 1971 for the sum of £2750.

Listed Buildings in Allithwaite Upper Parish

John Wilkinson Monument	Grade II*
Barrow Wife, Height Road	Grade II*
Wilson House Bridge	Grade II
Greensyke, High Newton	Grade II
Newton Hall, High Newton	Grade II
Newton Hall Cottage and Jessamine Cottage	Grade II
Skinner Hill, Lindale	Grade II
Church of St Paul Lindale	Grade II
Webster Mausoleum	Grade II
East View and Fell Cottage, Low Newton	Grade II
Limekiln at Newton Heads, Low Newton	Grade II
Barrow Hollin, Height Road	Grade II
Friends' Burial Ground wall, Height Road	Grade II
Bleacrag Bridge, Holme Road	Grade II
Low Green Farmhouse and barn	Grade II

Source: LDNPA Heritage Environment Record

Listing ensures that the archaeological and historical interest of a building is carefully considered before any alterations are made.

Grade II buildings are of special interest, warranting every effort to preserve them.

Grade II are particularly important buildings of more than special interest.*

The history of the parish has been strongly influenced by the development of roads, and **carriers** were important, travelling to Kendal every week to fetch supplies to sell in the villages. In 1822 the **Turnpike Road** from Lancaster and Levens to Staveley was built through the parish, with a toll bar at Wilson House. The turnpike road wound its way from the 'Bottom House' up steep rocky slopes, past horse troughs to the 'Top House', past Burnbank Farm to the coaching halt at Low Newton, from where the old road kept at a lower level before climbing to High Newton. The steepness of the road through Lindale was well known, and resulted in frequent accidents to properties and people from runaway vehicles.



Peggy Keith and her carrier's cart

An **1851 directory** records that Newton had a beer house (the Queens Arms), plus the Coach & Horses and Horse & Farrier. Lindale had the Mason's Arms, Commercial (now Lindale) Inn, and Royal Oak. Both villages had blacksmiths, schoolteachers, grocer, postmaster, and wheelwright. Newton had a carrier, and Lindale had stonemasons and a shoemaker. 12 farmers were named, most identifiable today. In 1852 the River Winster was redirected into a narrow channel, and the Winster Pool was cut off from the sea by the construction of the railway embankment from Milnthorpe to Grange in 1856. Later directories record full lists of village professions, which now have largely disappeared. Newton's 'Old Shop', Lindale's 'Old

Police House', 'Old Coach House' and 'Old Pottery' are now private houses. In the 1930s a wider road was cut at a higher level between Low and High Newton. A 1970s proposal to bypass both High and Low Newton and Lindale was approved only for Lindale, perhaps because three routes were suggested for Newton, one to cut into the fell behind the Crown Inn. In 1977 the 2.5 mile £4.3m **Lindale bypass** was completed.



The Cartmel Lane flyover on the A590 linking the new High & Low Newton bypass (2008) to the Lindale bypass (1977)

In July 2006 work began on the 2.3 mile, £35.3m **Low and High Newton bypass** on a route just south of the villages. It opened in April 2008. 'De-trunking' of the former A590 by some road narrowing and removal of overlarge road signs would, it was hoped, secure High Newton's return to a rural Cumbrian village, enabling residents to focus on a different future ethos. The de-trunking plans include installing features such as Cumbrian finger posts, relocating bus stops and shelters and providing information to attract visitors to the bypassed villages.

Tree Preservation Orders in Allithwaite Upper Parish

Address	Designated	Description
Eller Howe	1973	Avenue of 15 trees, (since severed by bypass), 5 Horse chestnut, 4 Lime, 4 Sycamore, 2 Beech
Coronation Tree	1979	Horse chestnut, planted on site of Old Corn Mill in 1902 to celebrate the Coronation of King Edward VII
Recreation Field	1981	Oak Tree presented to PC and planted to commemorate the Royal Wedding in July 1981
The Gill	1995	Amenity woodland of mixed deciduous trees



