

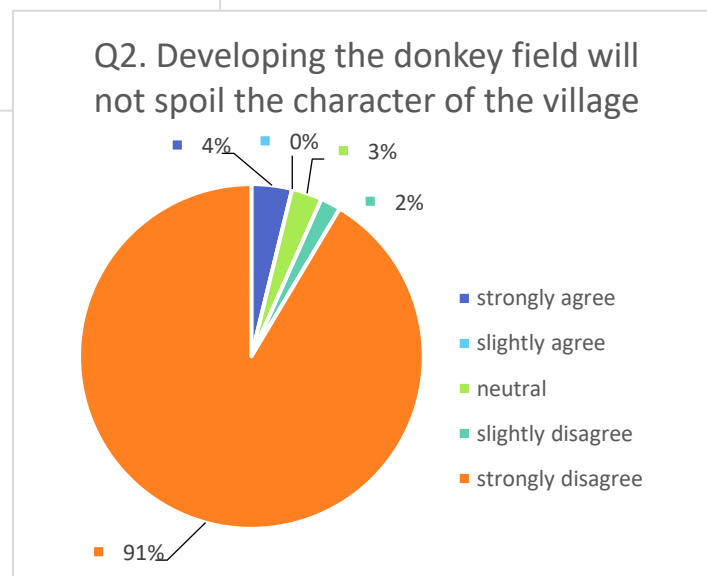
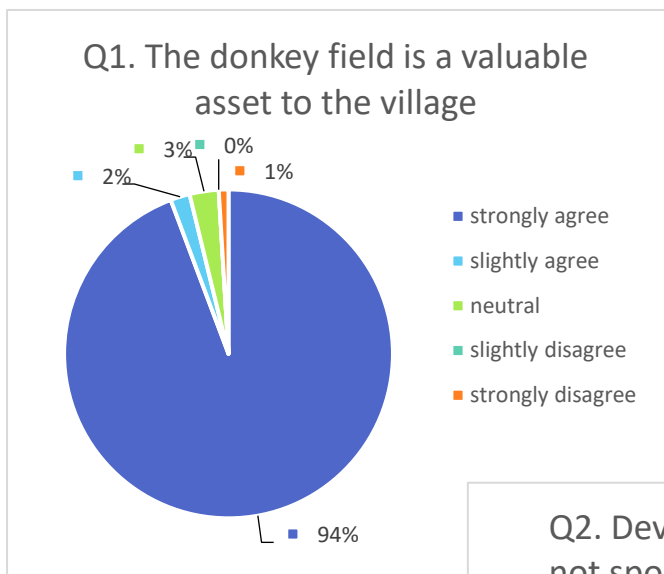
# MORLAND PARISH COUNCIL

