

**PENRITH – HEART OF CUMBRIA**  
**2018-2032**

*A great place to live, work and visit*

**DRAFT NEIGHBOURHOOD  
DEVELOPMENT PLAN  
(NDP)**

**Penrith Town Council, June 2018**



## Acknowledgements

Penrith Town Council wishes to thank the people of Penrith who responded to the consultations and whose comments and contributions helped develop the Neighbourhood Plan policies.

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## **EXECUTIVE SUMMARY**

This is the first draft of the Penrith Neighbourhood Development Plan, PNDP for short.

The PNDP is being prepared by Penrith Town Council and when finally approved by you, the people of Penrith, the PNDP will become part of the development plan for Eden District. This means that the PNDP will then be used to help determine planning applications.

To do this the PNDP comprises a set of planning policies and proposals. These are set out in this written document and on an accompanying Policies Map.

The policies and proposals in this draft PNDP have been put together to help us achieve our Vision for Penrith in 2032 which is that:

**BY 2032, PENRITH WILL BE A SUCCESSFUL, VIBRANT MARKET TOWN PROVIDING A SUSTAINABLE ENVIRONMENT FOR QUALITY OF LIFE, ATTRACTING INVESTMENT AND TOURISM WHILST ENHANCING THE BEST OF ITS BUILT AND NATURAL CHARACTER.**

The PNDP therefore includes policies on:

- Design and how we make new development more sustainable, energy efficient, accessible and inclusive;
- Influencing the type of development in our Conservation Areas so that it is of high quality and suitable in terms of character and appearance;
- New housing to make sure these are of high quality and include a mix of homes that help meet local needs;
- Protecting those things that are essential for a community to thrive: local greenspaces, recreation facilities, community facilities and education provision;
- Transport improvements, including walking and cycling, car parking and better management of the flow of traffic around the town; and
- Planning policies to enhance the vitality and viability of our town centre

We now want to hear your views on the draft PNDP. Comments are invited until 30th July 2018.

Hard copies of the document are available for viewing at Penrith Library, the Town Hall, Mansion House and the offices of Penrith Town Council.

The Draft Plan, representation forms and other background documents are also available for viewing and downloading from the Neighbourhood Plan website:

<http://www.penrithtowncouncil.co.uk/neighbourhood-plan/>

Please use the representation form and return completed forms and other comments in writing to the Deputy Town Clerk or by email to

[deputytownclerk@penrithtowncouncil.co.uk](mailto:deputytownclerk@penrithtowncouncil.co.uk)

All comments received will be carefully considered by the Penrith Neighbourhood Development Plan Group (PNDPG) and Town Council and used to inform the next version of the Neighbourhood Plan, the Formal Consultation Neighbourhood Development Plan. Following careful consideration of all representations made, the Plan will be revised further and submitted to Eden District Council who will check it and then publish it for a further minimum 6 weeks' formal public consultation. The Plan will then proceed to examination and referendum.

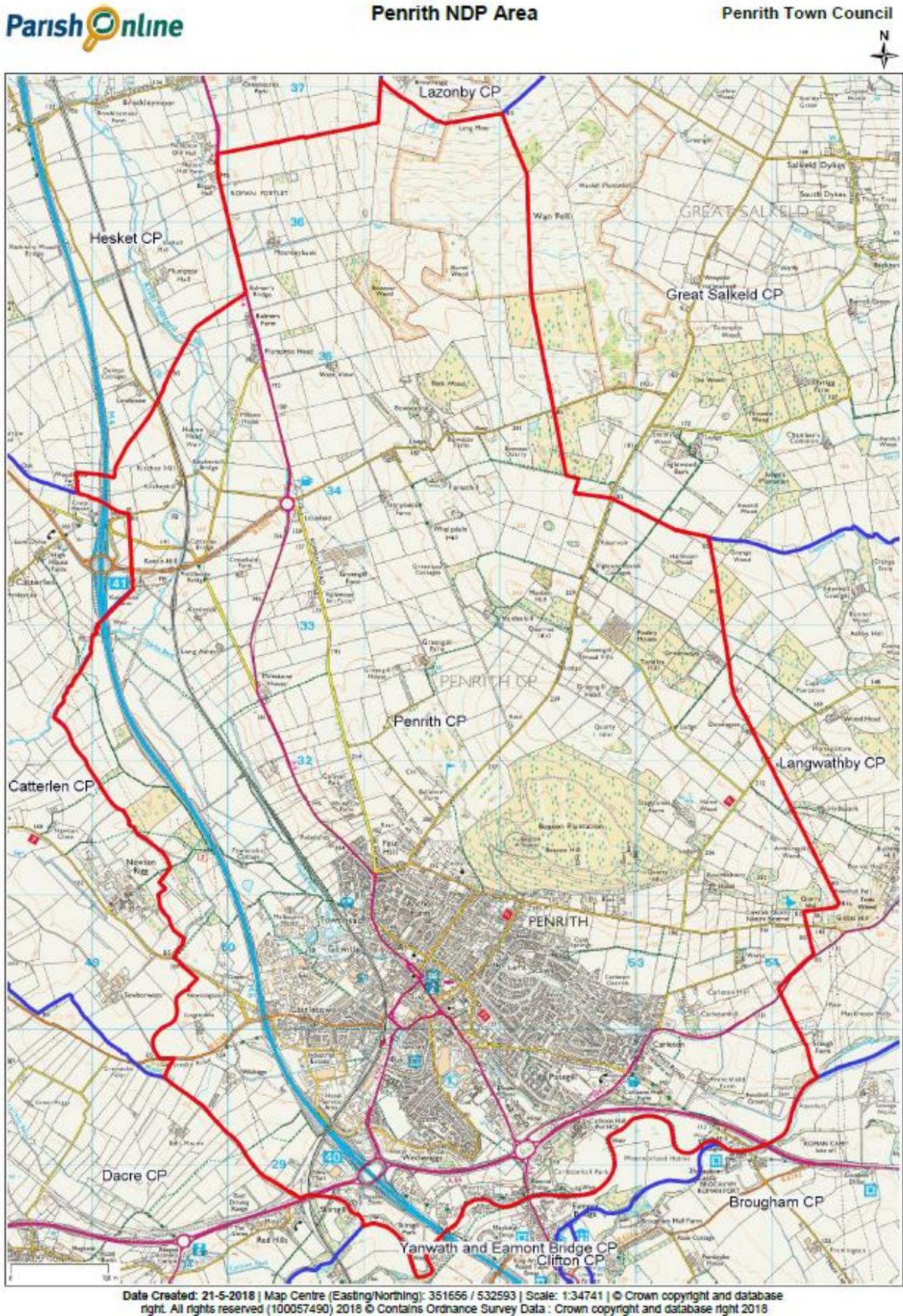
Thank you for your time and interest.



**Peter G. Baker**

**Chair Penrith Neighbourhood Development Plan Group**

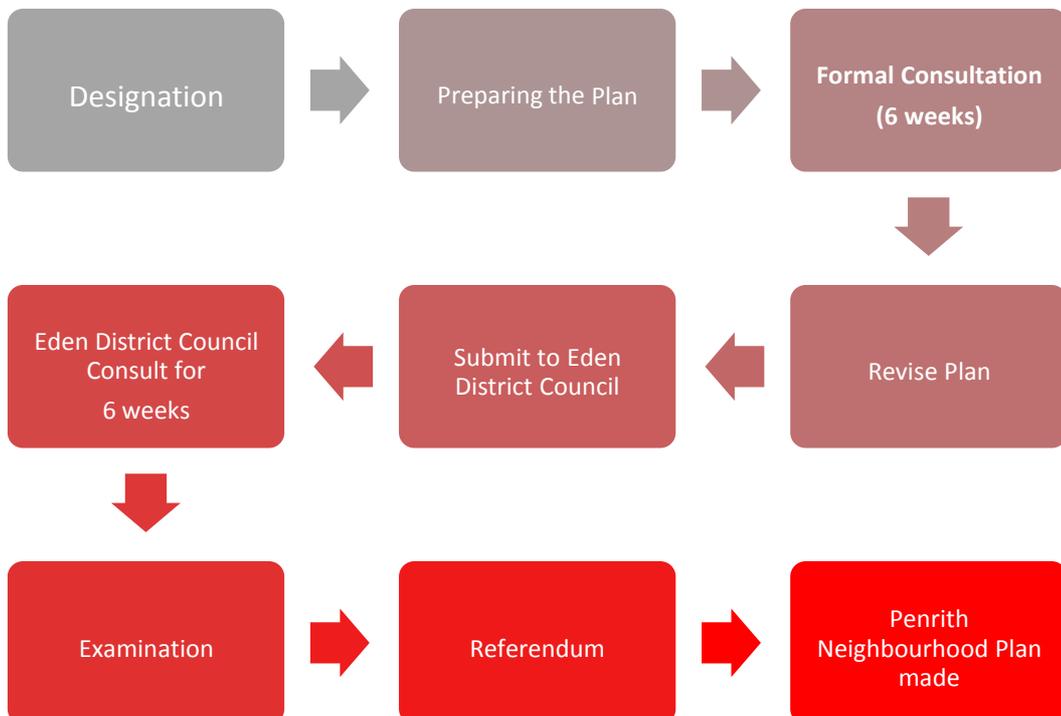
Figure 1. Penrith Designated Neighbourhood Plan Area



## 1. Introduction and Background

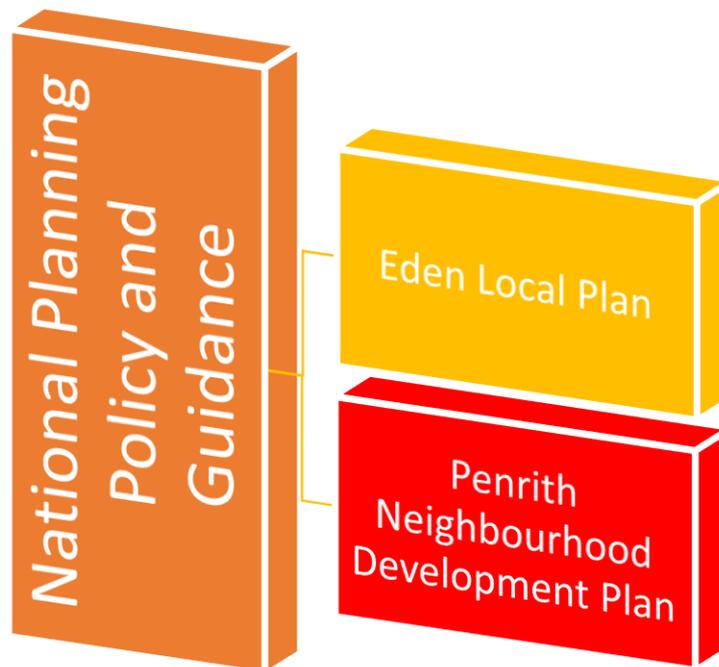
- 1.1 The Localism Act 2011 gives Parish and Town Councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. Through Neighbourhood Development Plans, local people now have the opportunity to shape new development as planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. Once made (i.e. adopted or formally approved), the Penrith Neighbourhood Development Plan (PNDP) will form part of the statutory development plan for the Penrith area (**Figure 1**).
- 1.2 NDPs must be in general conformity with the local strategic planning framework which, in this area, is provided by Eden District Council and take account of national planning policies provided in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). They have to plan positively and promote sustainable development.
- 1.3 The preparation of a NDP is a complex and lengthy process and takes around 2 years. The main steps in preparing a Neighbourhood Development Plan are set out in **Figure 2**. Penrith is at the early stage of this process (Preparing the Plan).

**Figure 2. Neighbourhood Plan Process**



- 1.4 The Executive of Eden District Council designated Penrith as a neighbourhood area at its meeting on 6th September 2016. The designated Neighbourhood Area is the same as the Town Council Boundary and is shown on Figure 1 (**Page 8**).
- 1.5 A steering group, the Penrith Neighbourhood Development Plan Group (PNDPG), has been established in order to progress the Plan and ensure that it reflects the wishes, interests and aspirations of Penrith's community. It comprises Town Councillors who are members of the Planning Committee and non-council members with specific expertise or an interest in the proposed policy topics. The PNDPG also includes representatives of the Cumbria Action for Sustainability (CAFs), Penrith Business Improvement District (BID), Eden Valley Artistic Network, Churches Together, Penrith Action for Community Transition (PACT), Cumbria Youth Alliance, Penrith Chamber of Trade, Queen Elizabeth Grammar School, Newton Rigg College and an individual representing health and minority issues.
- 1.6 The PNDP has been prepared taking into consideration extensive community engagement and involvement. A stakeholder event for community groups and businesses was held on 15 March 2017. This was followed by public consultation events on 18 March and 1 April 2017 where the views of the public were gathered. Questionnaires were also available for the public to pick up and complete from the Town Council Website <http://www.penrithtowncouncil.co.uk/neighbourhood-plan/> , from our facebook page, from the local Library and via Survey Monkey.
- 1.7 Once made part of the development plan the PNDP will be used to help make decisions on planning applications in the area in conjunction with Eden District Council planning policies and national planning policies and guidance (**Figure 3**). Planning policy in Eden District is changing and a new Local Plan will soon replace the policies in the Core Strategy.

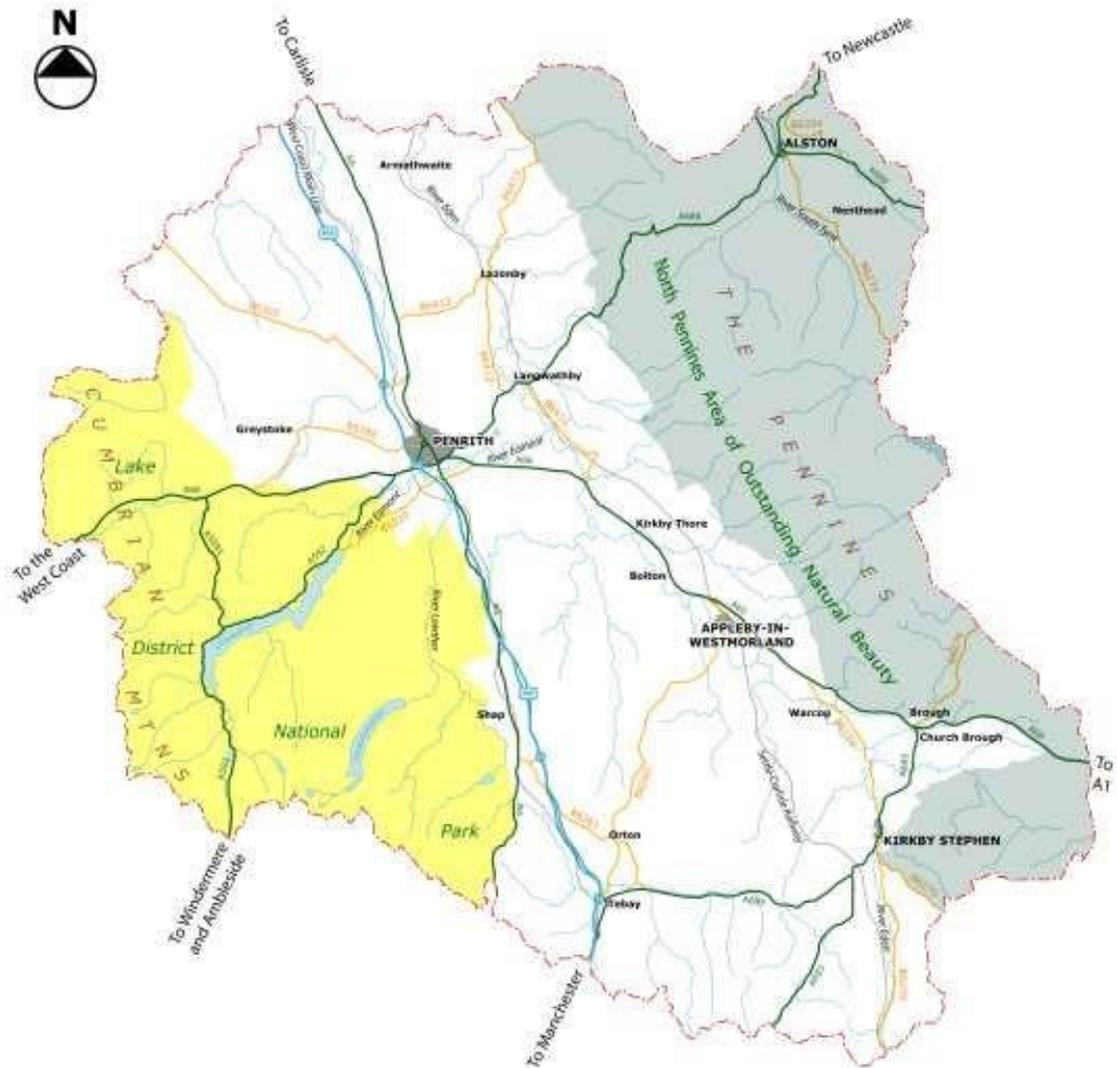
**Figure 3. Relationship of the PNDP, Eden Planning Policy and National Planning Policy**



## 2. Penrith: An Historic Town

- 2.1 Penrith is strategically located in the north of England just off the M6 motorway (the main north-south route) at its junction with the A66 (the main east-west trunk road) and is also served by the West Coast Main Line railway. The town lies on the edge of the Eden Valley between the River Eamont and River Petteril, in an area of undulating countryside.
- 2.2 Penrith is the main town serving the Eden Valley and lies less than 3 miles outside the boundary of the Lake District National Park, so serving as a gateway to the Lakes and the North Pennines Area of Outstanding Natural Beauty. The town is about 20 miles south east of the city of Carlisle and 20 miles east of Keswick (**Figure 4**).