3. Community Life

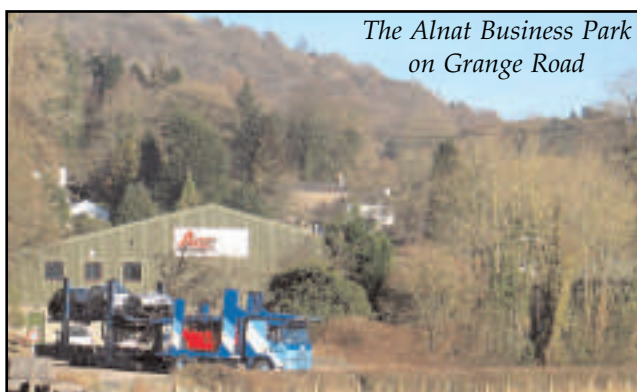
3.1 Economy and employment

The motor trade, haulage and repair service has long been important in the parish. Lindale is noted for three large **car dealerships**, selling 'brand marque' (Audi, BMW, VW) vehicles. Other local employment stems from long established professions such as farming, woodworking, stone walling and building, and in addition there are service industries, small construction firms, plumbing and many **self-employed** and people working from home. There is a high level of entrepreneurial spirit.

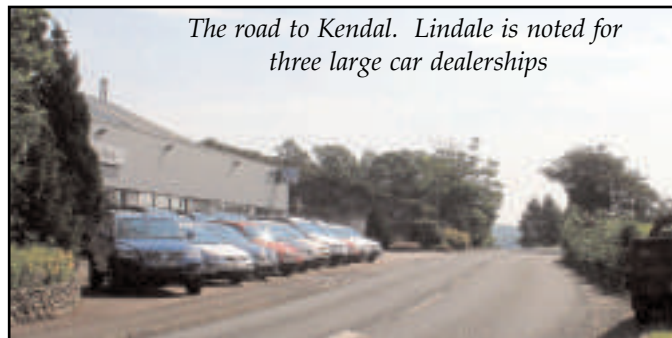
Some occupations in Allithwaite Upper parish

Antiques, art and craft workers, architects, builders, car mechanic, chef, decorators, driving instructors, farmers, garden designers, handymen, horticulture, hospitality business, joiners, painters, photographers, picture framer, plasterers/tilers, plumbers, potters, printers, specialist consultants, stone-wallers, timber merchants, wrought iron worker

Places of work are varied, with parish residents travelling to Grange-over-Sands, Kendal, Barrow and Windermere for work. A higher percentage of Lindale's employees work in Grange-over-Sands than for Newton; both have a few long distance commuters. Most journeys to work are by car. The average distance travelled to work is 20 miles (Census 2001). In the 1992 survey 72% of Lindale respondents expressed a wish for more local employment. Figures for unemployment in the 2001 Census were very low. Roughly 20% of residents are retired. Most larger businesses are now located on the outskirts of the villages, garages on Grange Road, the Alnat Business park on Grange Road, and at Low Newton Barn.



*The Alnat Business Park
on Grange Road*



*The road to Kendal. Lindale is noted for
three large car dealerships*

3.2 Tourism

The parish operates as a **gateway** to the Lake District, Cumbrian coast and Grange-over-Sands, and, while tourism is not the mainstay of the parish as a whole nor so dominant as in some parishes in central Lake District, tourists do form an important part of the economy. Tourists support small businesses, including the three pubs, one guesthouse, the café and antique/craft centre in Low Newton, and many holiday-let properties. The business at Low Newton, an antiques and reclamation centre, with Cumbrian sourced art and craftwork gallery, a potter, design artist working in silver, a photographer and picture framer and a café, has formerly relied on passing tourist trade. Lindale having been bypassed in 1977 has a lower tourism profile.



*Gateway to the Lakes: the new bypass
and Coniston Fells 9th April 2008*

3.3 Health Services

There are none in the parish. The nearest doctors, dentists and pharmacies are in Grange-over-Sands. The nearest hospital is the Westmorland General in Kendal, 20 minutes away by ambulance. There is much concern about the proposed closure of the Accident & Emergency Ward. The Cumbria Care organisation looks after some elderly residents in their own homes. There is no sheltered housing; the nearest is in Grange-over-Sands.