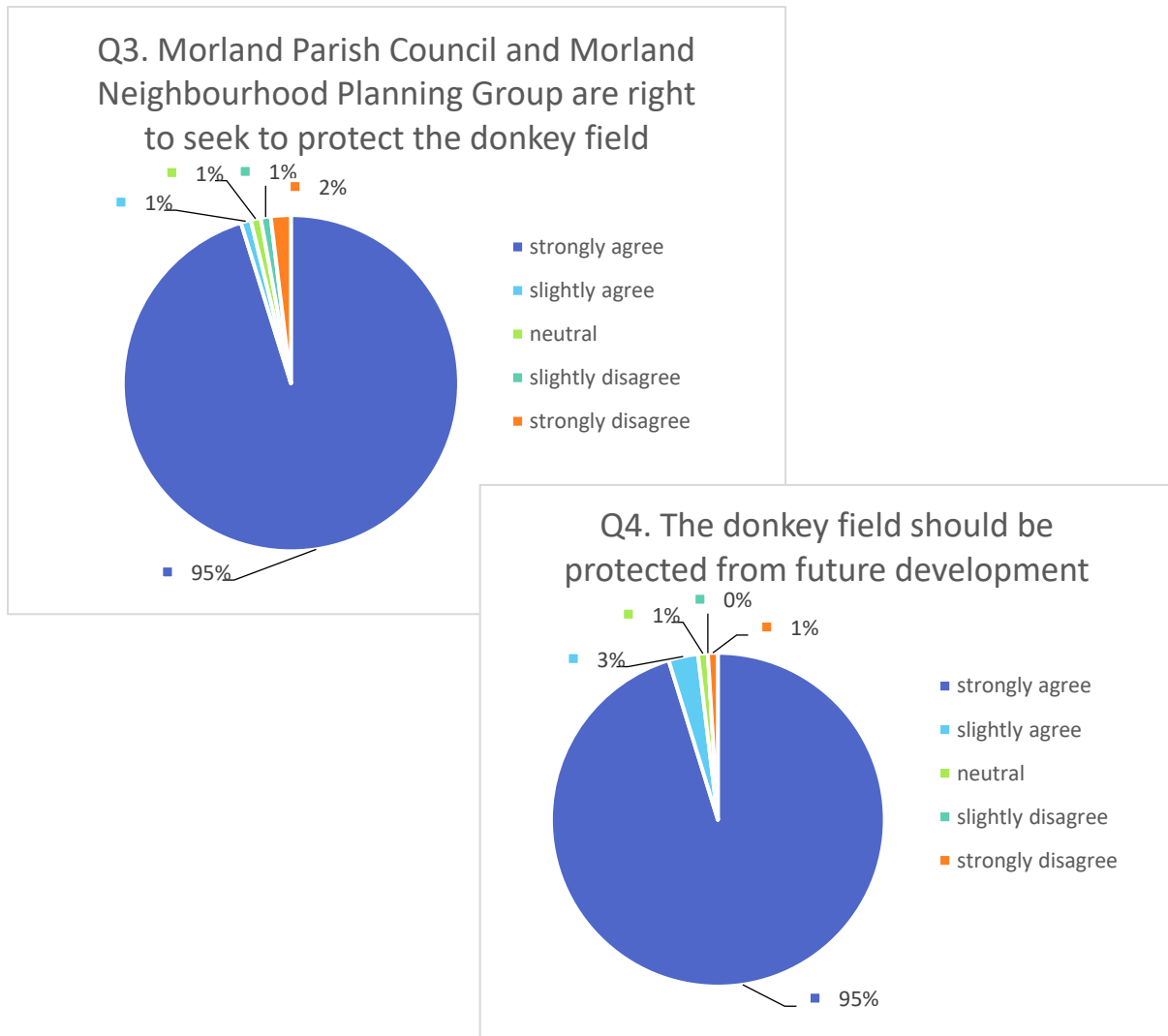
## Donkey Field Survey October 2020



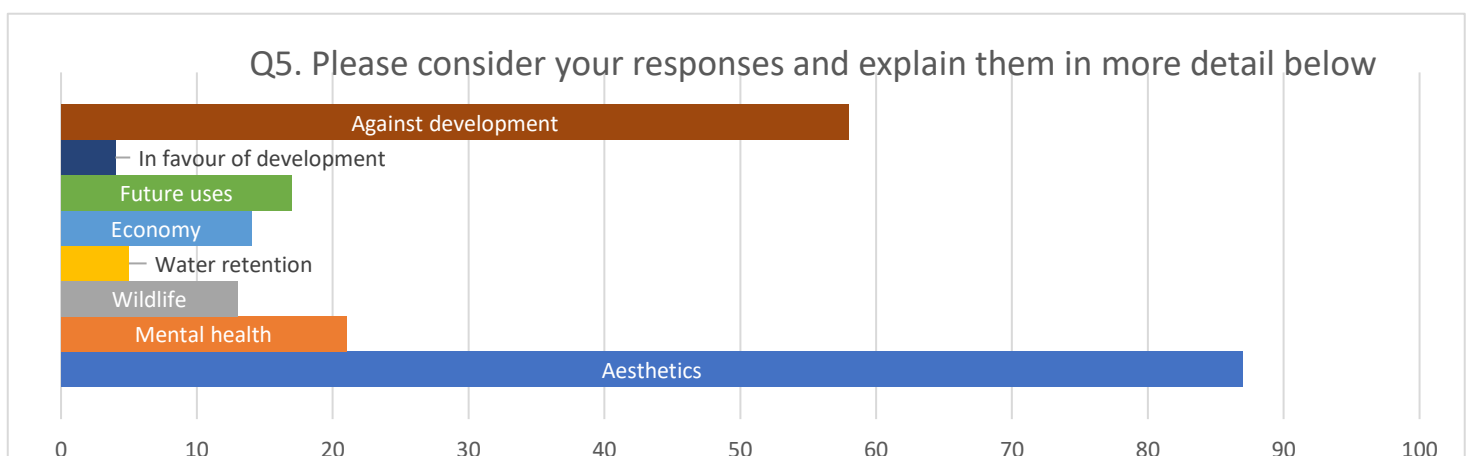
The Morland Neighbourhood Planning Group, on behalf of Morland Parish Council, are in the final stages of developing Morland's Neighbourhood Plan. Within the village is an open space known locally as "The Donkey Field", located opposite Water Street and behind Lower gate (grid ref: NY60022240). There are no current plans to develop this field, and the Planning Group are considering seeking further protection from future development. To this end, the Group conducted a survey of residents in October 2020, available in a paper format and online through Survey Monkey. This report collates the results of both the online survey and hard copy submissions.