**Figure 4. Strategic Context** (Source: Eden Local Plan Submission Version, 2015)



- 2.3 Penrith's historic legacy has arisen from its crucial positioning on an axis of roads across Cumbria, from east to west, north to south. Strategically, over the centuries the settlement became a focus for invasion and, too often, destruction. Yet the Crown, Penrith's longstanding patron, favoured the town, with its rich nearby manors.
- 2.4 Prior to the Roman invasion of Cumbria in 79AD, what is now the town, was in an area controlled by Brythonic (British Welsh/Cumric speaking) tribes, with Pictland (part of modern Scotland) being north of the line between the Clyde and Forth rivers.
- 2.5 There is considerable archaeological evidence of the Roman occupation of this area (TC Bell (2012)). After 331 years of occupation, in around 410AD, the Roman legions were withdrawn and many British small sub-kingdoms established themselves, of which "Rheged" was to become the name for an area centred, at the time, on the Lyvennet Valley. Subsequently, the kingdom of Rheged can be identified as having moved to what is now Dumfries & Galloway.
- 2.6 In the mid sixth century Rheged was ruled by Urien and later his sons. The area around Penrith was eventually conquered by German Angles (Saxons) based in Northumbria in around 616AD and remained under their control for the next 424 years. During this period there was some settlement by Norwegian Viking allies, who had been expelled from Ireland, as well as hostile raids and invasion by Danish Vikings.
- 2.7 In 927AD, at Eamont Bridge just outside Penrith, a meeting of five major kings took place, one of whom was the "King of Strathclyde and Cumbria", with Strathclyde not being part of Scotland at the time. The "King of the Scots" was also present. This date is taken as the founding of the present "Kingdom of England" of which Penrith was then a part. 18 years later in 945AD the last "King of Cumbria" was defeated in battle at Dunmail Raise, near Grasmere, and Cumbria was granted to Malcolm I of Scotland for the next 147 years.
- 2.8 In 1092 the Normans travelled north and ended the Scottish occupation by capturing Carlisle. Cumbria was reincorporated into England, but the kingdom of Strathclyde was not.
- 2.9 In the 1100s Penrith was granted back to Scotland, and in 1133 St. Andrew's Church was established in Penrith. Evidence of the town's Scottish heritage is carried on the original 12th Century brass Town Seal which bears a saltire-like symbol and is housed in Penrith Museum.



- 2.10 In 1223, Penred (later Penrith) was acknowledged as a market centre, when Henry III granted the village a market charter giving it the right to hold a market, the source of Penrith's commercial prosperity over the subsequent centuries. By doing this, it allowed villagers the chance to purchase necessities as well as catching up with local news and other locals in the village of Penred.
- 2.11 Little documentary evidence exists for the occupation of Penrith before the 12th Century. However, St Andrew's Church stands within an oval enclosure that may indicate pre-Norman settlement. It is possible that Devonshire Street, De Whelpdale Lane and St Andrew's Place define the remaining extent of a pre-urban fortified enclosure.
- 2.12 In 1223 Henry III also instructed Brian de Insula to supply with timber those who had come to live in Penred, and who were willing to take up burgage plots (land rented from the King). The timber was for building burgages (houses) and shops and Burrowgate seems likely as the original site of the market.
- 2.13 At the time of the Conquest (1066), Penrith was in Scottish hands, but had been seized by the Normans in 1086. Penrith continued to be claimed by the Scots but in 1242 a compromise was brought about whereby Penrith was recognised as a Scottish possession, one which the Scottish King (Malcolm III) held as tenant-in-Chief of the English Crown. This situation was to last until 1295, when Edward I seized back Penrith and restored it to the jurisdiction of the English Crown. Edward's determination to impose English rule on Scotland was responsible for much hatred between the two Nations. It seems likely that the ferocity of subsequent Scottish raids on Penrith, which destroyed the town a number of times, notably in 1297 and 1345, during the thirteenth and fourteenth centuries, was motivated by the desire to avenge the atrocities of Edward.
- 2.14 In 1308 the tenants of Penrith petitioned the King, complaining that their lands, tenements and corn had been destroyed by the Scots. The present layout of the town may reflect those troubled times, with several open spaces into which cattle and goods could be brought for safety. This is why there are so many alleyways (ginnels) leading from the fronts to the rear of buildings. The conflict was not resolved until the Union of 1603.
- 2.15 By the mid fourteenth Century the town was in decline which may have been due to the attrition by the Scots. However, this was a period of recession in the country as a whole, not helped by outbreaks of plague (Black Death).



- 2.16 In the fourteenth Century William Strickland, later Bishop of Carlisle, diverted the River Petterill to bring a supply of water into the town by building the 'Thaka Beck' (now Thacka Beck), which runs through the centre of Penrith. Brook Street runs along the line of Thaka Beck. The beck was covered over in the late eighteenth or early nineteenth Century.
- 2.17 Penrith Castle was built at the end of the 14th century by Ralph Neville, who played a key role in the defence of the Scottish border. Ralph Neville (about 1364–1425) was granted the manor of Penrith in 1396 and built the castle soon afterwards. As warden of the West March, he was responsible for the defence of this area against the Scots. Contrary to what might be expected, the castle was not built at the highest point of the hill, which lies 170 metres away. Its location was chosen because it was probably the site of an old Roman fort, the banks and ditches of which could be conveniently re-used for their defensive function. The castle demonstrated Ralph's powerful position and his dominance over this area of Cumbria.



His son Richard, 16th Earl of Warwick and 6th Earl of Salisbury, made it his headquarters, probably building the 'Red Tower' and improving the entrance defences.

- 2.18 In 1379 and 1399 William Strickland was granted licences to build a fortified tower which may have referred to Hutton Hall, a 14th-century pele tower near St Andrew's church.
- 2.19 Following the death of Richard Neville ('the Kingmaker'), in 1471, the castle was granted to Richard, Duke of Gloucester who later became King Richard III. The future king resided at the castle for periods between 1471 and 1485, as he held the position of Sheriff of Cumberland. His role was to secure the county against the Scots and keep rival local families under control. Richard carried out alterations at the castle, transforming it into a suitable residence. Large windows, probably to light private apartments, were inserted in a raised external wall. A new gatehouse and a tower were also constructed at this time.
- 2.20 After Richard became king, the castle remained Crown property, but it was not used again as a permanent residence. Surveys from the mid-16th century describe the castle as having begun to fall into disrepair and it was being used as a source of building material. Therefore, the threat from Scotland must have abated by this time.

2.21 After brief use during the Civil War as the headquarters for the Parliamentarian general John Lambert, the castle was further dismantled (1648). Various farm buildings and a house were cleared from the site before Castle Park was laid out in 1920.

2.22 Dockray Hall dates from about 1470 but, today, is mainly late sixteenth century construction. This is the traditional home of the Duke of Gloucester, later Richard III.



2.23 The Two Lions building was originally constructed C15 as a middle-class merchant's dwelling that was transformed, by Gerard Lowther, into a nobleman's mansion. Gerard Lowther was married to Lucy Dudley, of Yanwath, second cousin to Queen Elizabeth I's favourite, and possible lover, Robert Dudley, Earl of Leicester.

2.24 Penrith had become a thriving and prosperous settlement and by 1687 was one of the most important market centres in Cumberland, having the best markets for corn, salt, wool and meat as well as being good for cloth and hemp. The markets were made up of farmers, who transported their goods using horse and cart. During the markets the horses were put into stables behind the inns. At its peak Penrith had 57 public houses. These public houses were not only used for drinking, but also gave locals space to sell their goods on market days.

2.25 Prosperity in the late 17th Century was also accompanied by an important phase of rebuilding.

2.26 The town contains a number of important buildings from this period, such as St Andrew's Parish Church which was erected in 1720.



2.27 Throughout the 17th, 18th and 19th centuries Penrith underwent a period of constant rebuilding with the result that much of the built fabric of the town dates from this period. This rebuilding took place broadly within the existing medieval street pattern.

2.28 The coming of the railway also contributed to Penrith's prosperity, promoting tourism and assisting in the carriage of goods and the distribution of farm produce. The line from Lancaster to Carlisle opened in 1846, followed by the Eden Valley Railway in 1862 and the Cockermouth, Keswick and Penrith Railway in 1865.



2.29 A Westmorland-wide outbreak of cholera in 1848 drew attention to the town's insanitary state. Thacka Beck was still used as the main sewer and livestock were slaughtered in the middle of town which left the streets running with blood and offal. Consequently, in 1851, the Penrith Local Board of Health was formed and a scheme was adopted to form a new waterworks to abstract water directly from the River Eamont (1854).

2.30 The late nineteenth Century marked the start of an era of rapid development with the advent of Penrith Urban District Council in 1894. Local subscriptions financed the building of the Jubilee Cottage Hospital on Beacon Edge which was succeeded, in 1987, by the present Penrith Hospital. In addition, townsfolk raised money to build a drill hall and concert hall in Portland Place which served as Penrith's social and recreational centre for 70 years, latterly staging hugely popular Saturday night dances, as well as hunt balls, marathon jives and beauty contests until it was destroyed by fire in 1963. The site is occupied currently by Voreda House formerly a tax office and now home to Cumbria Partnership NHS Foundation Trust. In 1890, the golf club took over the race course site off Salkeld Road to the north of the town.

2.31 In 1905 to 1906 two eighteenth Century houses were converted to create Penrith Town Hall which, thanks to pressure from locals, retains much of its original facade. The Alhambra in Middlegate opened in 1910 as a roller-skating rink, theatre and public hall and later became the town's first cinema. In subsequent years the telephone was introduced and the Urban Council took measures to provide the town with electric lighting. The Council also brought in a new and pure water supply from Hayeswater, improved the sewers and provided a sewerage treatment works at Whinfell.

2.32 Against much local opposition the Urban Council created Castle Park, the recreation ground adjacent to Penrith Castle which was opened in 1923. Another large area for recreation was formed in 1928 when Kilgour's field was purchased to create a football pitch extended in the 1930s by the addition of the adjoining Foundry field to form the home of Penrith Football Club until 2002. Today the site, together with a former car park, is home to retail premises and residential accommodation known as Penrith New Squares (opened 2013).

- 2.33 The 1920s saw building of the first council houses, mainly on an area of land called Scumscaw, now the Wetheriggs Estate. Building continued after the Second World War with the construction (1949) of many more houses on Flatt field to the north of Folly Lane, now Scaws housing estate, and at Pategill. Residential development at Carleton commenced in the 1960s and continues today.
- 2.34 The Gilwilly Industrial Estate, located in the Castletown area, was developed in the 1940s and today houses more than 60 local, county and national firms and continues to expand. The 'Penrith bypass' section of the M6 Motorway was opened in 1968 which contributed to the growth of the Gilwilly Industrial Estate. Ghyll Mount Penrith 40 Business Park, was developed in the mid-1990s and has been home to the regional office of the Environment Agency since opening in 1999. Today, Ghyll Mount is home to the Environment Agency and some ten other businesses from professional services to dentistry.

### References:

- Penrith's Roman Heritage*, ([www.glenriddingcybercafe.co.uk](http://www.glenriddingcybercafe.co.uk)) T C Bell (online) 2012
- Heritage Unlocked*, series of guidebooks published by English Heritage 2002 to 2006
- Conservation Area Partnership Scheme Action Plan*, Eden District Council, 1988
- Archaeological Assessment Report (Penrith)*, Cumbria County Council and English Heritage. c2000
- Penrith, A Historical record in Photographs*, A Penrith Museum Album, Eden District Council. c2000



### 3 Key Issues for Penrith Today

This section sets out the key issues facing Penrith based on those raised during the stakeholder consultations, the questionnaire survey and from an assessment of available evidence contained in our *Planning Policy Assessment and Evidence Base Review* available on the Town Council website

<http://www.penrithtowncouncil.co.uk/neighbourhood-plan/>

#### 3.1 Sustainable Development

- 3.1.1 The key theme that emerged during previous consultations was the need to promote sustainable development. Development in Penrith that contributes to the following:

##### **Sustainable Development in Penrith**

- **Nature** - greenspaces, trees, hedgerows, wildlife
- **Heritage** - the town's history, character, views, landscape
- **Air quality and climate change** - traffic levels through the town and impact on air quality, use of fossil fuels, poor adoption of renewable energy
- **Water** - surface water collection, flooding
- **Housing** - affordable homes, community/social facilities
- **People** – families, young people and a growing older population
- **Wellbeing** - healthcare facilities, greenspaces, facilities for walking and cycling
- **Inclusiveness** - the disabled; ethnic minorities; growing population of older people; employment - better paid jobs, local/small businesses; skills and training
- **Infrastructure** - energy, waste, road networks, public transport, schools

Sustainability runs through all the key issues identified in the Draft PNDP and runs as a "golden thread" through the Draft Policies that have been developed. This theme will link all of the policies to our vision for Penrith

## 3.2 Housing

- 3.2.1 Whilst we have this “golden thread” the main sustainable development issues facing the town area are those of managing the scale and effect of recent and future housing development, whilst ensuring the delivery of infrastructure to serve current and future needs.
- 3.2.2 This is particularly important given that few new properties are constructed to the higher sustainably standards that can be achieved. For example, all large developments feature heating systems fuelled by gas rather than air source or ground source heat pumps or biomass-based community heating systems.
- 3.2.3 Similarly, at a smaller scale, few homes of the very highest sustainability standards, or ‘Eco’ homes, are built or planned. On a positive note, a recently approved development of 110 homes has provision for a small number, 9, passively ventilated properties.
- 3.2.4 Housing supply across Eden has been well below the Core Strategy (2010) target of 239 homes per year. Between April 2003 and March 2015 a total of 1,916 dwellings were completed, resulting in an undersupply of 713 properties. An estimated 1,554 new homes are to be built in the Town over the plan period (**Appendix I**).
- 3.2.5 Delivering an appropriate housing supply is fundamental to maintaining the workforce necessary to support the economy. The emerging Eden Local Plan indicates that new housing should be concentrated in Penrith with much of this is in large scale new developments to the East and North of the town. A key issue is to ensure that this housing is appropriate in terms of size, type and tenure (**Appendix II**).
- 3.2.6 Housing affordability is a major concern, with a high ratio between house prices and average income (almost 6:1 with the exception of Penrith West (4.8:1)) which presents difficulties, especially for younger people. As a consequence, housing affordability and supply is a significant constraint on the local economy (**Appendix III**).
- 3.2.7 An estimated 441 households (source: Eden District Council) are on the waiting list (March 2018) for social housing. In part this reflects the trend to relocate from surrounding villages to live nearer to Penrith’s employment opportunities. The majority of households in need are singles or couples without children, with demand mainly for houses followed by flats. There is an identified need for 1 and 2 bedroomed accommodation. Average rents represent as much as 23% of the net income of those at the lower end of the wage/salary scale (**Appendices II and III**).

3.2.8 As identified through early public consultation, there is a particular need to provide affordable housing for younger people to enable them to remain in the area. A need has also been identified for a housing offer for older people that is appropriate to their needs, e.g. one to two bedroomed bungalows and groundfloor flats (**Appendix II**). Currently a large number of older people are living in properties that, if vacated, could become available for young families.

3.2.9 Some recent housing developments in Penrith are not considered to reflect local character, (e.g. new house styles that are generic and can be found all over Cumbria and into Lancashire). It is important that the design of new housing does not harm the distinctive character of Penrith.



3.2.10 During consultations, members of the public have commented that developers are building houses too densely with the consequence that residents of affordable housing in particular, complain that gardens and greenspaces are inadequate for their wellbeing, particularly those with young families. Flats and apartments in the town centre do not have easy access to play areas.



3.2.11 Where garages are built, the majority on new developments are too narrow to take a modern car so adding to on-street parking and potentially creating a problem for the future.

3.2.12 As there are no specified standards for the number of parking spaces, those provided for individual properties on new developments are frequently the minimum (1.3) rather than the number needed relative to the number of car owners that may live in, for example, a 4-bedroom house.

### 3.3 Greenspaces

3.3.1 The town is expanding and as there are few previously developed land sites available centrally to meet economic and residential development needs, some greenspaces may be at risk of development unless protected (**Appendix IV**).

3.3.2 A key issue is to protect important greenspaces, play areas, and more formal outdoor sport and recreation areas and facilities. These are important not only for the open space they provide but also for the opportunities they offer for all forms of recreation and relaxation that support the continued health and wellbeing of the town.



### 3.4 Culture and Leisure

3.4.1 Penrith Leisure Centre is an important asset in the town, but our early consultations show that there is a concern that the needs of young people are not being met, particularly during the evening. Respondents to the survey felt there was a need for indoor facilities, such as a bowling alley, a venue for live music and areas for young people to congregate such as a BMX track. (**Appendix V**). Beyond the Leisure centre existing facilities are limited. There is a small skate park between the Leisure Centre and Ullswater Community College.

3.4.2 Many of those consulted also expressed the view that the cost of using existing Leisure Centre facilities (swimming pool; gym; climbing wall) and the tennis courts is unaffordable by many, particularly young people.

3.4.3 Penrith also offers a number of public houses, a three screen cinema which also offers live screening of cultural events, an occasional small theatre (seating capacity 160), restaurants and fast food outlets.

3.4.4 Penrith Leisure Centre is also the largest multipurpose building that can host either a 570 seated or 1,000 standing audience for live music events, exhibitions or plays. Other venues include the churches which have capacity for 330 persons (Methodist Church) and 500 (St. Andrew's Church) and Penrith Playhouse which has a capacity of 160.

3.4.5 The Rheged Discovery Centre at Redhills, 2 miles from Penrith town centre, is the main cultural attraction outside Penrith. The operators offer live screenings of cultural events staged in London and other major centres, art exhibitions and lectures. The theatre has tiered seating for 200 persons. In addition, there are meeting rooms and an exhibition venue with the capacity to accommodate from 10 to 250 people. The centre offers free parking for 200 cars and is served by an hourly bus service to and from the town.

3.4.6 Although Penrith is on a national cycle route, there are few designated cycle lanes in the town (**Map B**).

3.4.7 With the exception of the newly refurbished play area at Fairhill and a recently opened one at Carleton, many of the existing play facilities are in need of refurbishment.



3.4.8 There are no designated outdoor exercise areas such as a jogging track or outdoor gym.

3.4.9 The Town hosts a number of public events such as May Day, Penrith Goes Orange, Artists in Penrith, Penrith on a Plate and Penrith Sparkle as well as the nationally recognised Winter Drovers.



### 3.5 Wellbeing

3.5.1 Currently Penrith benefits from two medical practices and a Community Hospital with an Assessment Unit for minor injuries. However, all three primary healthcare facilities are located on one site to the south of the town so do not favour ease of access by communities located to the north of Penrith other than by private car or the town bus (**Appendix VII**).

3.5.2 There is some capacity in one of the two existing health centres to accommodate new patients, however, there is more capacity in practices adjoining the parish and whose catchment extends into the parish boundary (**Table 1**).