3.4 Housing

‘We need housing for local people to encourage young people and families to stay in this area’



Old Castlehead Farm: the farmyard converted into an award winning courtyard development - now a mix of permanent residents, weekenders, holiday homes, and medium term lets

Housing stock in the parish is limited: the area is seen as a highly desirable place to live. A **Housing Needs survey** for SLDC in 2006 reported that properties in the area are sought after because of their good road and rail access, fantastic scenery, a place where people want to live. Prices are high and choices are restricted, particularly for first time buyers and low-income households, and for those wishing to downsize. House prices have nearly doubled since 2002. The average is now over £200,000. There is a large gap between local incomes (average £20,000) and property prices. There is a need for **affordable housing** with rents below market prices. Second home ownership is a particular problem, as is the purchase of houses for holiday lets, reducing housing supply for local families, and making the future of Lindale school less secure. Available housing stock is also reduced by under-use of some properties, which local owners visit only infrequently.

Some second home owners make an important contribution to community life, and several do rent to local people on a longer-term basis. **Old Castlehead Farm** was converted into the relatively small units of The Orchard and Stonebeck about half of which are second homes. In 2006 64 (19.8%) of the 322 houses in the centre of Lindale were largely second homes or holiday lets. Our priorities survey of 2007 showed that the impact of second homes and holiday lets is uneven. While the percentage for High and Low Newton and the parish average is 17%, some areas, particularly in lower Lindale, have 18-50% second homes or holiday lets. The parish appears to meet the Cumbria Rural Housing Trust criteria to establish an affordable housing need. (See table below)

There is very little property for rent, as most of the former local authority housing at **Lingarth**, Lindale is now privately owned, and many local occupancy conditions have been lifted, allowing properties to become second homes. It is difficult for people wishing to stay in the parish to find affordable homes.



Lingarth on Windermere Road - formerly local authority housing. Many local occupancy conditions have been lifted. The view from here is exceptional.

Affordable housing need criteria (Cumbria Rural Housing Trust)	
Criteria	Parish
Ratio of income to house prices is greater than 1:3½	Ratio of income to house prices 1: 10
Over 15% of housing stock is second or holiday homes	14% in 2001 Census 17% in 2007 Priorities survey
Less than 15% of housing stock is available to local people at/below market rents/ low cost home ownership	Only 13% properties available for renting

3.5 Essential Services

'The Post Office is a valuable resource for all the community. All village functions rely on it as a collection point for tickets, information etc. It is also vital for the elderly who can't travel'.



Lindale Stores halfway down Lindale Hill

Lindale has a post office and general store, two public houses and a guesthouse. Newton has one pub, a café and antiques shop. There are milk, newspaper, and food deliveries. Airey's farm shop is just outside the parish in Ayside. There is no petrol station in the parish nor in Grange-over-Sands.

St Paul's Church Lindale is the only church in the civil parish of Allithwaite Upper. High Newton and surrounding hamlets belong to the ecclesiastical parish of **St Peter's** in **Field Broughton**. Lindale has not had a resident vicar since 1994. It now forms part of the Cartmel Peninsula Team Ministry (which also includes Allithwaite, Cartmel, Grange-over-Sands, Field Broughton and Flookburgh) which together share the services of three and a half stipendiary clergy, assisted by several retired clergy. Apart from regular weekly services, baptisms, weddings and funerals, the church building is used for meetings, coffee mornings and concerts. Recent improvements as a result of bequests or



*The bowling green
Lindale*

successful grant applications have included a new carpet, kitchen and toilet, new boiler and a tarmac path. The church runs a Come Along And Meet Each Other (CAMEO) club, organises Fairs and produces and distributes a monthly newsletter.

Lindale has a Church of England **school** and an adjacent preschool playgroup and nursery with 68 children from 3-11 years. The school is on School Hill in an attractive limestone building, originally designed by George Webster, though now modernised to be more suitable to its purpose. The 1992 survey showed high levels of satisfaction. The school attracts children from outside the parish, and recently had a very good OFSTED report. There are after school clubs and an active Friends group. There is imaginative play space, decorated with artwork. Games are marked out in the playground, while the playing field behind the school is a steeply sloping field giving an open-air activity space and spectacular views across the village and Morecambe Bay to distant Ingleborough.



High Newton ornamental garden

The **recreation ground** in lower Lindale has a children's play area with swings and wooden climbing frames donated by the Taylor, Newton & Hibbert Charity. The field has mini football goal posts, a half basketball court and skateboard area, and public toilets. There are no facilities for Lingarth children at the top of the village, and none in Newton, which no longer has a school. Other **amenity areas** are High Newton ornamental garden, Yew Tree Green, Coronation Tree area, Wilkinson Monument, the War Memorial and the 'snicket' Skittergate, 'from the main hill t' back'.