The survey consisted of five questions, four multiple choice and one open question requesting further comments. The majority of respondents were in favour of seeking future protection of the field, and would consider any development negatively.





The final question of the survey was a request for further comments. 78% of respondents completed this question. Answers were codified under eight common themes – aesthetics, mental health, wildlife, water retention, economy, future uses, in favour of development and against development (see appendix 1). The most common reason was aesthetics, with 76% of respondents who answered this question citing that as a reason. Half were explicitly against any development, 16% cited mental health benefits of the field, 15% future uses of the field, 12% wildlife benefits, 11% economic benefits, 5% concerns over water retention issues, with only 4% in favour of developing the field.



## Appendix 1 – Q5. Answer categories

Category	Totals		Key words and themes
Aesthetics	87	79%	aesthetics; asset; attraction; beauty; character; charm; history; lovely; open; pastoral; picturesque; rural; special; views; vista.
Mental health	21	19%	birdsong; breathing space; colour; enjoyment; idyllic; joy; leisure; mental health; relaxing; uplifting; well-being.
Wildlife	13	12%	animals; bees; birds; environment; nature; small creature; wildflowers; wildlife corridor.
Water retention	5	5%	drainage; flooding; rain water; soak away; water retention.
Economy	14	13%	café; economy; studio; tourists; visitors.
Future uses	17	15%	wildflower meadow; keep donkeys; involve primary school, plant.
In favour of development	4	4%	good site; no problem.
Against development	58	53%	asset; blighted; crowded; detrimental; inappropriate; no requirement; other opportunities; preserve; protect; ruin; spoil.

## Appendix 2 – Q5. Full responses

The village character relies on the green space around the village but also throughout. This is one of the few shared green spaces accessible to all. In addition, car parking is an issue already and development could further add to this.

Development here would ruin a lovely field. Simple as that. It would ruin the view from Cobblestone Corner and it would ruin the feel of that area!!

To lose the donkey field would destroy the ambiance and character of the village

The area around Water Street is one of the village's most picturesque settings and a valuable asset. It provides both villagers and those from further afield, of all ages, with a relaxing and beautiful area to enjoy the beck, relax on the banks, play in the ford or have a leisurely stroll. Cyclists often rest in this area. All that is important in itself, but many of these people will no doubt use the cafe or visit the studio as well, ensuring sustainability of both resources which makes Morland the active, attractive and happening village it is with a vibrant core and so much more than just a collection of houses.

Developing the donkey field would make the immediate area feel cramped and overlooked and ruin the nature of it.

The donkey field is the only part of the village with an open character. It has genuine amenity value for residents and tourists. There have either been donkeys or pigs in it for over 12 years and they are a great enjoyment to villagers and people walking into the village from the campsite. On a daily basis you can see someone (from all generations) stopping to talk to the donkeys. The rest of the village feels quite built up, especially since so many trees have been felled, but this donkey field gives you a genuine sense of enjoyment, being open, green and often full of flowers.

I would also like to protect the field between water street and the BT station. This is very nearly the last thing in the village that is wide and therefore the only place left for passive nature education. Everything else is manicured, but during the years my children were at school, we had many a walk to and from school learning a bit about how nature works. Again, in a built-up village this field gives a genuine and enjoyable sense of being in nature. Unlike the donkey field it actually has a footpath through it, so that you can enjoy it first-hand. The loss of this field to a built-up area would, in my opinion, be as if the donkey field met that fate.

Les manicuring please. Our children are withdrawn from nature too much. Please let the wild of the village encroach a little.