**Table 1. Penrith General Practitioners**

<b>General Practice by Distance from Town Centre</b>	<b>Total Patients</b>	<b>Doctor: Patient Ratio</b>	<b>Capacity for new Patients</b>
Birkbeck Medical Group 0.8 miles	14652	1:1803	Yes, according to recruitment and retention of doctors
Lakes Medical Practice 0.8 miles	10020	1:1670	No
Glenridding Health Centre 13.3 miles	754	1:754	Yes
Temple Sowerby Medical Practice 7.7 miles	No information		
Kirkoswald Surgery 8.8 miles	2482	1.5: 2482	Yes
Court Thorn Surgery (High Heskett) 10.6 miles	No information		

3.5.3 Currently, there are 5 dental practices serving the population but at the time of writing (March 2018), none has capacity to offer care under the NHS or privately. (**Table 2**).

**Table 2. Penrith Dental Practices**

<b>Dental Practice</b>	<b>NHS Patients accepted on referral</b>	<b>New Adult NHS Patients accepted</b>	<b>Adults entitled to free NHS care accepted</b>	<b>Children accepted as New patients</b>	<b>Urgent NHS dental appointments accepted</b>
Penrith Health Centre	No information				
My Dentist, Gloucester Yard	No	No	No	No	No
Skirsgill Dental Practice	No information				
Ghyllmount Dental Practice	No	No	No	No	No
Stricklandgate Dental Practice	No	No	No	Yes (up to 18 yrs)	No
Victoria Road Dental Practice	No	No	No	No	No

- 3.5.4 There is no specific 'drop-in centre' for socialising, counselling and community meetings.
- 3.5.5 On some of the more peripheral housing areas such as Pategill, Raiselands, Scaws and Wetheriggs there is a lack of, or relatively poor access to community facilities.

### **3.6 Education**

- 3.6.1 There is insufficient capacity within existing primary schools to accommodate new pupils in any great numbers with the consequence that the scale of new development proposed is an issue.
- 3.6.2 The only primary school at the north end of Penrith is St Catherine's Roman Catholic School which, as a voluntary aided school, has specific entry requirements with admissions determined by the Governing Body. Where there are more applications for admission than the school has places, there is a strictly followed entry criteria detailed in the schools' admissions policy.
- 3.6.3 Of the two secondary schools in the town, Queen Elizabeth Grammar School (QEGS) is selective and is currently at capacity with 32 students per form with four-year groups per year up to year 11 (128 students per year). A large number of students attend the school from outside the district. In September 2018 the school is increasing to a 5-form entry with 30 pupils per form (150 students) although it will remain selective. Class sizes will be maintained at 30 or below. If the proposed levels continue through to year 11, the school will be at capacity. The school would need to invest to maintain expansion. The Sixth Form does have the capacity to increase from the current level of 240 to about 300 but again would require investment for new buildings.
- 3.6.4 The other secondary school in the town, Ullswater Community College (UCC), has a capacity of 1,540 pupils based on classroom provision. Current pupil numbers are 1,385. Future intake may be impacted by planned increased uptake by QEGS.
- 3.6.5 Newton Rigg College (Askham Bryan College) offers apprenticeships in agriculture (Levels 2 and 3), gamekeeping (Level 2), land based engineering (Levels 2 and 3), horticulture (Levels 2 and 3) and hairdressing (Levels 2 and 3) across the north of England. The college currently has 236 apprenticeships enrolled. In addition, an L4 higher apprenticeship in Agricultural Management has also commenced and will continue to develop over the next few years. For 2017/2018 the college is offering apprenticeships in animal care, equine management and will be expanding its offer into childcare. Further developments are also underway and the college will be responsive to local demand and seek to provide the apprenticeship offer required by local employers. The college also offer full-time courses in a wide range of subject areas across a variety of sectors, from agriculture and land management to outdoor activities and health & social care (**Table 3**).

**Table 3. Student Numbers 2017-2018** (source Newton Rigg College)

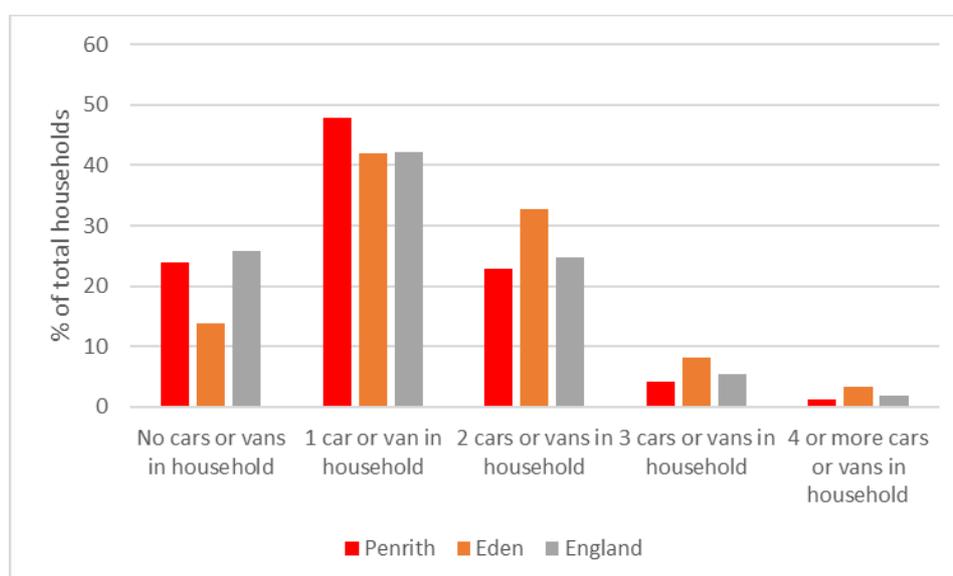
Course Type	Student numbers aged 14-15	Student numbers aged 16-18	Student numbers aged 19+	Totals
FE Full time	0	565 - 24% Eden, 45% Other Cumbria, 31% Outside Cumbria	70 - 21% Eden, 56% Other Cumbria, 20% Outside Cumbria	635
FE Part time	26 (100% Eden valley)	63 - 21% Eden, 22% Other Cumbria, 57% Outside Cumbria	114 -25% Eden, 49% Other Cumbria, 25% Outside Cumbria	203
Apprenticeships	0	209 - 22% Eden, 30% Other Cumbria, 46% Outside Cumbria	102 -14% Eden, 33% Other Cumbria, 53% Outside Cumbria	311
HE Part time	0	0	12 -100% Eden	12
Total	26	837	298	1161

3.6.6 Cumbria, like most rural counties, is under-provided with Higher Education: the University of Cumbria has 10,000 higher education students the majority of whom are Carlisle based.

### 3.7 Car Parking and Public Transport

3.7.1 Figures from the 2011 Census show that the average number of cars per household is 1.1 and that many residents do not have access to a car or van. Despite this, car parking is considered to be a major problem in Penrith, particularly in the town centre and the nearby older residential areas that were not built to accommodate cars. (Figure 5).

**Figure 5. Car/Van Availability** (Source: 2011 Census)



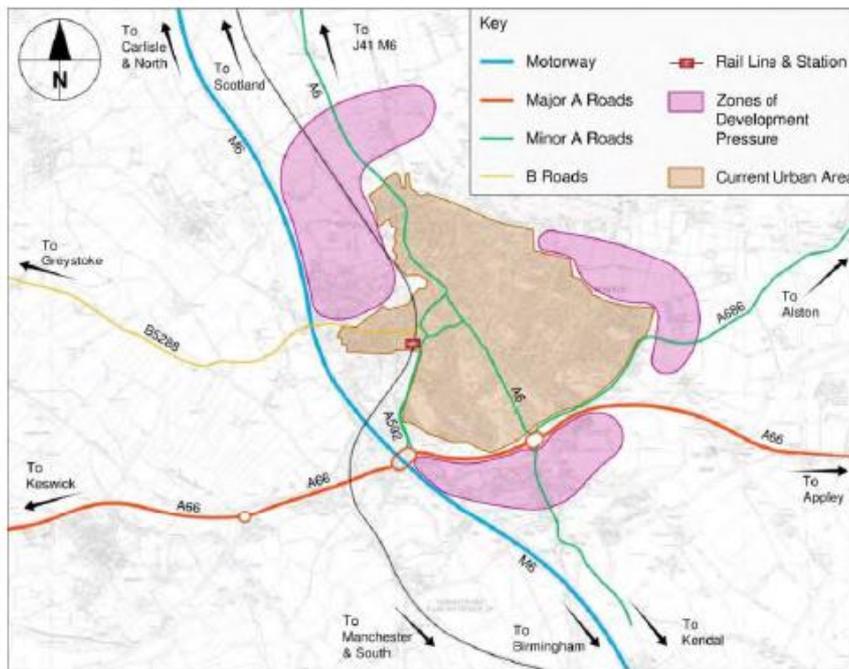
- 3.7.2 The development of areas that previously served as car parks (Southend Road - 440 spaces) alongside the infilling of individual spaces in the town and the building of more houses has resulted in increased demand for car parking but with fewer spaces to serve this demand. (**Appendix VI** and **Map C: Parking in Penrith**)
- 3.7.3 Lack of affordable long-stay car parking for those working in the town has resulted in drivers leaving their cars in the residential streets near the town centre which causes a problem for residents and vehicles accessing these areas.
- 3.7.4 There is some on-street parking which is free-of-charge and time limited and some short-stay free parking (1 to 3 hours) within supermarket car parks, however this is insufficient to allow time to be spent exploring the town/shopping and enjoying a meal or coffee. Long-stay car parking is available within pay and display car parks. Season ticket parking is very limited, has a long waiting list, and has to be paid fully in advance with no option to pay monthly, which, as many people employed in the town are in low paid jobs and/or on short term contracts buying a permit is not an option (**Appendix VI**).
- 3.7.5 Parking in the 'New Streets' has reduced the width of these roads to a single carriageway thus effectively rendering them 'one way' and impeding access by Emergency vehicles.
- 3.7.6 Some blocks of garages, on estates such as The Scaws, are too narrow to accommodate a modern car and, as a consequence, are used for additional storage rather than parking.
- 3.7.7 There is limited car parking in the town centre for the disabled, i.e. accessible to local shops and facilities.
- 3.7.8 Visitor numbers are compromised because of the lack of parking for tour buses, campervans and cars towing a caravan.
- 3.7.9 During the summer months, when visitors are at a maximum, they are discouraged from spending time in the town by the lack of low cost long-term car parking. Currently none of the town's car parks offer charging points for electric powered cars. The nearest charging points (2) are at the Rheged Discovery Centre.
- 3.7.10 The decline in public transport connections to outlying communities has resulted in increased car use both for shopping and employment purposes. The town and outlying villages are poorly served by local bus services creating challenges for employees and employers but the town benefits from a regular bus service provided by a national company to/from Carlisle and to the west coast (**Appendix VIII**). The Fell Runner voluntary bus service which provides transport from local villages also comes into Penrith (**Appendix VII**)

3.7.11 The town of Penrith is served by a local bus company and runs Monday to Saturday 5-8 times per day with 15 stops throughout the town. The services commence at 9.30am and finish at 3.23 to 3.50pm. This is particularly an issue for those in the town who do not have access to a private car: in 2011 21.9% of households did not have a car (**Appendix VIII**).

### 3.8 Traffic Management

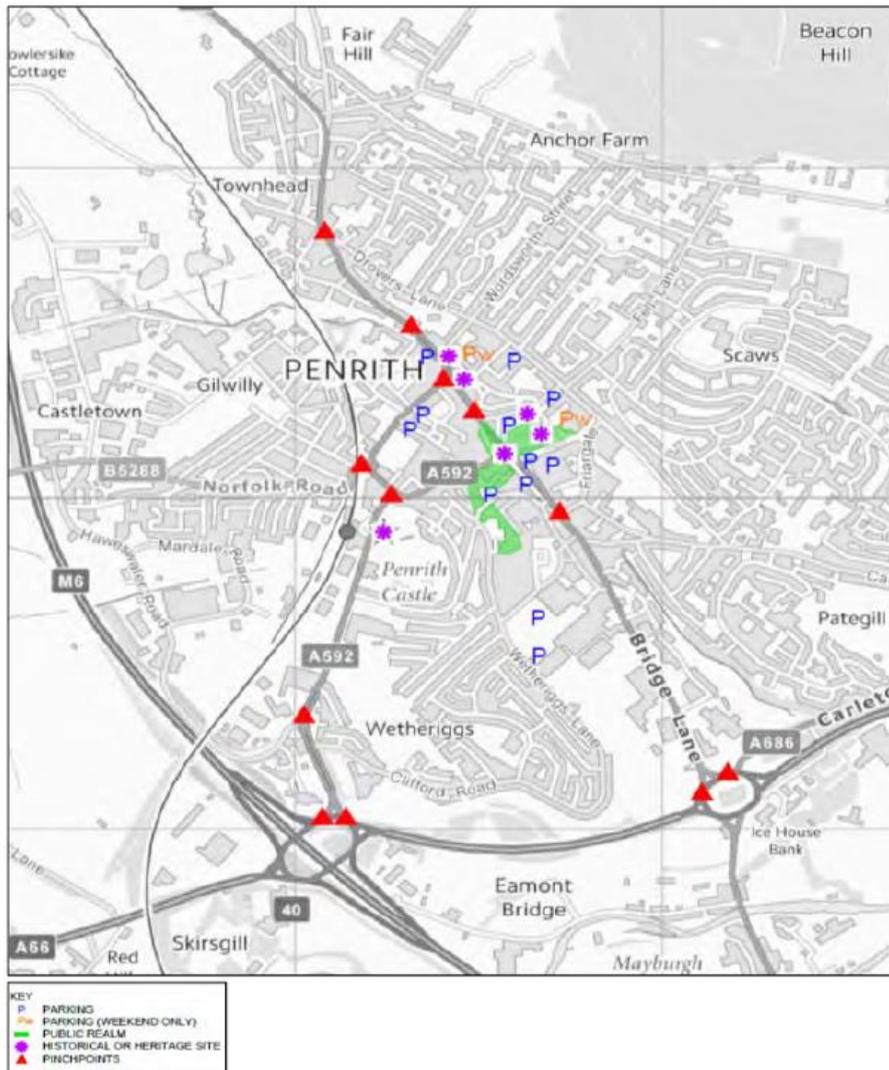
3.8.1 To reduce traffic congestion there is a need to divert through traffic, using the A66, A6, M6, away from the town centre. However, this needs to be achieved without discouraging visitors to the town e.g. by using appropriate signage and possibly a Park-and-Ride scheme (**Figure 6**).

**Figure 6. Strategic Road Context** (Source: Mott Macdonald, 2015)



3.8.2 Interruption to traffic flow on either the M6 or A66 results in traffic displacement and severe congestion on the approaches to Penrith and gridlock in the town itself (**Figure 7**). Therefore, there is a need for improved connections that divert through traffic, in particular HGVs, away from the town.

**Figure 7. Pinch points, car parking and public realm**



Source: Mott MacDonald, 2015

- 3.8.3 There is a need for improved connections between Penrith and the surrounding villages and Junction 41 of the M6 motorway.
- 3.8.4 The single site access to Gilwilly Industrial Estate is a constraint to its expansion and, therefore, development of highway improvements on the corridor between Gilwilly Industrial Estate and the M6 are required.
- 3.8.5 Highways England will be dualling the A66 (2024 to 2032) and has mooted constructing a flyover at the junction of the A66 with the A6 (Kemplay Bank). Although the Town Council are fully in favour of the dualling it has objected to the suggestion of a flyover which was felt to be environmentally and economically disastrous for the town.

### 3.9 Penrith Town Centre

3.9.1 A major element of the character of the town is the red sandstone and stucco the predominant materials in which the town's older buildings were constructed. However, the town is at risk of losing some of this character as an increasing number of buildings are being constructed in other, often more incongruent materials.



3.9.2 Penrith is an historic town but many shop fronts are out-of-keeping with their setting which puts Penrith at risk of becoming 'just another town'.



3.9.3 Other than during Penrith in Bloom, the centre of the town and its approaches are almost devoid of vegetation, in particular trees.

3.9.4 During the day the town centre is congested with traffic which creates dirt, noise and air pollution. Much street furniture is in a poor state of repair and is no longer functional (e.g. damaged seating). Visitors unfamiliar with the town need signage to direct them to banks, retail outlets (by specialism) and places to eat/drink.

3.9.5 With online shopping continuing to grow, consumers are redefining what is regarded as a good shopping experience. This presents an opportunity for a mix of retail offerings such as antique shops, local artisans selling their products and local coffee houses/places to eat (e.g. locally sourced food products; gifts) that will attract visitors and locals alike.

3.9.6 The town has a good mix of local shops (**Appendix IX**), but public consultation has revealed that the absence of outlets selling, for example, clothing for women and children results in other local businesses losing footfall to Carlisle and Kendal. While Penrith's retail offering needs to satisfy local needs, as well as those of visitors, the footfall is insufficient to attract specialist national companies and department stores (**Maps D, E, F Penrith Shops and Services; Retail Offer North/South**).

3.9.7 Empty shops (2.6%), particularly in New Squares, are considered to be a significant issue and detract from the attractive appearance and vitality of the town centre.

3.9.8 Sainsbury's have consolidated their retail operations at their New Squares site with the consequence that the large premises on Middlegate, previously occupied by Argos, has become vacant. B&M is also understood to be planning to consolidate its operations at the out of town Bridge Lane site which benefits from a large car park. The consequence of this could be that their large Middlegate premises will also fall vacant. The re-location of two large stores could have a serious impact on Middlegate.



3.9.9 On a positive note was the Post Office to relocate to a more central location, this could help generate footfall in the town centre (**Appendix X**).

3.9.10 Penrith Farmers' Market has shrunk from some dozen stallholders to five whereas the small village of Orton has a renowned and consequently thriving Farmers' Market.

3.9.11 Respondents to the public consultation suggested that the Town Centre is not geared towards pedestrians and their safety. Specific examples cited are the very narrow pavements at The Narrows and the popular crossing points at Little Dockray (Skipton Building Society to Newcastle Building Society) and between the banks (Nat West and HSBC).

3.9.12 The approaches to the town and the town centre in particular are considered by many to be unattractive, specific examples cited are the run down appearance of Castlegate and Sandgate; Bridge Lane immediately after the Kemplay Roundabout and the developments opposite Penrith Castle and next to the Rail Station both of which are listed.