3.6 Leisure and Social activities-

There is a thriving range of social activities available in the parish, which mostly focus on the village halls of Lindale and High Newton, where societies such as the Field Broughton and Newton Women's Institute meet every other month.



Lindale Village Hall: once an auction mart in Ulverston

Lindale Village Hall began life in Ulverston as an auction mart, with a ventilated roof and open sides, which was dismantled and moved to Lindale. It was used as a coach-builder's and later Wilson's garage repair and respray workshop. It was bought by the PC in 1952, and given to the community. Its first committee and other local people worked hard, holding coffee mornings, baking cakes, organising carnivals and trips, to raise money to pay for the internal changes needed, and addition of a toilet and kitchen block at the back. It is managed by a committee which maintains, cleans and insures it, and takes bookings for various events, such as talks, film shows, flower arranging, with Car Boot sales outside in good weather. It is used by the school, and for children's parties. It is well booked with Scottish and sequence dancing, a toddlers' club and some indoor bowling in winter. A 2008 'Lindale Lads' calendar raised funds towards measures to stop the ventilated roof from leaking.

High Newton Village Hall is now a charity with an annually elected management committee, which currently has a membership of five people. The committee has a regular monthly 'gathering', which acts as a social meeting point, book exchange and promotion of local products and services. There are several social functions throughout the year. The hall is not fully used, and its income barely meets running and maintenance costs. The general feeling in

the village is that High Newton Village Hall should be supported and preserved, as an important focal point for the community. If this is to be a reality there needs to be imaginative thinking to solve the funding problems.

Lindale **Sports Club** has been very active since the Millennium and runs annual events such as Sports Day, Bonfire and Christmas tree lighting, and a Christmas lunch together with other social activities in the village hall. Other social events are organised by the three pubs in the parish.

Lindale has a successful and popular **Book Club** which meets monthly and has a full complement of 16 members and a waiting list. The variety of books provided by Cumbria County Library Services, ranging from traditional classics through lighter contemporary fiction, adventure, romance, history, tragedy and comedy has ensured there is something for everyone.

Lindale's **bowling green** is a recent addition, opened in April 2006 by Tim Farron MP. Excavated into a steep field at the top of the village, it now has a tool shed, pavilion, and a scorers' hut. With its 'committee' garden and views of the church and distant Ingleborough, the green is a significant new attraction to the area. With about 80 members Lindale Bowling Association has become a valuable additional asset to the community. Visitors are welcome to play, for a small fee, during the bowling season from March to September, when the green is not in use for matches.

Local businesses sponsor many of the community events. Information about events is posted on many telegraph poles around the villages. There are notice boards outside Lindale PO and Newton Village Hall. There are no Scout or Guide groups or Youth Clubs in the villages. The nearest are in Grange-over-Sands or Cartmel. Adult education courses are available in Milnthorpe or Cartmel outside the parish. The Open Access land on Newton Fell and the miles of public footpaths and bridleways are a great resource, though the network is far from complete. There are no information leaflets about walks or rides in the parish.

3.7 Recent changes

2007 saw a major expansion of car dealership in Lindale. Around £1m of investment in workshops and refurbished showrooms created four more jobs. Closure of a post box and increased night illumination caused some concern,

*No account of community life in the parish would be complete without recognising the very significant contributions made by the **Taylor Newton & Hibbert Charity (TNH)**. This was formed in 1996 by amalgamating the earlier Myles Taylor's and Lawrence Newton's charities with the 'Lindale Sick & Poor Fund' established in 1919 by Dame CH Hibbert. Over the past 10 years TNH has made grants to both village halls, the Bowling Association, St Paul's Church, Lindale School and Pre-school, Lindale Sports Club, Allithwaite Upper Parish Council, as well as to needy individuals and to care organisations used by local inhabitants*

4. Community Plan Process

'Thank you for taking the time and trouble to canvas our opinions'

4.1 How we set out

In May 2006 the PC Chair proposed developing a Community Plan. An initial **public meeting** of 40 people, called by the PC in September 2006, set the scene for a Community Plan for the parish. Expressions of interest in joining a **Steering Group** were called for, and a group of about ten people was formed in a first meeting at Castle Head Field Centre. The Steering Group set up action groups, (Business, Green, Housing, Traffic, Youth Groups) which met separately and whose members attended various VAC conferences, such as 'what future for the 21st century village?'