Also the wildish green area next to the school retains many of the wildflowers that would once have been found all over this area. It has a very significant character that is highly relevant to this village and it is one of the few places in England where I have seen a Hummingbird Hawkmoth (look them up - they are really fun to watch and day flying so again a good education opportunity for school children). I would like to see this area protected too.

## Appendix 2 – Q5. Full responses

<p>Depends on what 'development' may be envisaged. I assume it would be domestic, i.e. housing. But the donkey field creates a refreshing, open aspect to the village.</p>
<p>Fundamentally I believe all green field spaces should be protected from development.</p> <p>If development is needed in the Lowergate/Water St part of Morland then the "Donkey Field" might be the best option but should be conditional on planning gain, good access arrangements, car parking and in keeping with surrounds, possible improvements for visitor parking and walking. It should also have consideration for neighbouring property owners and have an aspect of affordability for local living/working families.</p>
<p>The area should be protected</p>
<p>The gap between housing provided by the Donkey Field is a great asset to the village. It has been particularly appreciated by some of the more senior members of the community during the last few months, as the view between the housing adds to the enjoyment of this short walk round the village. We feel it is important to retain this open space.</p>
<p>In the village there are two large unused garages with surrounding land which could and should be developed.</p> <p>A field behind Water Street is already being developed. There are unoccupied houses in Water Street and on the Strickland road. Consequently, there is no requirement for further development in the village. The donkey field should not be considered for</p> <p>development at this time and I support any formal protection order for the field.</p>
<p>Please make every effort to keep the "donkey field" as it is - an open space in the centre of the village and a refuge for animals.</p>
<p>Green space adds character to any village.</p> <p>This space could be put to good use as extra allotments.</p> <p>There are plenty of other opportunities in the village where properties/businesses are unused and have been left to deteriorate and become eye sores.</p>
<p>The donkey field is an asset for the village and building on the site should be resisted as if it went ahead this would change the outlook of the village and spoil much of its charm for visitors and future generations.</p>

## Appendix 2 – Q5. Full responses

<p>The donkeys deserve the right to continue living on the field. Primarily the whole beauty of the bridge and small waterfall would be totally blighted by any development on that area. The donkeys and bridge area is a place that locals and visitors enjoy, and Visitors bring extra revenue to the local business. Our beautiful area should be protected.</p>
<p>The donkey field is a valuable asset to the village and creates a stunning vista looking from water street out of the village if this area is developed it would make the village feel very closed in and ruin the complete feel of the village</p>
<p>Should be preserved as agricultural or grazing land</p>
<p>This field provides a number of uninterrupted views from all angles around the village and any future developments on this field would block out those important views.</p>
<p>I consider that the Parish Council should have control over any development of land in and around Morland.</p>
<p>There are plenty of other areas to develop for housing.</p> <p>This area would be more beneficial as a picnic park to be enjoyed and to relax in by all villagers and visitors alike.</p> <p>Instead of cramming houses in and spoiling the centre of the village.</p>
<p>If Morland is to be further developed much better to start with Halmshaws garage rather than open greenfield space which should be protected in perpetuity.</p>
<p>Really important for the character of the centre of the village</p>
<p>Too many houses</p>
<p>I believe retaining the donkey field is key to preserving the character of the village. Its development would be detrimental to the current open aspect of that area and the appeal of the village to visitors would be reduced, adversely impacting the local economy.</p>
<p>The worry is that a developer could buy up the field and in-fill with yet more housing of an inappropriate nature. The village is beginning to look more like a suburban area, in some parts, rather than a rural village. It's important that fields are kept to retain the original character of the village.</p>
<p>As you approach the field from either direction there is a lovely view of trees and attractive cottages, you can see up the hill to fields with sheep, and donkeys in the field itself. To lose this would be to lose a valuable asset to the village.</p>

## Appendix 2 – Q5. Full responses

Developing the field would make the village feel compacted and crowded. The ford area is important for visitors, it is attractive and a place to take photos, put on leaflets etc. for the village. The field is also next to the beck and building will reduce the area for soak away, may increase risk of flooding for houses close by.

There are too few rural villages with green space at their centre, Morland is one of these rare villages. Many tourists are attracted to the village for the aesthetics of the centre, and the field adds to this.

The donkey field gives the village an open rural feel. It would also make an excellent recreational facility for young people in the village.

I have visited the area many times and it would be a shame to see this lovely space ruined.