### **3.10 Employment**

- 3.10.1 Penrith supports a largely low wage economy with a high proportion of younger workers employed in the hospitality sector. Unemployment is low (58 persons in March 2018 [source Cumbria Observatory]) which is thought to be due to the high demand from hotels for housekeeping and waiting staff, as well as younger people moving out of the area to find accommodation and better-paid employment. However, the low figure for those unemployed and claiming benefits disguises, to some extent, the fact that there are vacancies for skilled professionals.
- 3.10.2 Penrith is in the lowest quartile (nationally) for wages. The dominance of lower skilled jobs alongside a lack of higher paid opportunities, that attract and retain higher skilled, economically active residents, has resulted in an imbalance in the job market.
- 3.10.3 There is a need to raise the proportion of young people achieving higher level skills particularly as forecasts (Source: Action with Communities in Cumbria) suggest that the number of school leavers is expected to fall over the next decade.
- 3.10.4 Service businesses, in particular warehousing and distribution space, and skilled manufacturing supplying the nuclear industry should be encouraged while not overlooking the importance of tourism to the local economy.
- 3.10.5 There is a need to ensure that local employment opportunities are provided to support the sustainability of the town. Graduates should be a particular target, both in terms of retaining those from the University of Cumbria and attracting back those young people who have grown up in the town but left to study in other towns and cities.
- 3.10.6 The accessibility of the town by key road links (in particular the M6 / A66 junction), the West Coast Main Line and the bus service to/from Carlisle and west along the A66 makes Penrith an attractive location for both new and existing businesses.
- 3.10.7 The proposed opening of Carlisle Lake District Airport (approximately 25 miles from Penrith) presents opportunities for the future. Commercial passenger flights are due to commence in September 2018 to and from airports including Southend, Dublin and Belfast.

### 3.11 Tourism

3.11.1 The tourism sector can provide many jobs for local people if the skills are there. Newton Rigg College provides courses in tourism and the outdoors and Kendal College provides courses in catering.

3.11.2 There is little provision for the parking of tour buses or incentives for drivers (meal vouchers) with the consequence that many tour companies omit Penrith from their itinerary.

3.11.3 Penrith is an attractive market town that has an interesting place in history and a number of historic buildings that could be usefully employed in marketing Penrith as a visitor destination.

3.11.4 During the year, there are a number of events that take place in the town that attract visitors from Cumbria and beyond;

- Marmalade Festival and Penrith Goes Orange (Spring)
- Mayday (May)
- Penrith on a Plate (July)
- Penrith / Cumbria in Bloom (National BID Winner 2017) (Summer)
- Artists in Penrith (Summer)
- Winter Droving (October/November)
- Christmas Events (December)



3.11.5 The town does not offer any wet weather attractions other than shops, the small museum, the cinema and the Leisure Centre. Signage both to and within the town is inadequate and visitors need inexpensive long stay car parking.

3.11.6 The Tourist Information Centre is located on the edge of the shopping area and is open 7 days a week during the main season for visitors.

## 4 Planning Policy Context

- 4.1 The current local planning policy framework for the Neighbourhood Development Plan area comprises the Eden Core Strategy 2010 and the remaining 'saved' policies of the Eden Local Plan 1996.
- 4.2 Eden District Council is currently awaiting approval of the Eden Local Plan for the District. This sets how the growth of jobs, homes and infrastructure will be managed in the period up to 2032 – "Local Plan 2032". The Plan was submitted to the Government in December 2015 and its examination started in May 2016, a series of public hearings have been held and modifications proposed. The latest set of further Main Modifications were consulted upon early in 2018. Once adopted, this Local Plan will replace the 'saved' 1996 Local Plan policies and the 2010 Core Strategy. The spatial implications of Local Plan 2032 are shown on **Figure 8** of this document.
- 4.3 Eden District Council has drafted a Penrith Vision Strategic Masterplan (2032-2050) which is due to go to public consultation in July 2018. The aim of the Masterplan is to provide a long-term vision of what Penrith and Eden might become. It will help to shape and influence how Eden District Council will deliver economic growth and new housing looking beyond the Eden Local Plan 2014 to 2032 providing a framework for development to 2050.
- 4.4 National planning policy is set out in the National Planning Policy Framework (NPPF)<sup>1</sup> published in 2012. This sets out in paragraphs 6 and 7 that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.
- 4.4 Neighbourhood planning is addressed in paragraphs 183-185:
- "183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:*
- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
  - *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood Plans must be in general conformity with the strategic policies of the Local Plan.*

[1 https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

*To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood Plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood Plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.*

*184. Outside these strategic elements, Neighbourhood Plans will be able to shape and direct sustainable development in their area. Once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for nonstrategic policies where a Neighbourhood Plan is in preparation.”*

- 4.5 NDPs have to be in “general conformity” with strategic local planning policies, and it is therefore important that as the plan is prepared, the emerging draft policies reflect this higher-level planning framework. This is currently the Eden Core Strategy. However, the Core Strategy will soon be replaced by the Eden Local Plan 2014-2032. In line with government guidance this Draft NDP has been prepared to take account of this emerging planning policy document. In addition, a masterplan is being prepared for Penrith to 2050, this will not be a development plan document. A summary document, Planning Policy Background and Evidence Base Review, has been prepared as a background document to the NDP. This has been used to inform the draft policies in the Penrith Neighbourhood Development Plan, PNDP for short.

**Key to Figure 8.**



**Eden**  
District Council

**Planning Policy Team**  
Eden District Council  
Mansion House  
Penrith  
Cumbria CA11 7YG

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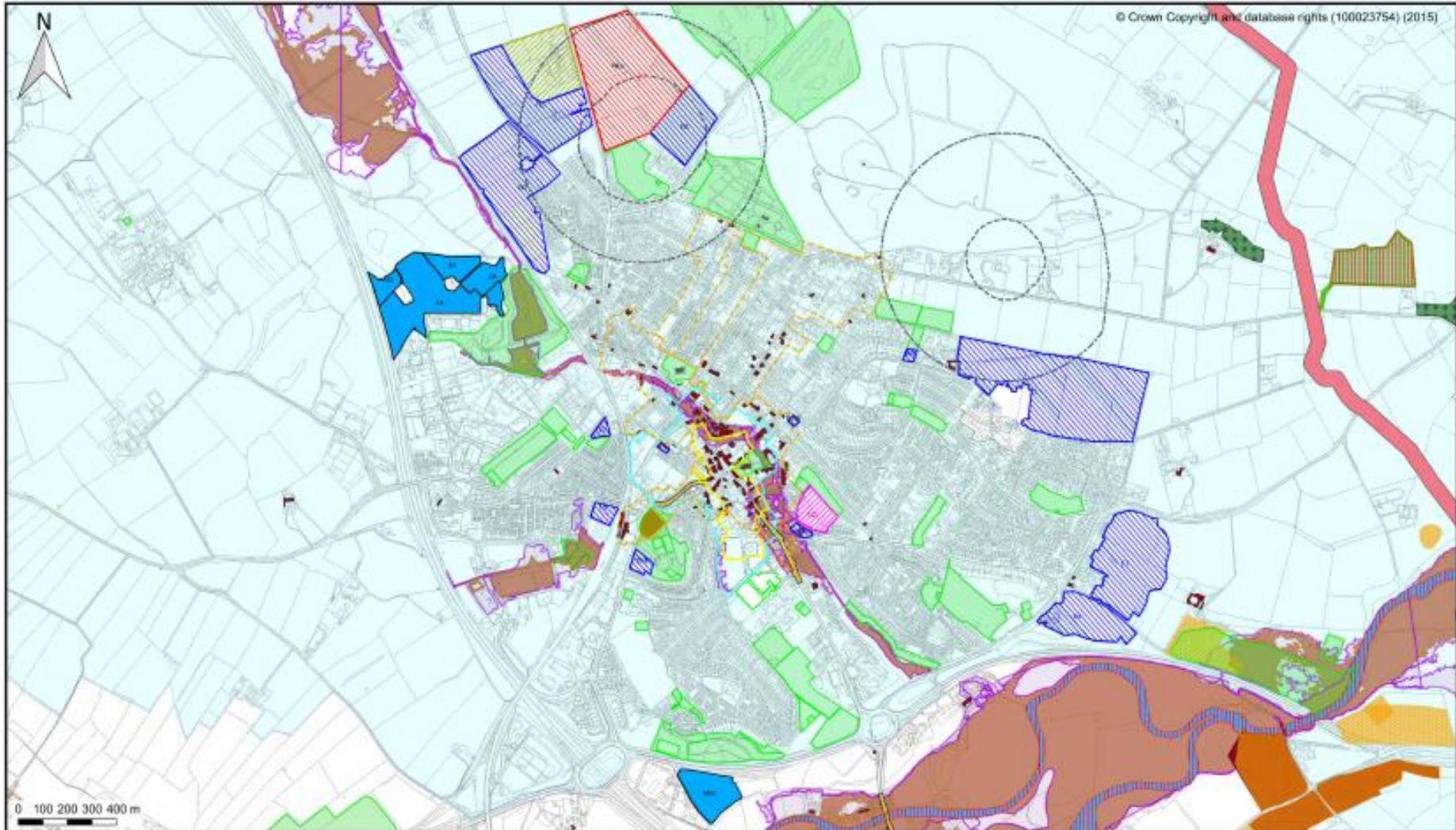
**Eden District Planning Area  
Local Plan  
2014 - 2032**

**Policy Map Legend**

<p> Eden District boundary</p> <p> Lake District National Park boundary</p> <p> Local Plan Area boundary</p> <p><b>Development in the Right Place</b></p> <p> Flood Risk Zone 2</p> <p> Flood Risk Zone 3</p> <p> Ethylene Pipeline Hazard Area</p> <p><b>Decent Homes for All</b></p> <p> Housing Allocation</p> <p> Reserve Housing Site</p> <p> Mixed Use Allocation</p> <p> Gypsy and Traveller Site</p> <p><b>A Strong Economy</b></p> <p> Employment Allocation</p> <p> Primary Shopping Area</p> <p> District / Town Centre</p> <p><b>A Rich Environment</b></p> <p> County Wildlife Site</p> <p> Limestone Pavement Order</p> <p> Local Nature Reserve</p> <p> National Nature Reserve</p> <p> Regionally Important Geological and Geomorphological Site</p> <p> Site of Special Scientific Interest</p> <p> Special Area of Conservation</p> <p> Special Protection Area</p> <p> Ancient Woodland</p> <p> Area of Outstanding Natural Beauty</p> <p> Wind Energy Suitable Area</p> <p> Proposed Air Quality Management Area</p> <p> Groundwater Source Protection Zone 1</p> <p> Groundwater Source Protection Zone 2</p> <p> Conservation Area</p> <p> Historic Parks and Gardens</p> <p> Listed Building</p> <p> Scheduled Ancient Monument</p> <p><b>Thriving Communities</b></p> <p> Public Open Space</p>	<p>Policy DEV2 - Water Management and Flood Risk</p> <p>Policy DEV2 - Water Management and Flood Risk</p> <p>Policies AL1, AP1, KS1, PEN1</p> <p>Policy PEN1</p> <p>Policies AL1, PEN1</p> <p>Policy HS7 - Gypsy and Traveller Sites</p> <p>Policies AL1, AP1, KS1, PEN1</p> <p>Policy EC7 - Town Centres and Retailing</p> <p>Policy EC7 - Town Centres and Retailing</p> <p>Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity</p> <p>Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity</p> <p>Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity</p> <p>Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity</p> <p>Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity</p> <p>Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity</p> <p>Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity</p> <p>Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity</p> <p>Policy ENV2 - Protection and Enhancement of Landscape and Trees</p> <p>Policy ENV3 - The North Pennines Area of Outstanding Natural Beauty</p> <p>Policy ENV6 - Renewable Energy</p> <p>Policy ENV7 - Air Pollution</p> <p>Policy ENV9 - Other Forms of Pollution</p> <p>Policy ENV9 - Other Forms of Pollution</p> <p>Policy ENV10 - The Historic Environment</p> <p>Policy COM2 - Protection of Open Space, Sport, Leisure and Recreation Facilities</p>
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**Figure 8. Emerging Eden Local Plan** (Source: Eden District Council)

Penrith Inset Map 1





## 5 Penrith NDP Vision and Objectives

**PENRITH NEIGHBOURHOOD DEVELOPMENT  
PLAN 2032  
VISION STATEMENT**

**Penrith  
Heart of Cumbria  
- a great place to live, work and visit**

**By 2032, Penrith will be a successful, vibrant  
market town providing a sustainable environment  
for quality of life, attracting investment and tourism  
whilst enhancing the best of its built and natural  
character**

- 5.1 In order to address the key issues and achieve the Vision, the following objectives have been identified for the PNDP:

**OBJECTIVE 1: Sustainable Development**

To ensure that all development in the town is sustainable and meets the needs of the present without compromising the ability of future generations meeting their own needs.

**OBJECTIVE 2: Housing**

To support a level of high quality housing that retains Penrith's identity and encourages high levels of social interaction, meets housing needs and helps to grow the local population, especially young people.

**OBJECTIVE 3: Greenspaces**

To protect greenspaces that have been identified as being important to the local community.

**OBJECTIVE 4: Culture and Leisure**

To ensure the town's range of leisure and recreation facilities are enhanced and protected with a particular focus on meeting the needs of young people.

**OBJECTIVE 5: Wellbeing**

To protect health and community facilities and ensure that these have the capacity to support any needs generated by new development and a changing population.

**OBJECTIVE 6: Education**

To protect schools and further education facilities and ensure that these have the capacity to support any needs generated by new residential and business development.

**OBJECTIVE 7: Town Centre Car Parking**

To work with other bodies to address the town’s current and future car parking issues.

**OBJECTIVE 8: Traffic Management**

To work with other bodies to address current traffic management issues and ensure that these are not exacerbated by new development by considering appropriate measures to improve safety and traffic flow at particular locations within the town.

**OBJECTIVE 9: Penrith Town Centre**

To preserve the historic and notable buildings and improve the appearance of Penrith town centre and its attractiveness as a place to visit for both the local community and visitors.



## **6. Neighbourhood Plan Policies**

- 6.1 This section sets out the planning policies of the Draft PNDP. These will be used to help determine planning applications in the area and so shape the future of Penrith as a place to live, work and visit. The Draft Policies have been prepared by the Steering Group on behalf of the Town Council. Each policy is set out under one of the 9 objectives identified for the Draft PNDP. Each policy is also accompanied by a Background/Justification section. This sets out why the policy is needed, the evidence used to develop and justify the policy, and, where necessary explanatory material setting out how the policy will be used when planning applications and proposals are being assessed and prepared.

### **OBJECTIVE 1: Sustainable Development**

- 6.2 **To ensure that all development in the town is sustainable and meets the needs of the present without compromising the ability of future generations to meet their own needs.**

### **6.3 Policy 1 Sustainable Development in Penrith**

Development proposals should be designed incorporating sustainable development principles and measures. These measures should build in resilience and achieve development that is adaptable to meet the challenges of future climate change and socio-economic change. Development proposals should demonstrate, where it is practical for them to do so, that they have considered each of the following criteria:

1. The inclusion of design features and measures that encourage active and healthy lifestyles;
2. Capacity of the development to prevent flooding and water course pollution and measures to minimise water consumption;
3. Design that minimises use of energy and seeks to include the highest available standards of energy efficiency in buildings and the provision of on-site production of energy using renewable sources (e.g. photo voltaics, ground/air source heat pumps, small wind turbines);

4. Inclusion of measures to reduce resource consumption and encourage design features that re-use and recycle resources:
  - Using sustainable building materials that are capable of recycling following demolition (eg. Masonry, concrete, glass, timber, roofing materials, pipework and insulation)
  - To utilise recycled building materials wherever possible (eg. Masonry, roofing materials, aggregate).
5. Ability to maximise opportunities for active means of transport, (walking, cycling and public transport) and measures to promote use of low carbon vehicles;
6. Use of sustainable, renewable, healthy products that embody low energy output, and are, wherever possible, sourced locally;
7. Protection of greenspaces, creation of new greenspaces and, where applicable, net gains in biodiversity; and
8. Protection and enhancement of the local identity, character and distinctiveness of the town.

### **Background/Justification**

- 6.4 National planning policy in the NPPF sets out that the purpose of planning is to help achieve sustainable development. One component of this is the promotion of good design.
- 6.5 To help achieve this national objective, Draft Policy 1 of the PNDP sets out how planning proposals should seek to be sustainable within the context of Penrith. This is a general overarching policy and due to Draft Policy 1's wide scope many of the principles are also amplified in more detail in other policies of the PNDP. Where this occurs, the policies should be read and used in conjunction.
- 6.6 Draft Policy 1 provides a means of assessing proposals so that if they meet the criteria in the Policy, they will be better placed to meet the presumption in favour of sustainable development within the context of Penrith.
- 6.7 Draft Policy 1 helps the PNDP deliver on its key theme of delivering a more sustainable town (see para. 3.1.1 of the PNDP).

## **Relevant District Planning Policies:**

### **Core Strategy:**

- CS1 Sustainable Development Principles
- CS16 Principles for the Natural Environment
- CS17 Principles for the Built (Historic) Environment
- CS18 Design of New Development
- CS19 Energy Conservation, Efficiency and Production in New Developments
- CS20 Renewable Energy

### **Eden Local Plan 2014-2032**

- DEV1 General Approach to New Development
- DEV2 Water Management and Flood Risk
- DEV5 Design of New Development
- ENV5 Environmentally Sustainable Design
- ENV6 Renewable Energy

**Penrith Town Council Strategic Priorities:** Health and Wellbeing; Economic Development; Transport; Growth; Community Engagement.

## **6.8 Policy 2 Environmentally Sustainable Design**

Development requiring planning permission should be designed in such a way that they promote good environmentally sustainable design. They should be informed by, and respect, the town's wider character and the local site context. Good contemporary design will be encouraged where it reflects these criteria. Planning applications will be assessed against the following:

1. Design and Access Statements accompanying planning applications should set out how the proposal achieves good design and is sustainable development;
2. For planning applications classed as major development, the Design and Access Statement should include an Energy Statement setting out how the proposal meets zero or low carbon targets and how the proposal includes climate change resilience measures. To help applicants, proposals should seek to meet as a minimum: Building Research Establishment Environmental Assessment Method (BREEAM – Good or Excellent Standard) or Code for Sustainable Homes (Level 4 equivalent) and, where relevant, pre-assessment or their subsequent equivalent

3. Innovative sustainable design solutions will be encouraged to ensure that buildings remain at the forefront of sustainable building design. Measures to be considered include things such as:
  - Adopting water recycling methods at source;
  - Using sustainable building materials;
  - Recycling of grey and rainwater;
  - Adopting high standards for thermal insulation; and
4. Once the amendments to the Planning and Energy Act 2008 have been made, then the levels required by this Plan will increase accordingly in compliance with the national guidance.