4.2 Open ended survey

An initial short open-ended **questionnaire** was circulated in late 2006 to individual households by volunteers. Residents were asked to drop completed survey forms at the Post Office or pubs. The response rate was disappointing at just under 20%, but comments made were extremely helpful. The responses (Appendix D) showed that most residents liked living in the parish. People valued the beautiful setting, good community spirit, facilities such as the Post Office, access to other places and the countryside, and the safety and peace and quiet of a rural setting. It was thought that most of these aspects should be protected, especially the Post Office and the surrounding countryside. Many suggestions were made for future improvements. These were grouped into traffic and safety, facilities and housing, sustainability (environment), village character, promotion of village events and social inclusion. These aspirations provided a sound basis for issues presented at the consultation events and final priorities survey. Throughout early 2007 meetings were held with specific groups, such as the Over 60s

'CAMEO' Club run by Lindale church. They felt their needs were public transport, sheltered housing, the school, shop and PO, pub and good neighbours. The Steering Group met approximately monthly, and paragraphs in the Lindale church and Newton newsletter kept residents informed.

4.3 Village Visions Events

A **major event** was held in Lindale Village Hall in June 2007, attended by over 170 people. There were interviews on Radio Cumbria, and photos in the Westmorland Gazette. The Steering Group produced themed posters and displays to explain issues related to the Plan, and provided a Bouncy Castle and other activities for children, together with simple refreshments, and a raffle, which raised £75 towards the production of the Plan. There were also stalls for Castle Head, Friends of the Lake District, Lindale Bowling Association, Lindale School, Newton Bypass, Newton Village Hall, Post Office, Sports Association, St Paul's Church, Women's Institute. Tim Farron MP opened the event and launched the Nursery/ Pre-School cookery book. Other speakers included the PC Chair, and representatives from LDNPA and VAC.



Claire Dawson, Nursery Leader, & Angie Leonard, Headteacher, with Lindale School children's visions of their village

The Chair of the Taylor, Newton & Hibbert Charity hosted the event. The event revealed great interest and some strong feelings, about the need for affordable and rented housing, concerns that restricting parking could jeopardise the viability of Lindale Stores, and that the villages should not become urbanised. There were comments that

the LDNPA planning rules were inconsistently applied, favouring the large garages, and restricting farmers from housing their workers. The suggestion, derived from the initial survey, for setting up a Business/ Services Directory for the parish was not supported by service providers at the event and was not included in the subsequent priorities survey.

4.4 Newton Fete and meetings

The Village Visions Event posters were displayed again at Newton Village Fete in July 2007, when 70 people attended. Many Newton post-bypass meetings were held. Cartmel Cubs, some of whom are parish residents, presented ideas for their perfect village to a couple of Steering Group members. All their villages had wind farms, a place for dogs to walk, and some imaginative 'magnetic pod' public transport systems.

4.5 Priorities survey

A second survey was designed along the lines of one used at Threlkeld, asking people to tick to show their support or disagreement for 32 priority statements, derived from the previous survey,

meetings and events, and to indicate their top 10 priority issues. In addition a final open-ended question allowed residents to raise any other issues. Like the earlier survey it was

piloted on a captive group of

Lindale bowlers, not all of whom were residents of the parish.

Printed on bright

orange paper, one survey form per household was delivered in November 2007 via newsletters and personal delivery to outlying farms. A team of about 20 volunteers collected responses, resulting in a 73% response rate.

The Priorities survey

We are confident that responses show a resounding mandate in support of the issues raised. Collectors increased our knowledge of the number of households in the parish, resulting in the identification of 70 more than in the 2001 Census. Collectors also noted down verbal comments, which often referred to current (garage) developments. During this time concerns over affordable housing and threats to rural Post Offices were headline local news.