I agree that developing the field would be inappropriate as it would block the visual link from Water Street to the Bolton Rd.

The donkey field is a beautiful space in Morland and I feel that developing it would affect the character of the village

Part of what makes the village so attractive is the green spaces, we need to ensure they stay undeveloped.

The village needs the space of the donkey field. There are much better places to develop elsewhere

The village needs the space otherwise it would be overcrowded

Building on this beautiful resource would completely change the character of the village. Please protect it!

The Donkey Field is extremely valued by the Morland Parish and should not be available for development.

Morland is not a town, it is a lovely village in beautiful countryside. We should not fill in the open spaces. Villages should have fields with donkeys in them!

The donkey field is a lovely field in the centre of the village. It has a history of use going back a long time. Sandra graves has told me stories about her relative renting the field and keeping rare breed chickens in it.

moorland is a village of open fields and that how it should, the more fields we build on the more we are stopping nature doing its job. The weather we have each season being lots of rain we need fields for the drainage.

It is a lovely part of the village- nice to see animals and have some green space

## Appendix 2 – Q5. Full responses

<p>My daughter used to live in Morland.so I was a regular visitor to this lovely village. Her garden backed onto the donkey field and we all appreciated that great space. It would be a terrible thing to fill it with housing which would ruin the character of the village and also the view from all the houses that surround it.</p>
<p>It is vital that the field known as the donkey field should stay as it and be untouched</p>
<p>The donkey field is a lovely part of the village that allows the feeling of space in the village. We can see it from our bedroom window and it's a beautiful view that would be a shame to be built on.</p>
<p>Why spoil a village when there us other options to build</p>
<p>The donkey field is an asset to the village and it would be awful if this were to be built on.</p>
<p>Children love seeing all the animals on the field, needs to continue</p>
<p>The donkey field in Morland is a lovely aspect of the village and brings a lot of joy to a lot of people. There is no good reason to build over it</p>
<p>Morland is a lovely small village that shouldn't be over developed</p>
<p>The field is what makes living in Morland so special and allows the village to retain its original character and natural beauty. It also provides much pleasure for residents, including children who enjoy the donkeys as well as the birds over the field in the evening. Developing this field would be a huge shame and would greatly alter the feeling of the village.</p>
<p>Development will spoil the character of the village and it is better protected</p>
<p>This field has been a been an essential asset to the village for many years. The farm has previously been redeveloped and new housing added. Further development of this field will have a detrimental effect on the village.</p>
<p>The donkey field is central to the character of Morland Village providing an open space perspective leading to the beck. This is a feature that few Cumbrian villages have left and so it is doubly important that it is formally protected from development and maintained as grazing with a wildflower meadow quality.</p>
<p>The field is a valuable open space in the middle of the village and is key to the character of the old part of the village and the character of the Ford and foot bridge.</p> <p>More and more tourists are visiting the village and the Ford/ footbridge/and field are a very attractive asset for them to visit and makes the village more tourist attractive therefore benefits local businesses as well.</p>



## Appendix 2 – Q5. Full responses

Losing this field will spoil the character of the village and the sense of community it brings as communal land.
Further development will cause additional traffic problems in the village and Morlands character.
I feel that building on this field wouldn't benefit the local area. Housing can be built somewhere else. Also, where would the donkeys live
Important to maintain the look and feel of our rural village community. There are both empty properties and potential development sites with existing planning in place to negate the need to enable the development of the donkey field site for housing.
Would ruin the appearance and history of the village
It's an attraction for the village that the children like to go and see
The plan shouldn't affect other existing houses
It's nice to have the green space between houses as your driving in to Morland.
The rural nature of the village will be spoiled if it is built on. The road leading to and from the field could not support increased traffic. The primary school is at capacity so would need more classrooms.
People from the village and visitors use the centre of the village as community space and to enjoy the open views and picturesque nature of the village. By developing the donkey field, this would be lost and would affect the well-being of the community.
It's a lovely little field that would be spoiled if any development was to put in place, and block the lovely views from the surrounding houses.
It is a focal point of the village. My kids have loved to see the donkeys as we've driven past. Long may they remain!!
We need to maintain green areas and open spaces within the village. The village Centre should not be over developed, it's very picturesque and should be protected.
Lowergate is the oldest road in Morland and the ford is one of the most photographed areas in the village and surrounding area. Tourist and locals visit Morland for its beautiful setting bringing much income to the businesses in the village. To build on land next to this beauty spot would be tragic and spoil the village beauty spot. Not also forgetting to mention the added pressure this would put on the beck with less grassland available to soak up rainwater. Flooding is already an issue in this area. The number of houses this would affect is also quite considerable with those on Water Street, Lowergate and Cobblestone Corner all affected and their views of the surrounding countryside removed. The donkey field is an iconic part of Morland village. It is vital this is protected.