### **Background/Justification**

- 6.9 Proposals for new housing will be expected to meet the requirements of the Code for Sustainable Homes (CSH), or for commercial development the Building Research Establishment Environmental Assessment Method (BREEAM). The ministerial statement of 25 March 2015 states that

*"For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that exceed the energy requirements of Building Regulations until commencement of amendments to the [Planning and Energy Act 2008](#) in the Deregulation Bill 2015."*

- 6.10 Those amendments have not been enacted to date. Setting standards equivalent to the Code for Sustainable Homes Level 4 (CSH4) is consistent with the stated intent of the ministerial statement: *"The government has stated that, from [the enactment of the amendments], the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government's intention into account in applying existing policies and not set conditions with requirements above a Code level 4 equivalent."* (Ministerial Statement: [The Rt Hon Sir Eric Pickles, Department for Communities and Local Government](#), 25 March 2015)

- 6.11 Applicants will be encouraged to provide Sustainability Statements, or separate sections in submitted Design and Access Statements to provide comprehensive evidence of the sustainability of each development, demonstrating that the design meets the highest feasible and viable standards. Measures that could be included for major development, standard methods of assessment such as BREEAM and Code for Sustainable Homes (CSH) should be used wherever possible.



### **Relevant District Planning Policies:**

#### **Core Strategy:**

- CS1 Sustainable Development Principles
- CS16 Principles for the Natural Environment
- CS17 Principles for the Built (Historic) Environment
- CS18 Design of New Development
- CS19 Energy Conservation, Efficiency and Production in New Developments
- CS20 Renewable Energy

#### **Eden Local Plan 2014-2032**

- DEV1 General Approach to New Development
- DEV2 Water Management and Flood Risk
- DEV5 Design of New Development
- ENV5 Environmentally Sustainable Design
- ENV6 Renewable Energy

**Penrith Town Council Strategic Priorities:** Health and Wellbeing; Economic Development; Transport; Growth; Community Engagement.

### 6.12 **Policy 3 Energy use and reducing carbon emissions**

Developers of major proposals above a threshold of 1,000 square meters or 10 dwellings shall provide at least 10% of the development's total predicted energy requirements on-site, from renewable energy sources unless it can be demonstrated that this is neither practical nor viable.



## **Background/Justification**

- 6.13 Planning policy also plays a key role in securing radical reductions in greenhouse gas emissions and supporting the delivery of renewable and low carbon energy associated infrastructure (NPPF, para. 93).
- 6.14 Policy 3 seeks to set detailed local policy for Penrith so that the national aim of securing radical reductions in greenhouse gas emissions can be met.
- 6.15 For the purposes of this policy renewable energy could also include passive solar design; Wind Turbines; Biomass, Ground and Air Source Heat Pumps and district heating schemes.
- 6.16 Policy 3 should be read in conjunction with Core Strategy Policy CS19 Energy Conservation, Efficiency and Production in New Developments and emerging Local Plan 2032 policies ENV5 Environmentally Sustainable Design and ENV6 Renewable Energy.

## **Relevant District Planning Policies:**

### **Core Strategy:**

CS1 Sustainable Development Principles  
CS18 Design of New Development  
CS19 Energy Conservation, Efficiency and Production in New Developments  
CS20 Renewable Energy

### **Eden Local Plan 2014-2032**

DEV1 General Approach to New Development  
ENV5 Environmentally Sustainable Design  
ENV6 Renewable Energy

**Penrith Town Council Strategic Priorities:** Health and Wellbeing; Growth.

## 6.16 **Policy 4 Accessibility and Social Inclusion**

To ensure that all development proposals meet the needs of all groups and sections of the community they should be in a location that can be reasonably accessed by walking, cycling, those with mobility aids, public transport and motor vehicles. To increase accessibility proposals should incorporate measures and features to ensure that any routes (e.g. footpaths, streets, roads etc.) through and to and from a site are welcoming, overlooked and safe.

To improve social inclusion, where appropriate, proposals should also:

1. Provide good quality, well located and sited, accessible, functional, centralised open spaces, play areas and public spaces that allow people of all ages and backgrounds to meet and lead healthy and active lifestyles; and



2. Incorporate design features that will allow buildings and spaces the flexibility to adapt and change so they can meet the needs of a changing population (e.g. Lifetime Homes) and new technologies.

### **Background/Justification**

- 6.17 The Eden Core Strategy seeks to promote active and inclusive communities. The Core Strategy through policy CS21 Principles for Services, Facilities, Sport and Informal Recreation seeks to ensure there are appropriate community services and facilities and seeks to protect and enhance such facilities.
- 6.18 Draft Policy 4 of the PNDP is a plan-wide, Penrith-wide policy that seeks to ensure that new development in the neighbourhood area promotes social inclusion for all section of the community and delivers the social role of sustainable development.
- 6.19 Planning's main way of contributing to this is in the geographical location of land uses, and their physical accessibility (e.g. through design) of buildings and spaces. Penrith's population is generally a healthy one. In 2011, 79.6% of residents considered themselves to have "very good" or "good" health" and that their day-to-day activities were not limited, but 9.0% of residents considered that day-to-day activities were limited a lot; 10.5% limited a little.

## **Relevant District Planning Policies:**

### **Core Strategy:**

CS1 Sustainable Development Principles  
CS21 Principles for Services, Facilities, Sport and Informal Recreation

### **Eden Local Plan 2014-2032**

DEV1 General Approach to New Development  
DEV3 Transport, Accessibility and Rights of Way  
DEV5 Design of New Development

**Penrith Town Council Strategic Priorities:** Health and Wellbeing.

## 6.20 **Policy 5 Conservation Areas in Penrith**

### **Penrith Conservation Area**

Development within or affecting the setting of the Penrith Conservation Area should be designed to take account of, conserve and protect the following:

1. Historic street patterns and layouts including former market places, lanes and yards and the Conservation Areas high degree of permeability;
2. The fine grain of built development and the well-defined building hierarchy with buildings generally two storeys in height and not exceeding four storeys;
3. Protect vernacular buildings and styles
4. Use of local materials - red sandstone, Westmorland/Burlington slate and timber;
5. Irregular roofscapes and the predominance of vertical fenestration;
6. The retention, renovation and re-introduction of traditional shopfronts in line with the planning policies in this plan and the Eden District Shopfronts Supplementary Planning Document;



7. Protection of key views and vistas: **To be identified through this consultation e.g. View from Beacon Hill to the Northeastern Fells and the View of Beacon Hill from Castle Park;** and



8. Hard and soft landscaping in local materials with native species planting.

### **Penrith New Streets**

Development Proposals affecting the Penrith New Streets Conservation Area should:

1. Retain and enhance views of and from Beacon Fell;
2. Retain the layout of tightly knit terraces and larger semi-detached and detached villas;
3. Use suitable materials such as red sandstone and Westmorland/Burlington slate roofs or sympathetic alternatives that would introduce and encourage good quality, innovative design;
4. Retain architectural detailing such as arched doorways, bay windows, stone mullions, large stone chimney stacks and decorative eaves, and sandstone boundary walls; and
5. Retain mature gardens and open spaces.

Development proposals in and affecting the setting of both Conservation Areas will be required to describe the significance of any designated and non-designated heritage assets affected.

### **Supporting Town Council Actions**

- To work with Eden District Council to review the Penrith Conservation Area boundary and seek the incorporation of Drovers Lane, Brunswick Road School and Croft Avenue within the Conservation Area boundary.

- To work with Eden District Council to investigate the desirability of designating some of the residential properties in Castletown a Conservation Area.

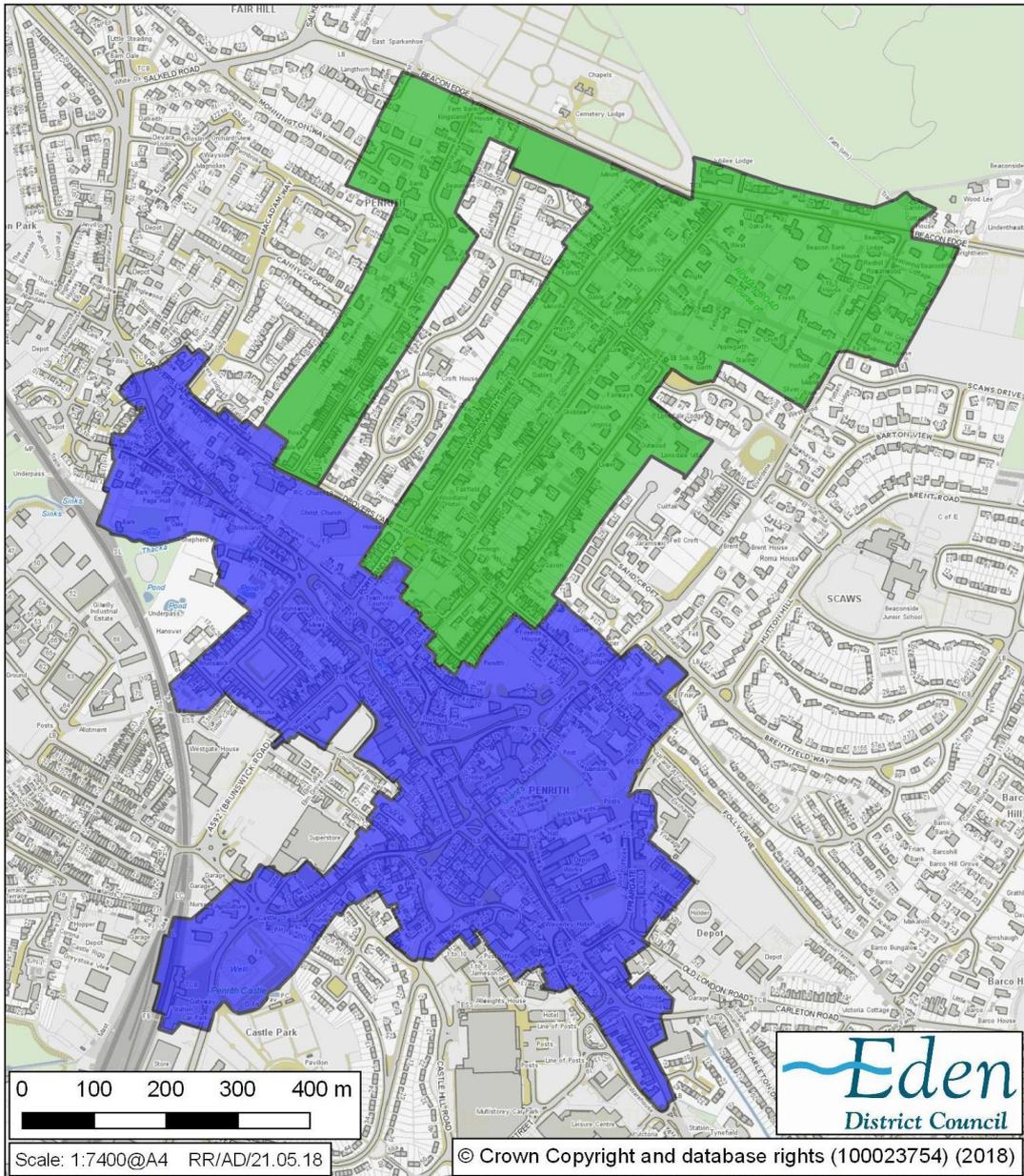


### Background/Justification

- 6.21 Penrith retains a strong sense of identity and local distinctiveness. This stems from the historic market town and the atmosphere this creates and from the historic built environment with its distinctive red sandstone buildings, narrow streets and passageways.
- 6.22 Much of the central area of the town was designated as a Conservation Area in 1975 and then revised on 27 May 1976, 16 April 1981 and 4 May 2010. (**Figure 9**).

**Figure 9. Penrith and New Streets Conservation Areas** (Source: Eden District Council)

**Penrith Conservation Area and Penrith New Streets Conservation Area**



6.25 Drivers Lane is sandwiched between the New Streets and Town Centre conservation areas, it is one of the main routes into town and is part of the 'Penrith Story'. There are various periods of development along that route and each architectural period is important in terms of built form and should be given regard.



- 6.26 The buildings at the bottom of Croft Avenue have been left out of the Conservation Areas as, at the time, they were not regarded with any value. However, these are also of their time and the architectural style and appearance is important. The lack of designation has resulted in the use of inappropriate fenestration of these properties and each property has chosen their own style of window resulting in an unsatisfactory piecemeal appearance.

### **Relevant District Planning Policies:**

#### **Core Strategy:**

CS1 Sustainable Development Principles  
CS17 Principles for the Built (Historic) Environment  
CS18 Design of New Development

#### **Eden Local Plan 2014-2032**

ENV10 The Historic Environment

**Penrith Town Council Strategic Priorities:** Health and Wellbeing.

### **OBJECTIVE 2: Housing**

- 6.27 **To support a level of high quality housing that retains Penrith’s identity and encourages high levels of social interaction, meets housing needs and helps to grow the local population, especially young people.**
- 6.28 The provision of new homes is essential to meet the social needs of Penrith and acts as a key economic driver, both in terms of the jobs it provides in construction and to the economy as a whole, through provision of housing for the people who work in the area.

Delivering an appropriate housing supply of new homes is fundamental to maintaining the workforce necessary to support the economy. The emerging Eden Local Plan indicates that new housing should be concentrated in Penrith with much of this in large scale new developments to the East and North of the town. An estimated 1,715 new homes are to be built in the Town over the 15 years covered by this plan (**Appendix I**). However, housing supply across Eden has been well below the Core Strategy (2010) target of 239 homes per year. Between April 2003 and March 2015, a total of 1916 dwellings were completed, resulting in an undersupply of 713 properties.

## 6.29 Policy 6 High Quality New Homes

To ensure new housing development is of high quality build and design that reinforces local identity and reflects local distinctiveness it should have regard to and will be assessed against the following:

1. Use of suitable materials, layouts and building forms;
2. The developments visual and landscape character impact;
3. New homes will be accessible to local services and support health, social and cultural wellbeing.
4. As well as meeting the needs of existing communities new housing should seek to have minimal impact on existing communities by protecting residential amenity and minimising impacts on local infrastructure.
5. Measures to reduce traffic generation and its impacts;
6. Provision of appropriate social infrastructure, including accessible, usable open greenspace and landscaping of native species, including food plants and fruit trees and off-street car parking provision to meet the standards defined in Part 1 of the *Cumbria Design Guide* set out below, including garages capable of meeting the needs of contemporary vehicles.

1 bedroom	1 space / garage
2 bedrooms	2 spaces
3 bedrooms	2.5 spaces
4 bedrooms	3 spaces

7. Provision of features to encourage wildlife e.g. for movement, migration, nesting, roosting and foraging.



(Photos taken on Scaws Field)

## **Background/Justification**

- 6.30 The emerging Eden Local Plan 2032 seeks to meet local housing needs and aspirations by seeking to concentrate the development of new homes within or adjacent to the district's main towns of Penrith, Appleby, Kirkby Stephen and Alston, key hubs, whilst allowing for some development in rural areas to support rural communities and services. This objective is set within the national planning policy objective of significantly boosting housing growth (NPPF, para. 47).
- 6.31 The Draft PNDP does not seek to allocate further sites for development but through Draft Policy 6 seeks to ensure that future housing growth meets the needs of the existing and future community, this will help to deliver part of the social role of sustainable development set out in NPPF "by providing the supply of housing required to meet the needs of present and future generations" (NPPF, p. 2) and the emerging Eden Local Plan 2032 objective of supporting the development and maintenance of a variety of decent, affordable housing which meets the needs of all local people (including the older population) and supports economic and community development – Eden Local Plan.
- 6.32 Locally, there is a concern that conditions and obligations on development sites are not enforced. To ensure that this does not happen and to help inform people of why things do not happen when they should the Town Council can play an important role in identifying such issues and in helping to disseminate the facts to the local community. This type of work is not a land use planning policy matter and has, therefore, been identified as a Supporting Town Council Action.

## **Supporting Town Council Actions**

- To work with Eden District Council to ensure that developers deliver on their commitments identified in planning obligations, agreements and conditions.
- As well as new build housing there is a significant problem in terms of energy loss and knock-on effects to the cost of heating existing, older homes. The Town Council will seek to work with and encourage others to develop initiatives and take action to address this significant issue.

## **Relevant District Planning Policies:**

### **Core Strategy:**

CS1 Sustainable Development Principles  
CS7 Principles for Housing  
CS18 Design of New Development

### **Eden Local Plan 2014-2032**

DEV5 Design of New Development

**Penrith Town Council Strategic Priorities:** Health and Wellbeing; Growth; Community Engagement.

## **6.33 Policy 7 Housing Type and Mix**

New housing development should provide a range of types and sizes of dwellings that meet identified local needs in accordance with Eden Local Plan 2014-2032 Policy HS4.

In Penrith, unless the ongoing 2018 housing needs survey evidence indicates otherwise, the priority should be for the provision of homes to meet the needs of young renters with/without children, first time buyers, middle-aged empty nesters and the ageing population for one and two bedroom properties.

### **Background/Justification**

6.34 Core Strategy Policy CS7 Principles for Housing sets out that development should “Provide for a full range and choice of housing types to meet the needs of the whole community”. Policy HS4 Housing Type and Mix in the emerging Local Plan 2032 seeks to secure a suitable mix of homes on development sites this will be informed by using evidence from and set out in Eden Local Plan Policy HS4:

- up to date local housing needs surveys and local housing market assessments
- other local housing needs information (e. g. relating to elderly people or special needs)
- location and characteristics of the site
- the type and mix of housing in the locality, including housing age, condition and occupancy
- current housing market conditions and viability

- 6.35 Since April 2003, 30% of Eden’s housing supply has been provided in Penrith. Recent supply has resulted in the largest amount of housing provision falling into the 2 bedroom apartment/flat and 4 bedroomed detached house categories, with few bungalows and smaller houses being delivered. With the focus of the emerging Local Plan 2032 directing housing development to Penrith, with large sites proposed for allocation at both the northern and eastern edges of the town housing supply in the area will increase.
- 6.36 Eden District Council are currently undertaking a Housing Needs Assessment for Penrith. When available the data from this study may inform a revised version of Policy 7 and should be used by applicants to inform the preparation of their proposals.
- 6.37 Penrith has provided the greatest contribution to the affordable housing supply, with 246 completed units since 2003; 40% of all affordable housing units. Across the district 56% of all affordable homes built during this period have been two bedroomed; and 44% of all affordable homes built during this period have been flats/apartments. Nevertheless, when considered against assessments of need the amount of affordable housing provided is not sufficient to keep pace with demand.
- 6.38 Penrith will continue to be the focus of affordable housing supply, with its high level of services and access to transport links. Eden District’s population is growing slowly but ageing rapidly. The ageing population is likely to pose some significant challenges for future housing supply. This age group is likely to influence future market housing supply the most, as younger households struggle to afford to buy their first home. Evidence from recent sales of 31 flats at Penrith New Squares indicates demand from older population age groups rather than younger first time buyers.