4.6 Business survey

When reviewing the Priorities Survey findings the Steering Group became concerned that local business voices had not been heard. A wide mix of businesses exists within the parish, and it was deemed impractical to attempt to identify and survey every business. A structured sample of the business community was drawn up to represent a range of business sizes, from the largest employers, through small businesses employing two or three people, to self-employed people. Individual face-to-face interviews were conducted, using a set of prompt questions. Responses have led to the proposed actions for Business and Employment.

4.7 The final stages

Writing up of the Plan began in 2008, and initial proposals for Action Plans were reported to the PC in February 2008. The Steering Group liaised with officers from the PC, VAC, SLDC, LDNPA, CCC and studied other Community Plans from across Cumbria. A draft plan was drawn up and sent to local authorities for consultation. Throughout this process the views of young people have been difficult to gain. This must become a major focus for implementation of the Action Plans for the parish.

Timetable of what we did

September 2006	Steering Group set up
December 2006	Open ended questionnaire delivered
April 2007	Meetings with groups such as Over 60s
May 2007	Newton post-bypass Exhibition
June 2007	Village Visions Event, Lindale
July 2007	Newton Village Fete
November 2007	Priorities survey: 73% response
November 2007	Cartmel Cubs present their ideal villages
November 2007	Structured Business Survey Interviews
February 2008	Preliminary Action Plans presented to PC
April 2008	Draft Plan sent to local authorities for consultation
May 2008	Launch of Community Plan

5. Overview of results

'Only one form per household restricted individuals having their own choice'

5.1 Overview

The process of drawing up this Community Plan has involved much consultation with the community, to discover people's preferences and aspirations for the future. These were first researched in the 2006 survey, which formed the basis for later events, meetings and interviews. From these a Priorities Survey was designed in late 2007. 277 replies were received, from 456 households. If the 78 empty, second homes, or holiday let properties, as recorded in the 2007 survey, are excepted this makes a 73% return rate. We are confident that the issues identified have the overall support of the community. Because only one form per household was delivered we cannot correlate results to specific age groups within the community.

5.2 Summary of results

There was significant, though not unanimous, support for all of the statements, which is not surprising as they were a distillation of views already expressed in previous community consultations. Maintaining existing services was supported by 96% of households, and the need for affordable houses by 74%. Even those issues which many people did not support, such as setting up a community orchard, received 39% support. Priority votes were more limited, as not all respondents identified up to ten priorities. The **highest priorities**, ranging from 44% to 35%, were expressed for additional kerbside recycling, support for public transport, maintenance of existing services, restricting second homes and affordable housing.

5.3 Other issues raised

Responses to the open-ended question identified a great many additional issues, which may need to be tackled in future.

Among these additional needs were:

- To rejuvenate the villages, provide safer road crossings, a tea room
- More maintenance of hedges, verges and drains required
- More encouragement of walking, horse riding and cycling
- More community activities and clubs, in village halls and the church

A recurrent theme was the need for better communication within the parish. Requests for a parish Web site were reiterated, especially by those in remote and isolated parts of the parish, who felt they were regularly missed out as they were not informed of social events in the villages.

5.4 Business survey results

The sample of business views conducted in late 2007 showed that most businesses considered themselves to be providing services to the community (see Appendix E). Many had supported community activities and events in the past and expected to continue to do so. Several were willing to become involved in future projects. Many wished to see some relaxation of planning restrictions especially to permit some mixed development including affordable housing. Several stressed that their business does not operate solely within the parish and that neighbouring areas are crucial to their business plans. Several businesses also said they wish to advertise their services. As advertising road signs are not allowed in the National Park, a Web based parish information circular could meet this need. It might also be worth reviving the business/ services directory idea.

5.5 Discussion of findings

The issues raised by the 2007 Priorities Survey and Business Survey are discussed in four categories, presented alphabetically: **Business and Employment, Green Villages, Services and Housing, Traffic and Safety**. These correspond closely to the categories identified by Voluntary Action Cumbria in their guidance to parishes (see table). Issues are set into context, with suggested actions, which are presented in approximate priority order, and summarised as Action Plans.

The results presented are for the whole parish. Quotations are from the 2007 survey which after 32 response questions asked for any additional comments.

Issue	VAC category	Code letters
Business and Employment	Economic	BE
Green Villages	Environment	GE
Services and Housing	Social	SH
Traffic and Safety	Transport	TS