## Appendix 2 – Q5. Full responses

The open space that the field creates in the centre of the village provides a lovely vista from the river corridor of Morland Beck. It has been open space for a long time and is part of the village character.

It would be lovely to make it accessible to the community with a walk route and some picnic benches and potentially have a project to increase the biodiversity of the field.

The donkey field is at the historic heart of the village. This area should be kept rural in character, and not become like a large housing estate.

The donkey field is an asset to the people of Morland. A rare green space central to the village that needs to be protected at all costs.

The donkey field adds to the aesthetics of the village especially looking up from the ford and down from Well lane. To lose it would spoil the ambience of the village.

To keep the open space and to see the donkeys of course is an asset to the village and for visitors as well. Developing this open space would detract from the overall look and feel of our beautiful village

It is lovely for visitors and people living in the village to see and hear the animals in the donkey field. The planning group are right to protect the field in the future, so the animals always have a place to live.

I feel the donkey field is a lovely asset to Morland village to be enjoyed by visitors + morlanders alike. It is a lovely open space + it would be such a shame to see it built upon. It would be devastating for the people whose houses look onto the field.

One of the special characteristics of Morland is that there is a combination of buildings and open spaces within the village boundary. This gives an open and airy feel which is uplifting to be amongst. The donkey field is a key part of this given its location.

The open green space is vital we feel for the benefit of the residents and visitors and we love seeing the donkeys, chickens etc on our daily walk around the village

Morland doesn't have a central village green and other fields have already been approved for multiple new builds as infill developments so we wouldn't want to lose that green open space., losing it would change the character of the village to its detriment.

## Appendix 2 – Q5. Full responses

<p>Currently it is the 'gaps' between the houses that contribute to the village's character. Even if the most stunning designs of housing were to be built, the loss of these gaps will cause irreversible damage to the overall feel. I personally think this applies to other sites as well but the so-called donkey field if lost, would weaken the case for other smaller sites.</p>
<p>The open space in the centre of a busy village is very important, particularly as it runs alongside the beautiful stretch of the beck which is an area of outstanding beauty in this traditional village &amp; attracts a lot of visitors. A further modern development would not be in keeping on this site in my opinion.</p>
<p>Developing that field would completely alter the long-standing feel and character of the village, sealing and suffocating its heart. The benefit of open views are well documented. Cobblestone Corner was the development of a farmyard not a field. Developing a disused industrial site is not the same as developing a green site.</p>
<p>The field opens up views from all directions. The far-reaching views are important. This field in full of wild flowers in spring looking lovely - adding colour and birdsong to the heart of the village. The field has always been here, it is part of this Eden villages heritage - its open, agricultural and constant. Its water retention is valuable and its tranquillity appealing.</p>
<p>Keeping the donkey field as an undeveloped area maintains the rural character of the village and stops the beck being overwhelmed by buildings.</p>
<p>The field is a valuable open space in heart of the village offering open views and making the village unique. Development would <u>completely change</u> the character of the village. It is in the heart of the traditional vernacular housing area and would be quite incongruous.</p>
<p>The field is an asset to the village and views from Water Street over the donkey field and from NE direction. Depict a beautiful village scene, sadly these villages are disappearing because of development.</p>
<p>I can't see a big problem as they will be in line with others.</p>
<p>The views from the road coming in from Crossrigg are important and give visitors new to the area a good impression of our village in general. As it is a large site any development should be scaled down and buildings should reflect the character of the village. However, unless there is a proven need for further housing, the site should remain undeveloped and perhaps the area developed as a wild flower meadow and professional advice sought from Cumbria Wildlife Trust.</p>
<p>Keeping the space open and available for donkeys etc is my preference - it would spoil the village to develop. Please don't develop.</p>
<p>Access to this development would join the wood in a dangerous place, bend at the bottom of the hill. Can the sewage plant take any further housing? The open space is part of what makes Morland attractive to visitors who come and help keep local businesses running.</p>
<p>This open green space in the centre of the village is important and every effort should be made to protect it for the village and future generations.</p>
<p>This open space should be retained as it is a wild life corridor and is still used as a donkey field. But most importantly the vista and aesthetics this field presents are an asset to the village.</p>
<p>My name is <i>Name supplied</i> and I have lived in the village for over 50 years. In all that time no-one known to me has ever wanted to buy off the donkey field. In fact, the opposite is the case. People love the donkeys and</p>