### **Relevant District Planning Policies:**

#### **Core Strategy:**

CS1 Sustainable Development Principles  
CS7 Principles for Housing  
CS18 Design of New Development

#### **Eden Local Plan 2014-2032**

HS4 Housing Type and Mix

**Penrith Town Council Strategic Priorities:** Health and Wellbeing; Growth.

### **OBJECTIVE 3: GREENSPACES**

6.39 **To protect greenspaces that have been identified as being important to the local community.**

6.40 **Policy 8 Identifying and protecting local green spaces**

The following areas (**Map A - Policies: Protected Areas**) will be designated as local green spaces and will be protected from inappropriate development. Proposals to develop, or for development on these spaces will be assessed in accordance with national Green Belt policy.

PE3	Land and wood above Scaws Drive
PE5	Land between Brentfield Way and Meadowcroft
PE6	Folly Lane Allotments
PE9	St Andrew's Churchyard
PN11	Penrith Beacon
PN13	Open area top of Croft Terrace
PN20	Woods in Lonsdale Villa gardens
PN22	St Catherine's Churchyard
PN23	Christchurch Churchyard
PN24	Penrith Cemetery
PN25	Salkeld Road Allotments
PN26	Coronation Gardens
PW27	Nicol Hill Nature Reserve
PW28	Thacka Beck Nature Reserve
PW29	Brunswick Square Gardens
PW30	James Street Allotments
PW31	Castletown/Musgrave St/Brackenber Allotments
PW33	Land adjacent to Myers Beck
PW34	Informal Recreation area between Musgrave St Allotments/Newton Road
PS35	Wetheriggs Country Park
PS42	Green area between A66 and Clifford Road
PP47	Thacka Glen
PP48	Pategill Back Field
PP50	Land to south of Eden Housing Association (EHA)
PP51	Land to the north of EHA
PP52	Land to the north of Greengarth

## **Background/Justification**

- 6.41 NPPF (paragraphs 76 and 77) gives local communities the opportunity to identify for special protection the green areas of particular importance to them. These local green spaces should be:
- In reasonably close proximity to the community they serve;
  - Demonstrably special to a local community and hold a particular local significance (e.g. because of its beauty, historic significance, recreational value, tranquillity or the richness of its wildlife); and
  - The area should be local in character and not an extensive tract of land.
- 6.42 Following an assessment of green spaces in the neighbourhood area (**Appendix IV**), the areas set out in paragraph 6.40 have been identified in as meeting the criteria set out in the NPPF. Views are now being sought on these areas during this consultation.
- 6.43 When planning proposals are put forward to develop or for development on the designated local green spaces such development will be assessed against national Green Belt policy as set out in para. 78 of the NPPF.

## **Supporting Town Council Action**

- To develop management and improvement plans for all parks and protected open spaces.

## **Relevant District Planning Policies:**

### **Core Strategy:**

- CS1 Sustainable Development Principles
- CS21 Principles for Services, Facilities, Sport and Informal Recreation
- CS24 Open Space and Recreation Land

## **Eden Local Plan 2014-2032**

- COM2 Protection of Open Space, Sport, Leisure and Recreation Facilities

**Penrith Town Council Strategic Priorities:** Health and Wellbeing.

## **OBJECTIVE 4: CULTURE AND LEISURE**

6.44 **To ensure the town’s range of leisure and recreation facilities are enhanced and protected with a particular focus on meeting the needs of young people.**

6.45 **Policy 9 Protecting and enhancing sport, leisure and recreation facilities**

The following sport and recreation facilities also identified on **Map A - Policies: Protected Areas** will be protected in accordance with Eden Local Plan 2014-2032 Policy COM2 Protection of Open Space, Sport, Leisure and Recreation Facilities:

C1	Carleton Heights Play Area
C2	Penrith RFU
PE4	Scaws Play Area
PE7	Friars Bowling Club
PE8	Beaconside School Playing Fields
PN12	Milton Street Play Area
PN15	Penrith Golf Course
PN16	Penrith Golf Course Practice Ground
PN17	Fairhill Playing Field
PN18	St. Catherine’s School Field
PW32	Castletown Recreation Area
PS36	Ullswater CC Playing Fields
PS37	Penrith Cricket Ground
PS38	North Lakes School Playing Field
PS39	Queen Elizabeth Grammar School Playing Field
PS41	Castle Park
PS43	Clifford Road Play Area
PS44	Land between Wetheriggs Lane and Astro Turf
PS45	The Crescent Playing Fields
PP49	Pategill Play Area and Recreation Ground
PP50	Land to the South of Eden Housing Association
PP51	Land to the North of Eden Housing Association
PP52	Land to the North of Greengarth

Proposals for a place-based youth facility (such as the Youth Zone, Carlisle) will be supported where they would not lead to significant adverse impacts on the amenity of other users and occupiers.

## Background/Justification

- 6.46 Draft Policy 9 identifies and seeks to protect the key sport, leisure and recreation facilities in the town. These include, in the main, the town's key outdoor sport and recreation facilities that support football, cricket, golf and other outdoor sports and the town's main indoor sport and recreation facility Penrith Leisure Centre.
- 6.47 By protecting, enhancing and supporting improvements to sport and recreation facilities Draft Policy 9 supports Core Strategy Policy CS21 that seeks to meet the formal and informal sport and recreation needs of the District and the implementation of emerging Eden Local Plan 2014-2032 COM2 Protection of Open Space, Sport, Leisure and Recreation Facilities
- 6.48 The approach set out in Draft Policy 9 is in line with national planning policy that states:
- "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:*
- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
  - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or*
  - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss."* (NPPF, para. 74).
- 6.49 The policy also seeks to support the provision of better leisure and recreation facilities for young people, specifically by creation of a place based facility e.g. a Youth Zone type facility.

## Relevant District Planning Policies:

### Core Strategy:

- CS1 Sustainable Development Principles  
CS21 Principles for Services, Facilities, Sport and Informal Recreation  
CS24 Open Space and Recreation Land

## Eden Local Plan 2014-2032

COM2 Protection of Open Space, Sport, Leisure and Recreation Facilities.

**Penrith Town Council Strategic Priorities:** Health and Wellbeing.

### **OBJECTIVE 5: WELLBEING**

6.50 **To protect health and community facilities and ensure that these have the capacity to support any needs generated by new development and a changing population.**

6.51 **Policy 10 Protecting and enhancing health and community facilities**

There will be a presumption in favour of the protection of existing community facilities. Where planning permission is required, the change of use of existing community facilities, as listed below, will only be supported for other health, education or community type uses (such as community halls, local clubhouses, health centres, schools, public houses and children's day nurseries).

When a noncommunity use (e.g. housing) is proposed to replace, either by conversion or redevelopment, one of the facilities listed below such development will only be supported when in accordance with Eden Local Plan Policy COM1 Principles for Services and Facilities.

Alhambra Cinema  
Castletown Recreation Hall  
Evergreen Hall  
Mansion House  
Parish Rooms, St Andrew's  
Penrith Health Centre  
Penrith Hospital  
Penrith Library  
Penrith Methodist Church  
Penrith Museum  
Penrith Playhouse  
Town Hall



Proposals for new and improved access to community facilities on the Pategill, Raiselands, Scaws and Wetheriggs estates will be supported.

## Background/Justification

- 6.52 Penrith is identified in the Eden Core Strategy as one of the District's Key Service Centres (Policy CS2 Locational Strategy). The Key Service Centres acts as vital "service hubs" with a wide rural hinterland. They have the widest range of services and relatively better public transport.
- 6.53 The PNDP will support the aim of protecting and enhancing Penrith's role as a key Service Centre by protecting and enhancing existing community and health facilities.
- 6.54 Emerging planning policy in Local Plan 2032 aims to improve social infrastructure – schools, healthcare, recreation and community facilities in Penrith.
- 6.55 To ensure that quality of life is maintained, and, where possible, enhanced the PNDP identifies and seeks to protect key community facilities: being a land use plan the PNDP can protect buildings and land, which it will seek to do, but not the services run from those buildings. The running of services is not a land use planning matter. The loss of the buildings from which such services are run is and development of these buildings will only be permitted in line with emerging Eden Local Plan Policy 2014-2032, that is when:
- there is no longer a need for the facility or suitable and accessible alternatives exist
  - that it is no longer economically viable to provide the facility
  - that the site has been unsuccessfully marketed for sale in its current use
- 6.56 The services and facilities in Penrith are key elements to ensuring the town retains its valued quality of life. They perform the social role of sustainable development identified in national planning policy. They provide accessible local services that meet the community's needs and support health, social and cultural wellbeing. A particular need has been identified to improve community facilities and access to such facilities on the Pategill, Raiselands, Scaws and Wetheriggs estates. The PNDP seeks to support such improvements.

### **Supporting Town Council Actions**

- Developers will be encouraged to liaise with the Northwest Ambulance Service and provide on all major new developments Automatic External Defibrillators (AEDs).
- To work with Eden District Council and the NHS to encourage the expansion of healthcare facilities at the Old Firestation site (**Appendix X Brownfield Sites**)

### **Relevant District Planning Policies:**

#### **Core Strategy:**

CS1 Sustainable Development Principles  
CS21 Principles for Services, Facilities, Sport and Informal Recreation

#### **Eden Local Plan 2014-2032**

COM1 Principles for Services and Facilities

**Penrith Town Council Strategic Priorities:** Health and Wellbeing; Community Engagement.

## 6.57 **Policy 11 Walking and Cycling**

The provision and enhancement of walking and cycling links within the town especially between existing and new residential areas and key destinations, such as the town centre, employment sites, schools and other community facilities will be supported. Where appropriate all new development should include facilities for walking and cycling that are of good design and accessible to all.

New development should seek to address and will be assessed against the following:

1. Provision of links to existing open spaces, open space corridors and watercourses;
2. Connections to the existing network of walking and cycle path routes, including ease and directness of any new connections created to the existing footpath and cycle path network (**Map B**);
3. Permeability and legibility of the footpath and cycle path network within the development site;

4. Use of sustainable materials and design that ensures access for all users;
5. Where necessary, inclusion of signage that is of good design, appropriate to the local context and avoids clutter;
6. Designed in such a way to be safe, appropriately lit and minimise opportunities for crime; and
7. Include native tree and plant landscaping that is easily maintained and suitable to the route and its local context.

When planning for new roads and for education related development the transport needs arising from education facilities need to be taken into consideration and should seek to reduce the need for private vehicle journeys to education sites.

### **Background/Justification**

- 6.58 Policy 11 sets out a set of principles that will be used to ensure that, where appropriate, new development improves the environment for all so that Penrith becomes a walkable and cyclable town.
- 6.59 The approach set out in Policy 11 is in line with that set out in the Core Strategy, Policy CS5 of which seeks to “promote the use of walking and cycling” and “promote a healthy lifestyle through travel choice” and supports the aim of Cumbria’s Local Transport Plan 3 (LTP3) of achieving health and wellbeing throughout life. LTP3 highlights that people are eating more and doing less physical exercise than in previous generations. LTP3 encourages more people to walk and cycle to get to school and work, and for other journeys rather than using their car.

### **Relevant District Planning Policies:**

#### **Core Strategy:**

- CS1 Sustainable Development Principles
- CS5 Transport and Accessibility
- CS18 Design of New Development
- CS21 Principles for Services, Facilities, Sport and Informal Recreation

### **Eden Local Plan 2014-2032**

DEV3 Transport, Accessibility and Rights of Way

**Penrith Town Council Strategic Priorities:** Health and Wellbeing; Transport.

## **OBJECTIVE 6: EDUCATION**

6.60 **To protect schools and further education facilities and ensure that these have the capacity to support any needs generated by new residential and business development.**

### 6.61 **Policy 12 Education Provision**

New development will be assessed for its potential impact on education provision. Where such impacts are identified e.g. in terms of new classroom provision developers will be required to make appropriate contributions.

#### **Supporting Town Council Actions**

- To explore opportunities for Ullswater Community College and Newton Rigg to offer vocational courses that meet the needs of the retail and service sectors.
- To work with Eden District Council and the NHS to encourage the expansion of healthcare facilities on the Old Firestation site.

#### **Background/Justification**

6.62 One of residents' key concerns, particularly when faced with the level of growth planned up to 2032 for Penrith, is the impact on infrastructure, in general, and specifically schools. Already, there is insufficient capacity within existing primary schools to accommodate new pupils in any great numbers.

6.63 Of the two secondary schools in the town, Queen Elizabeth Grammar School (QEGS) is selective and is currently at capacity with 32 students per form with four-year groups per year up to year 11 (128 students per year). A large number of students attend the school from outside the district. In September 2018 the school is increasing to a 5-form entry with 30 pupils per form (150 students) although it will still be selective. Class sizes will be maintained at 30 or below. If the proposed levels continue through to year 11, the school will be at capacity. The school would need to invest to maintain expansion. Sixth form does have the capacity to increase from the current level of 240 to about 300 but again would require investment for new buildings.

6.64 To ensure that residents' concerns area addressed planning applications will be assessed for their impact on schools provision and where impacts are identified developers will be required to make appropriate provisions or financial contributions.

- 6.65 The other secondary school in the town, Ullswater Community College (UCC), has a capacity of 1,540 pupils based on classroom provision. Current pupil numbers are 1,385. Future intake may be impacted by planned increased uptake by QEGS.

**Core Strategy:**

CS21 Principles for Services, Facilities, Sport and Informal Recreation

**Eden Local Plan 2014-2032**

COM1 Principles for Services and Facilities  
COM4 Education and Health

**Penrith Town Council Strategic Priorities:** Health and Wellbeing; Growth.

**OBJECTIVE 7: TOWN CENTRE CAR PARKING**

- 6.66 **To work with other bodies to address the town's current and future car parking issues.**

6.67 **Policy 13 Car Parking**

To work with the District Council and the County Council:

1. To explore the opportunities for a Park and Ride service possibly using a greenfield site on the edge of town as a car park (e.g. Kemplay Bank adjacent to the A66) perhaps in conjunction with the Town Bus.
2. To explore the potential for the overnight parking of camper vans and cars towing caravans.
3. To work with Eden Housing Association and Eden District Council to create more parking from the demolition of existing blocks of garages that are too narrow to accommodate a modern car. This policy will ease parking on The Scaws and Pategill Estates.

**Supporting Town Council Actions**

- To explore opportunities to improve car parking for town residents and provide low cost long-stay car parking for those commuting into the town in connection with employment.

- To provide affordable long-stay car parking for visitors and low cost car parking (£1 a day for vehicles parked before 9,00 am) for those working in the town.
- To consider utilising a car park, in a non-residential area, for overnight parking for camper vans and caravans, i.e. with power hook-up points.

### **Background/Justification**

6.68 Car parking is a major problem in Penrith, particularly in the town centre and the older residential areas close to the town centre which were not built to accommodate cars.

6.69 Policy 13 identifies a range of planning policy and Supporting Town Council Actions to address specific car parking issues. These include:

- The available mix of short-stay and long-term car parking;
- Some blocks of garages, on estates such as The Scaws, are too narrow to accommodate a modern car and, as a consequence, are used for additional storage rather than parking;
- Limited disabled car parking in the town centre;
- Lack of visitor car parking.

### **Relevant District Planning Policies:**

#### **Core Strategy:**

CS1 Sustainable Development Principles

CS5 Transport and Accessibility

CS18 Design of New Development

#### **Eden Local Plan 2014-2032**

DEV3 Transport, Accessibility and Rights of Way

**Penrith Town Council Strategic Priorities:** Transport.

## **OBJECTIVE 8: TRAFFIC MANAGEMENT**

6.70 **To work with the County and District Council to address current traffic management issues and ensure that these are not exacerbated by new development by considering appropriate measures to improve safety and traffic flow at particular locations within the town.**

### 6.71 **Policy 14 Traffic Management**

To work with Eden District Council and Cumbria County Council:

1. To define a new route to divert through traffic around the town. Including assessing the benefits of introducing a one-way system through the 'New Streets' in order to improve traffic flow and access for Emergency vehicles.
2. To minimise the impacts of traffic from new development.
3. To identify potential improvements in road safety and traffic management.
4. To define and prioritise the use of developer contributions.

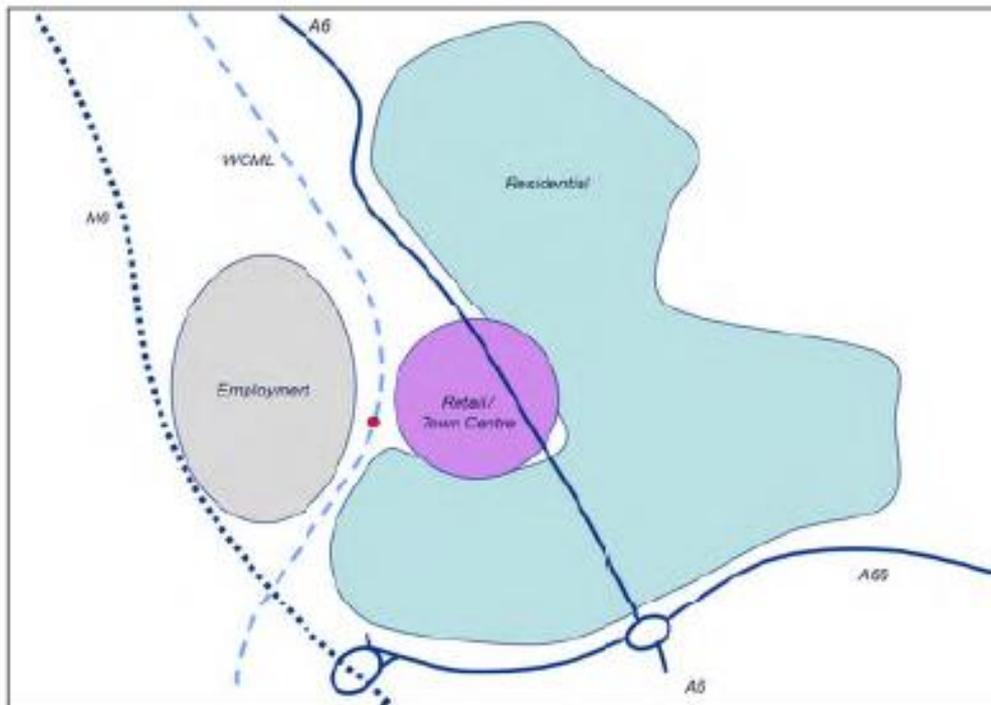
### **Background/Justification**

6.72 Penrith's relationship with the M6 at its junction with the A66 is a major asset that defines the form and function of the town (**Figure 10**). Efficient, free flowing access to and from the M6 is vital to the local economy supporting:

- the promotion of Penrith as a premium business location
- the visitor economy
- the daily travel patterns of residents

6.73 Although there are national aspirations to reduce reliance on the private car, the M6 and A66 will continue to be a primary interface for visitors to Penrith. Therefore, growth needs to take place in a way that maintains strong connections to and from the M6 via well managed routes. This will include maximising opportunities to channel financial contributions from new development into highway improvement and also promoting the use of Junction 41 to take pressure off the overburdened junction 40.

**Figure 10. Penrith Key Severances**



**Relevant District Planning Policies:**

**Core Strategy:**

- CS1 Sustainable Development Principles
- CS5 Transport and Accessibility
- CS18 Design of New Development

**Eden Local Plan 2014-2032**

- DEV3 Transport, Accessibility and Rights of Way

**Penrith Town Council Strategic Priorities:** Transport.

**OBJECTIVE 9: PENRITH TOWN CENTRE**

- 6.74 **To preserve the historic and notable buildings and improve the appearance of Penrith town centre to increase its attractiveness as a place to visit for both the local community and visitors.**

## 6.75 **Policy 15 Penrith Town Centre Improvements**

Development to improve the appearance of the town centre will be supported. Where appropriate new development should seek to include or make contributions to the following:

1. Improve key gateways to the town centre and main throughroutes;
2. To incorporate native species of street trees and other planting at key gateways and throughroutes;
3. Measures to improve the environment for walking and cycling, including possible pedestrianisation of areas in the town centre;
4. Public realm and street furniture that meets the needs of town centre users, is consistent in design and style, can be easily maintained and avoids clutter;
5. Provides suitable signage directing users to key locations and buildings.

### **Supporting Town Council Actions**

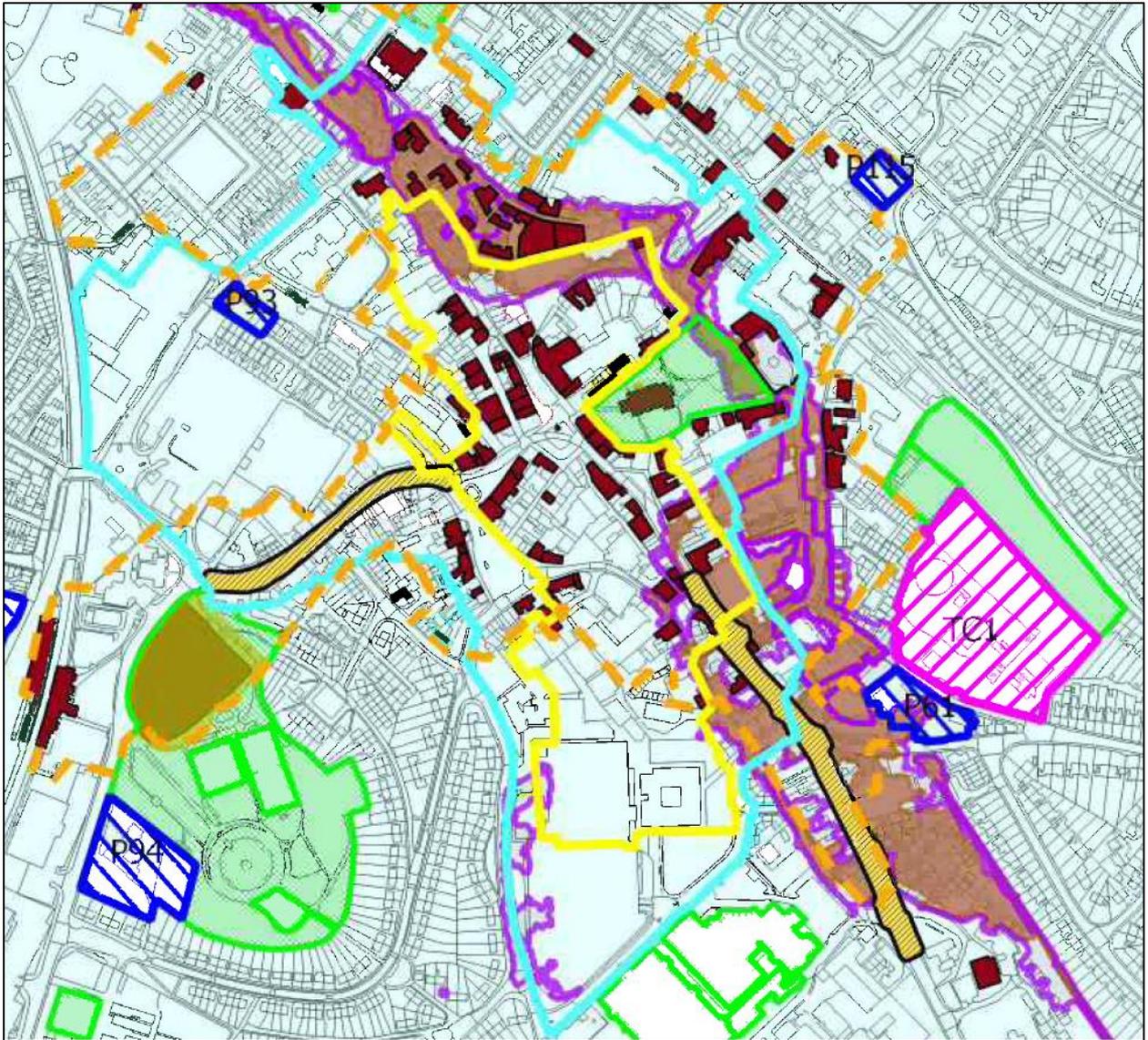
- To work with the District Council to develop a thriving monthly market / farmers market and explore the potential of transfer of the town's Market Charter back to the Town Council.
- To explore with Sainsbury's the impediments to the population of the empty retail premises in New Squares.
- To develop a style guide on future street furniture, signage, soft and hard landscaping, lighting and their on-going maintenance.
- The town is not large enough to accommodate areas specific to particular offerings so we should encourage a mix of retail premises in Middlegate, Devonshire Street, King Street, Corn Market, Great Dockray and the pedestrianised area centred on Angel Lane.
- To work with property owners and Eden District Council to re-designate Castlegate as residential.
- To launch a Mayoral 'Keep Penrith Clean' campaign;

- To work with the BID and Chamber of Trade to encourage local retailers and restaurants to market the fact that they use the products of local primary and secondary processing in order to encourage consumption by residents and visitors and develop a reputation for Penrith as a 'Food Town'; and
- To work with Eden District Council, Penrith BID and the Chamber of Trade to scope the formation of a shopfront facelift scheme

### **Background and Justification**

- 6.76 Strategic planning policy for Penrith town centre will be set in the Local Plan (Figure 11). This emerging document sets out key elements of future planning policy such as the boundary of the town centre and defines the Primary Shopping Frontages. The PNDP does not seek to amend or duplicate these policies but seeks to provide more detailed supporting planning policy and Town Council actions.
- 6.77 The PNDP also seeks to support the work of Penrith Business Improvement District (BID). The BID is a partnership between businesses and organisations that are based in the centre of Penrith, including the Town Council, working together to improve trading conditions in the town.
- 6.78 The BID which has the mission to:
- Create a desirable and safe environment for visitors and the community with a clear identity of Penrith.
  - Building relations with the Districts businesses to Support and develop business practices
  - Attract, retain and promote quality businesses and retail that support the community
  - To promote economic Development and Multi Media marketing services.
  - To ensure accessibility into Penrith for traders and their stakeholders.
- 6.79 The range of measures identified in Draft Policy PNDP15 will help to support the work of the BID and to provide a planning framework within which future decisions can take place.

**Figure 11. Penrith Town Centre, Emerging Eden Local Plan 2032**



## Key to Figure 11



### Planning Policy Team

Eden District Council  
Mansion House  
Penrith  
Cumbria CA11 7YG

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## Eden District Planning Area Local Plan 2014 - 2032

### Policy Map Legend

- Eden District boundary
- Lake District National Park boundary
- Local Plan Area boundary

#### Development in the Right Place

- Flood Risk Zone 2 Policy DEV2 - Water Management and Flood Risk
- Flood Risk Zone 3 Policy DEV2 - Water Management and Flood Risk
- Ethylene Pipeline Hazard Area

#### Decent Homes for All

- Housing Allocation Policies AL1, AP1, KS1, PEN1
- Reserve Housing Site Policy PEN1
- Mixed Use Allocation Policies AL1, PEN1
- Gypsy and Traveller Site Policy HS7 - Gypsy and Traveller Sites

#### A Strong Economy

- Employment Allocation Policies AL1, AP1, KS1, PEN1
- Primary Shopping Area Policy EC7 - Town Centres and Retailing
- District / Town Centre Policy EC7 - Town Centres and Retailing

#### A Rich Environment

- County Wildlife Site Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity
- Limestone Pavement Order Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity
- Local Nature Reserve Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity
- National Nature Reserve Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity
- Regionally Important Geological and Geomorphological Site Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity
- Site of Special Scientific Interest Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity
- Special Area of Conservation Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity
- Special Protection Area Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity
- Ancient Woodland Policy ENV2 - Protection and Enhancement of Landscape and Trees
- Area of Outstanding Natural Beauty Policy ENV3 - The North Pennines Area of Outstanding Natural Beauty
- Wind Energy Suitable Area Policy ENV6 - Renewable Energy
- Proposed Air Quality Management Area Policy ENV7 - Air Pollution
- Groundwater Source Protection Zone 1 Policy ENV9 - Other Forms of Pollution
- Groundwater Source Protection Zone 2 Policy ENV9 - Other Forms of Pollution
- Conservation Area Policy ENV10 - The Historic Environment
- Historic Parks and Gardens Policy ENV10 - The Historic Environment
- Listed Building Policy ENV10 - The Historic Environment
- Scheduled Ancient Monument Policy ENV10 - The Historic Environment

#### Thriving Communities

- Public Open Space Policy COM2 - Protection of Open Space, Sport, Leisure and Recreation Facilities

## Relevant District Planning Policies:

### Core Strategy:

- CS1 Sustainable Development Principles
- CS2 Locational Strategy
- CS12 Principles for Economic Development and Tourism
- CS15 Tourism and the Visitor Economy
- CS23 Hierarchy of Retail Centres

### Eden Local Plan 2014-2032

EC7 Town Centres and Retailing

**Penrith Town Council Strategic Priorities:** Economic Development; Transport; Growth.

## 6.80 Policy 16 Shopfront design

To maintain the quality, character and distinctiveness of Penrith town centre new shopfronts should meet the following:

1. scale, style of the existing building and any existing shopfront of the building. The overall aim should be to retain and replace existing traditional and period features and style, where possible;
2. Signage should respect the age and character of the building in their size, materials and detailing;
3. Security grilles and shutters should be internal and allow views of internal space and lighting in order to avoid dead frontages; and
4. Blinds or awnings when used should replace traditional blinds and “blind boxes”, or use an acceptable contemporary alternative.



## **Background/Justification**

- 6.81 Penrith's history and character as a market town are important to residents and visitors alike. Leisure and tourism are important to the local economy and the town's character and appearance are a fundamental part of the attractiveness of the town. The buildings and spaces and the design of shopfronts is an important part of this character. Penrith has many good quality shopfronts of differing designs and historical periods.
- 6.82 Draft Policy PNDP16 seeks to set detailed planning policy for new and alterations for shopfronts when planning permission is required. This policy should be read in conjunction with Eden District Council's *Shopfront and Advertisement Design* Supplementary Planning Document.

## **Relevant District Planning Policies:**

### **Core Strategy:**

CS1 Sustainable Development Principles  
CS2 Locational Strategy  
CS12 Principles for Economic Development and Tourism  
CS15 Tourism and the Visitor Economy  
CS17 Principles for the Built (Historic) Environment  
CS18 Design of New Development  
CS23 Hierarchy of Retail Centres

## **Eden Local Plan 2014-2032**

EC7 Town Centres and Retailing

**Penrith Town Council Strategic Priorities:** Economic Development; Transport; Growth.

## **7. Next Steps**

- 7.1 The Penrith Draft Neighbourhood Plan has been published for informal consultation until 30<sup>th</sup> July 2018.
- 7.2 The results of the consultation on the Draft PNDP will be considered very carefully and used to finalise and amend the Draft PNDP. This revised PNDP will then be published for a further minimum 6 weeks formal consultation. After revising the PNDP in response to any comments received at this stage the revised PNDP will be submitted to Eden District Council who will consult for a further minimum six-week period.
- 7.3 Following this, the PNDP will be subject to an independent Examination to consider whether the PNDP meets the basic conditions of the Town and Country Planning Act.
- 7.4 If recommended by the examiner the PNDP will then be put to a local referendum (all those eligible to vote in the area). If there is a majority vote (50% of turnout +1) the District Council have to “make” the PNDP part of Eden’s development plan. The PNDP will then be used to help determine planning decisions in Penrith alongside Eden’s development plan policies.

## Abbreviations

The following list of abbreviations are employed within the Neighbourhood Plan

BID	Business Improvement District
BREEAM	Building Research Establishment Environmental Assessment Method
CAFs	Cumbria Action for Sustainability
C	Carleton (Ward)
CCC	Cumbria County Council
CS	Core Strategy (Policies as in Eden Local Plan)
CSH	Code for Sustainable Homes
DEV	Development (Policies as in Eden Local Plan)
EDC	Eden District Council
ENV	Environment (Policies as in Eden Local Plan)
FE	Further Education
HE	Higher Education
HS	Housing Strategy (Policies as in Eden Local Plan)
LTP	Local Transport Plan (Policies as in Eden Local Plan)
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
PACT	Penrith Action for Community Transition
PE	Penrith East (Ward)
PN	Penrith North (Ward)
PNDP	Penrith Neighbourhood Development Plan
PNDPG	Penrith Neighbourhood Development Plan Group
PP	Penrith Pategill (Ward)
PS	Penrith South (Ward)
PW	Penrith West
RC	Roman Catholic
QEGS	Queen Elizabeth Grammar School
SuDS	Sustainable Drainage Systems
UCC	Ullswater Community College

## Glossary

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD.

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

**Climate change adaptation:** Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures.

**Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** This includes adopted Local Plans, neighbourhood plans and the London Plan, and is defined in section 38 of the Planning and Compulsory Purchase Act 2004. (Regional strategies remain part of the development plan until they are abolished by Order using powers taken in the Localism Act. It is the government's clear policy intention to revoke the regional strategies outside of London, subject to the outcome of the environmental assessments that are currently being undertaken.)

**Economic development:** Development, including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Inclusive design:** Designing the built environment, including buildings and their surrounding spaces, to ensure that they can be accessed and used by everyone.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the district council, London borough council, county council, Broads Authority, National Park Authority and the Greater London Authority, to the extent appropriate to their responsibilities.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

**Neighbourhood plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Older people:** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Out of centre:** A location which is not in or on the edge of a centre but not necessarily outside the urban area.

**Out of town:** A location out of centre that is outside the existing urban area.

**People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.

**Previously developed land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Primary shopping area:** Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage).

**Primary and secondary frontages:** Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.

Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Supplementary planning documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design.

Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra low emission vehicles, car sharing and public transport.