## Appendix 2 – Q5. Full responses

We want some green places in the village not it all to have houses built on. <i>Name supplied.</i>
Developing the donkey field will spoil the character of this lovely village and take away its charm. For people living on Lowergate it will be a <u>DISASTER</u> . <i>Name supplied.</i>
1) Gives all the surrounding homes an open aspect. 2) No need to fill the site with more houses - plenty other sites. 3) Needs to be protected from developers. 4) Not suitable access through cobblestone corner - overcrowding.
Most of visitors comment that the view approaching from east to village highlights village. Equally view from village northwards is highlighted because of donkey field. If field is developed, village will look like lots of other places with little open space within it.
Morland is a unique village unspoiled in many ways building there will make Water Street no longer a joy to those who live there and those who visit the wonderful view would go as would morning sun, the traffic would become more dangerous on the road with 2 bends in it and aren't we meant to be saving the planet from pollution? The field must be protected.
To develop the donkey field would utterly spoil the open aspect, especially when there are other areas in the village crying out to be developed such as Halmshaws garage area which is huge and Tuers garage. I feel both these sites need to be considered and challenged which would give areas where many houses could be built. Open areas desperately need to be saved for villagers to enjoy when walking and for wildlife to flourish.
My opinion is there are other areas in the village that would better suit development rather than the open space the donkey field offers. It is an open space offering views rather than houses shoulder to shoulder and gives a rare chance for some wildlife. I am against development of this field.
It is important to maintain the open character in the centre of the village. Only one farm remains within the centre and both this and the donkey field are important to the village.
The donkey field is an attractive feature in a central position in the village and green spaces need to be protected where possible within Morland village.
If we need more development in the village this field could be a good site. Also, why not consider the old garage site for redevelopment.
I am fairly ambivalent about this issue and whilst the sight of the donkeys is lovely, I do not feel that the village is in need of a further "breathing space". As for future development some residents might appreciate the green field development that enabled them to live in Mothercroft/Jackson Croft/Crown Inn fields.
<i>Name supplied</i>
The field is an essential breathing space in the village. <i>Name supplied</i>
I am certain that the wonderful donkey field adds something magical to Morland. Not only is It very nice to see the donkeys there but it's also nice to be able to look across the village. To develop it would be a great loss to this idyllic Cumbrian village.
The character of the village will be ruined if we lose the only open space by the ford! There are plenty of other areas that can be built on in the village like Halmshams Garage.
The donkey field is the only open space within the village. It is very important we protect it from modern development. This field is located in the oldest part of Morland. Any development would spoil the character of our village and its beautiful surroundings.

## Appendix 2 – Q5. Full responses

If the Parish Council purchased the field and planted trees and place benches in and made it accessible to the public (addendum to Q1)
Green spaces are better for our mental health.
We need to protect our environment. Plant it with trees.
I was a tenant of the donkey field nearly 20 years ago and was told you couldn't build on it.
The children's park in on the outskirts of the village. An additional green park area would be good for walking and sitting. Planting of trees and keeping the donkeys are other ideas.
The donkey field is the last green space on Water St. and any development would spoil the whole character of this, the older and more traditional part of the village and would be detrimental to the pleasure of many villagers and visitors who walk here. The field had great potential as a future community asset. The field adjoins the beck where in summer many village children play and could become a great recreational area for those same children.
All our green spaces need protecting.
As long-established residents of Morland, we feel strongly that retaining the "donkey field" is imperative in retaining the traditional look and feel of this very traditional look and feel of this very traditional Eden Valley village. The field acts as a central "village green style" focal point, softening the impact of busy new housing developments and allowing views of the unique feature of the only Saxon church tower in Cumbria to be viewed from the road approaching the field by visitors, schoolchildren and residents alike. The field's current occupants offer a delightful, close-quarters encounter for visiting children of all ages.