**Town centre:** Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.





Penrith Draft Neighbourhood Development Plan  
June 2018

Appendices



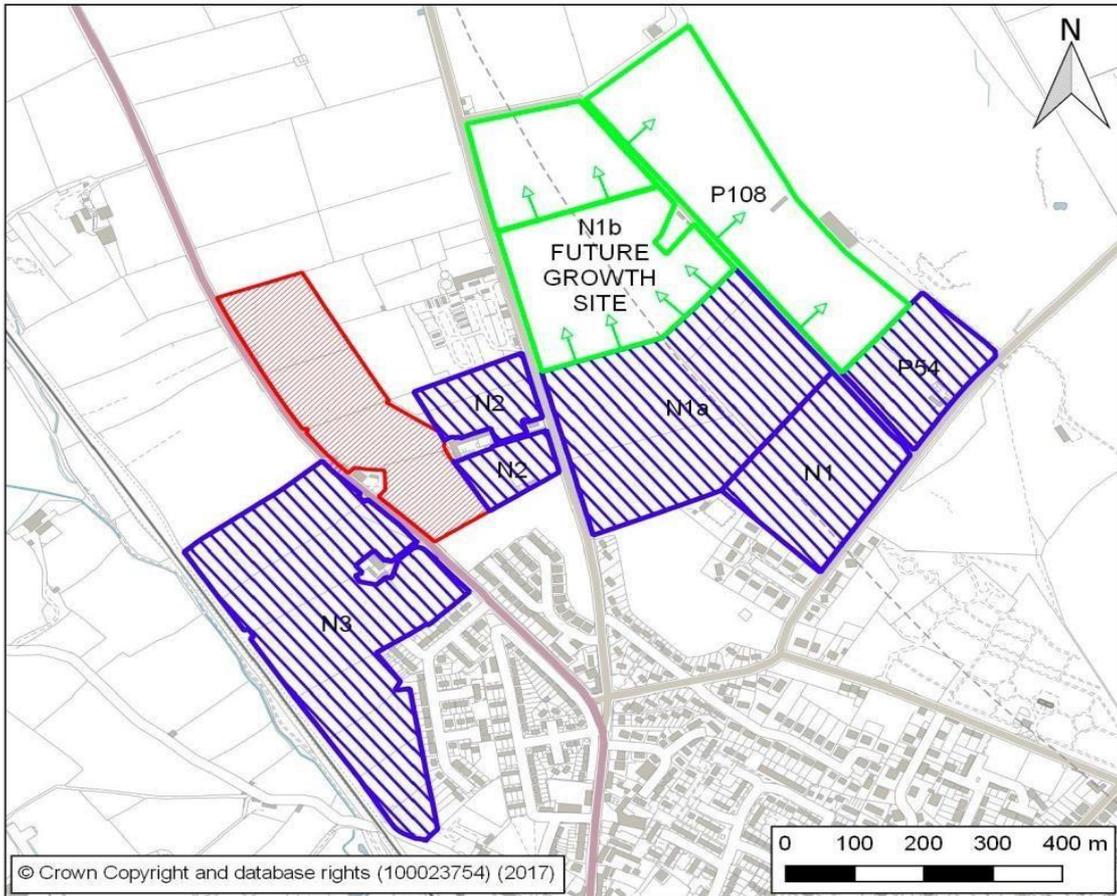
## APPENDIX I

### Future Growth Areas

Ref	Location	Area (Ha)	Phasing			TOTAL
			2014-19	2019-24	2024-32	
<b>E1</b>	Carleton	23.89		205	300	<b>505</b>
<b>E3</b>	Carleton - Land at Longacres	11.62		120	141	<b>261</b>
<b>E4</b>	Land at Carleton Hall Farm	3.8		32	54	<b>86</b>
<b>N1</b>	Salkeld Road/Fairhill Greenfield	4.4	50	48		<b>98</b>
<b>N1a</b>	Salkeld Road/Fairhill - Reserve Site	10.5		125	125	<b>250</b>
<b>N2</b>	White Ox Farm	2.4		54		<b>54</b>
<b>N3</b>	Raiselands	11.06	70	160	75	<b>305</b>
<b>TC1</b>	Old London Road	0.5		26		<b>26</b>
<b>P2</b>	Gilwilly Road	0.33			14	<b>14</b>
<b>P8</b>	Myers Lane, Norfolk Road	0.63			20	<b>20</b>
<b>P54</b>	Bellevue Farm, Salkeld Road	2.8	0	0	63	<b>63</b>
<b>P71</b>	Brent Road Garages	0.21	5			<b>5</b>
<b>P93</b>	Barn and Yard, Brunswick Road	0.1		4		<b>4</b>
<b>P94</b>	QEGS Annexe, Ullswater Road	0.58			18	<b>18</b>
<b>P115</b>	Car Park off Brentfield Way	0.14		6		<b>6</b>
	<b>TOTAL</b>		<b>124</b>	<b>802</b>	<b>789</b>	<b>1715</b>



Revised Allocations - Future Growth Areas  
Penrith North



Date: 12 January 2017  
Scale: 1:8500@A4  
Drawn by: KL/AD  
Sites: N1, N1a, N2, N3 and P54

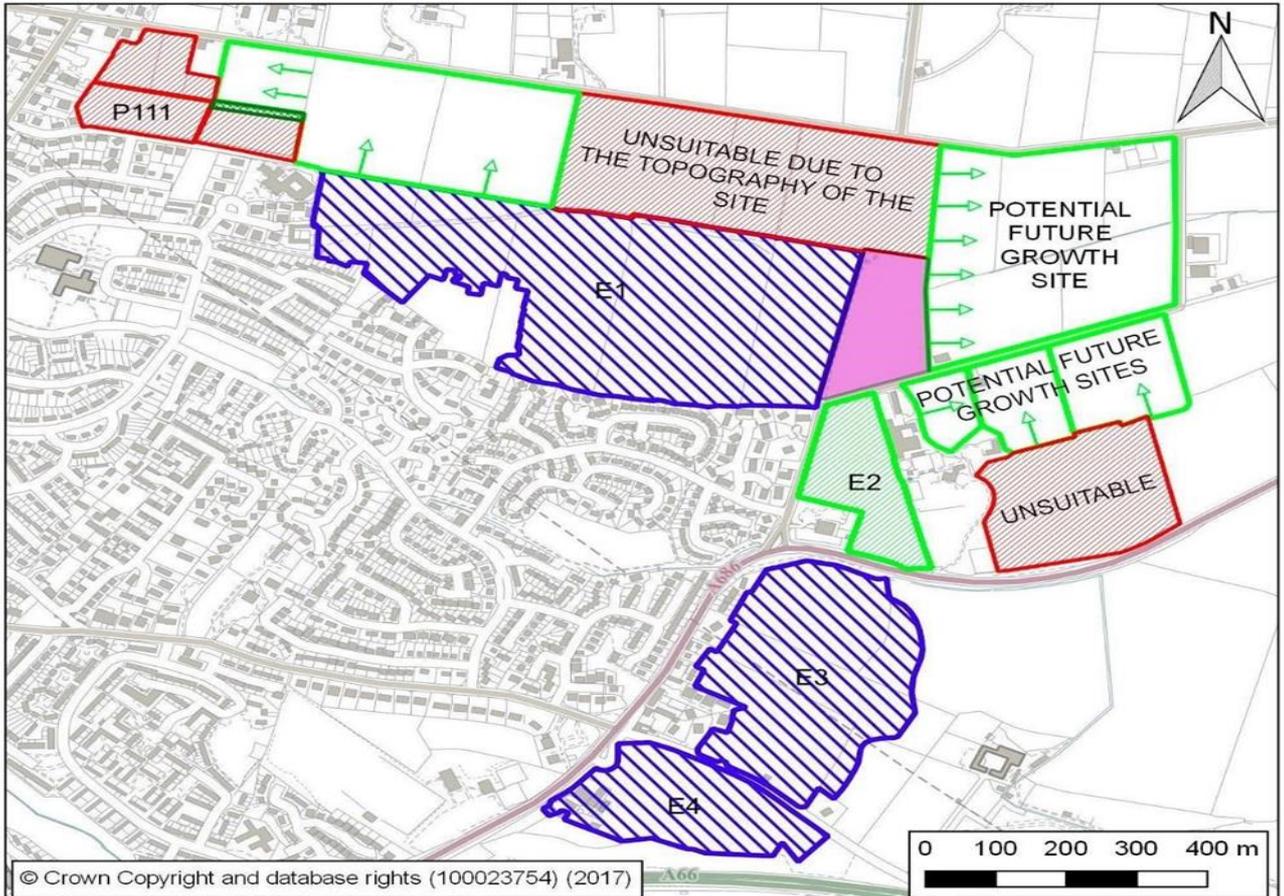
**Key**

- Allocated Sites
- Unsuitable Sites
- Potential Future Growth Sites

Sizes of revised boundaries:  
N1a = 10.5ha  
N1b = 5.3ha  
N2 = 2.4ha



Revised Allocations - Future Growth Areas  
Penrith East



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Date: 14 February 2017  
Scale: 1:9500@A4  
Drawn by: KL/AD  
Sites: E1, E3 and E4

Key

-  Allocated Sites
-  Unsuitable Sites
-  Under Construction
-  New Educational Facility
-  Potential Future Growth Sites
-  Strong Tree Belt

## APPENDIX II

### Social Housing Waiting List (March 2018)

Property Type	Bungalow		House		Ground Floor Flat		First Floor Flat		Maisonette	
	Bedrooms	Count	Bedrooms	Count	Bedrooms	Count	Bedrooms	Count	Bedrooms	Count
Number of Bedrooms	1	89	1	124	1	97	1	107	1	21
	2	23	2	88	2	11	2	10	2	7
	3	9	3	47	3	2	3	2	3	1
	4+	0	4+	1	4+	0	4+	0	4+	0
	<b>Total</b>	<b>102</b>	<b>Total</b>	<b>260</b>	<b>Total</b>	<b>110</b>	<b>Total</b>	<b>119</b>	<b>Total</b>	<b>29</b>

**Note:** There are 441 households on the waiting list but a total count of 620 because applicants are allowed to specify more than one property type.

**Source:** Eden District Council, Housing Department

**Social Housing Waiting List: Age Breakdown of Active Applicants who Listed Penrith as Their First Preferred Choice Preference to Live (March 2018)**

Age Group of Main Applicant	Count	Property Size Needed				Property Type Wanted				
		1	2	3	4+	First Floor Flat or Above	Ground Floor Flat	House	Bungalow	Maisonette
17-20	24	20	4	0	0	17	10	9	4	3
21-25	45	37	7	1	0	18	13	27	7	2
26-30	54	30	19	5	0	11	10	38	7	3
31-35	54	28	18	8	0	17	13	39	5	2
36-40	44	16	17	10	1	9	8	36	11	4
41-45	33	14	10	9	0	8	9	26	8	5
46-50	49	29	9	11	0	13	12	31	14	4
51-55	28	17	8	3	0	5	6	16	4	1
56-60	29	22	3	4	0	7	10	13	11	3
61-65	23	19	3	1	0	2	3	10	16	1
66-70	18	16	2	0	0	6	7	6	10	0
71-75	19	16	3	0	0	2	3	7	10	0
76-80	9	8	1	0	0	1	2	1	7	0
81-85	6	6	0	0	0	2	2	0	4	0
86+	6	6	0	0	0	1	2	1	3	0

**Social Housing:** Applicants by Type of Household who Listed 'Penrith' as Their First Choice Preference (March 2018)

Household Type	Count
2 Adults (Couple)	46
2 Adults (Non-Couple)	6
2+ Adults (Non-Couple)	3
Couple 1 Child	32
Couple 2 Children	30
Couple 3 Children	13
Couple 4+ Children	6
Couple Over 55	25
Parent 1 Adult Child	7
Parent 2+ Adult Children	2
Single 1 Child	31
Single 2 Children	21
Single 3 Children	6
Single 4+ Children	6
Single Person	156
Single Over 55	48
Unclassified	3
<b>Total</b>	<b>441</b>

## Housing Stock and Occupancy: Penrith (2011)

### Tenure by Ward

Tenure/Ward (Penrith Town)	Carleton	Pategill	East	West	North	South	TOTAL
Owned with/without mortgage or in shared ownership	595	339	843	866	1387	778	<b>4,030</b>
Social rented	30	237	203	292	139	196	<b>901</b>
Private rented or living rent free	71	87	154	330	297	186	<b>939</b>
<b>TOTAL</b>	<b>696</b>	<b>663</b>	<b>1200</b>	<b>1488</b>	<b>1823</b>	<b>1160</b>	7,030

### 2. Property Size (number of bedrooms) by Ward

Number of Bedrooms/Ward (Penrith Town)	Carleton	Pategill	East	West	North	South	TOTAL
1 Bedroom	11	109	108	226	100	132	<b>554</b>
2 Bedrooms	200	248	354	514	469	322	<b>1,785</b>
3 Bedrooms	321	260	546	464	779	582	<b>2,370</b>
4 Bedrooms	140	37	161	234	361	94	<b>933</b>
5+ Bedrooms	24	9	31	50	114	30	<b>228</b>
<b>TOTAL</b>	<b>696</b>	<b>663</b>	<b>1200</b>	<b>1488</b>	<b>1823</b>	<b>1160</b>	7,030

**Owned:** Owned with a loan/mortgage or shared ownership (part ownership and paying rent to Freeholder).

### 3. Tenure by Property Size (number of bedrooms)

Tenure/Number of Bedrooms	1	2	3	4	5+	TOTAL
Owned with/without mortgage or in shared ownership	110	1203	2345	931	219	<b>4,808</b>
Social rented	345	424	306	12	10	<b>1,097</b>
Private rented or living rent free	231	480	301	84	29	<b>1,125</b>
<b>TOTAL</b>	<b>686</b>	<b>2107</b>	<b>2952</b>	<b>1027</b>	<b>258</b>	7,030

**1 bedroom:** Includes households who indicated '0 bedrooms'. This is because all households where someone usually lives must have at least one room used as a bedroom.

### 4. Tenure by Occupancy (number of persons)

Tenure/Size of Household (persons)	1	2	3	4	5	6 or more	TOTAL
Owned with/without mortgage or in shared ownership	1,421	1,883	669	625	172	38	<b>4,770</b>
Social rented	552	303	111	90	33	8	<b>1,089</b>
Private rented or living rent free	456	345	161	114	42	7	<b>1,118</b>
<b>TOTAL PROPERTIES</b>	<b>1,974</b>	<b>2,188</b>	<b>783</b>	<b>719</b>	<b>210</b>	<b>46</b>	7.030
<b>TOTAL PERSONS</b>	456	690	483	456	210	42	<b>15,183</b>

**Source:** Office for National Statistics. National Census 2011. All households in area E36001975.

## APPENDIX III

### Average Cost of Renting or Buying a Residential Property (2017)

#### Affordable Rent

<b>PENRITH</b>	<b>Average Weekly Rent (£)</b>		
<b>Number of Bedrooms</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>Houses</b>	90.15	106.90	120.20
<b>Flats</b>	84.83	101.47	
<b>Bungalows</b>		104.04	

#### Social Rent

<b>PENRITH</b>	<b>Average Weekly Rent (£)</b>		
<b>Number of Bedrooms</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>Houses</b>	82.23	97.93	112.21
<b>Flats</b>	79.86	93.60	102.90
<b>Bungalows</b>	90.13	99.86	109.46

**Source:** CACL Streetvalue

Average Property Price by Ward

<b>Ward</b>	<b>Price (£)</b>	<b>House Prices as a Multiple of Average Annual Household Income</b>
<b>Penrith Carleton</b>	228,562	5.98
<b>Penrith Pategill</b>	140,757	5.98
<b>Penrith East</b>	183,181	5.85
<b>Penrith West</b>	143,820	4.8
<b>Penrith North</b>	213,634	5.6
<b>Penrith South</b>	158,617	5.72

Average Household Income by Ward

<b>Ward</b>	<b>Income (£)</b>
<b>Penrith Carleton</b>	38,206
<b>Ward</b>	<b>Income (£)</b>
<b>Penrith Pategill</b>	23,525
<b>Penrith East</b>	31,260
<b>Penrith West</b>	29739
<b>Penrith North</b>	37744
<b>Penrith South</b>	27,693

**Source:** CACL Paycheck

## Appendix IV Penrith Green Spaces

<b>Ref No</b>	<b><u>Green or Open Space</u></b>	<b><u>Is the site in close proximity to the local community it serves?</u></b>	<b><u>Demonstrably special to a local community</u></b>	<b><u>Local in character and not an extensive tract of land?</u></b>
<b>Carleton Ward</b>				
<b>C1</b>	<b>Carleton Heights Play Area</b> between Becksie and Sycamore Drive	Open amenity space in new housing development Fenced-off play equipment and separate area with goal posts.	Funding for play equipment raised by local residents.	3.618 acres of unfenced open space with full public access. Goal posts and enclosed children's play area.
<b>C2</b>	<b>Penrith RFU</b>	Bordered by houses on two sides and the Pategill playing field. Home to Penrith Rugby Union Football Club (RUFC) and the town's squash club. Large car park used for car boot sales, and by a local employer as a weekday offsite car park. A 20 minutes walk from the town centre	Rugby pitches together with clubhouse, squash courts and tennis courts belonging to Penrith RUFC. Clubhouse let or use by community groups and as a conference centre by businesses.	17.87 acres. of fenced sports area, with public access, on the Eastern edge of the town.
<b>Penrith East Ward</b>				
<b>PE3</b>	<b>Land and Wood above Scaws Drive</b>	On the northern edge of the town with housing to three sides of this significant and well-used area of grass and woodland. Used by dog walkers and people taking exercise. A 15 minutes walk from the centre of town.	The grass and woodland has survived the development of Penrith and is greatly valued by residents of both the Scaws estate, the New Streets and town residents as a place to walk and relax that affords a beautiful view to the lakeland fells and the Solway.	7.017 acres of unfenced open space accessible to the public. A recognised habitat for red squirrels and wild flowers.

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<b>PE4</b>	<b>Scaws Play Area</b> on land adjacent to Eden Mount, Brentfield Way and Pennine Way	In the middle of the Scaws Estate with housing to three sides and Beaconside School to the fourth. Play area is used extensively by children and the open area is by people taking exercise and dog walkers.	A valuable greenspace in the middle of a heavily developed residential area.	0.86 acres of unfenced land with a multi-games area. Owned by EDC
<b>PE5</b>	<b>Land between Brentfield Way and Meadowcroft</b>	In the middle of the Scaws Estate and surrounded on three sides by housing. Used by local children as a play area	Significant recreation area for the estate’s children.	1.407 acres of unfenced open area with public access.
<b>PE6</b>	<b>Folly Lane Allotments</b>	Next to Folly Lane – below houses and above developments next to old gas meter, used as allotments	Important amenity for local residents.	3.635 acres owned by PTC following asset transfer, Bounded by Wall, hedge and wire fence, access by allotment holders, no public right of way through the allotment. No development permitted.
<b>PE7</b>	<b>Friars Bowling Club</b>	Next to Folly Lane Allotments and surrounded by residential area,	Important amenity for local residents	0.44 acres of privately owned land bounded by fences and only accessible by those using the club
<b>PE8</b>	<b>Beaconside School Playing Fields</b>	In the centre of the Scaws Estate and adjacent to and used by Beaconside School.	School playing field essential to the development and wellbeing of the pupils.	2.14 acres of fenced playing field with no public access. Owned by CCC.

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<b>PE9</b>	<b>St Andrew's Churchyard</b>	Off Market Square in the centre of Penrith and surrounded by historic buildings. Used extensively by locals and visitors alike as a quiet haven. A popular space at lunch time for local workers.	The setting for the Grade 1 Listed Parish Church with an ancient churchyard to one end and old garden at the the other. Mature trees and wild flowers make this an attractive place to relax in spring and summer.	2.14 acres bounded by low sandstone wall and iron railings but with full public access at all times of the day. Area near the Mansion House is owned by EDC and the remainder by the Church Commissioners.
<b>PE10</b>	Land next to <b>Chancery Lane</b>	Open space next to Chancery Lane and above Carleton Road.	No public access.	1.9 acres of privately owned land with planning permission for residential development
<b>Penrith North Ward</b>				
<b>PN11</b>	<b>Penrith Beacon</b>	The hill to the North that dominates the town. Large privately-owned commercial forestry plantation with a scheduled ancient monument at the top centre. Permissive footpaths are popular with walkers, visitors and dog owners. A 45 minutes walk from the town centre.to the top	Planted with maturing native hardwoods (predominantly oak) and pine. Provides an unsurpassed view over Penrith to Lake District fells. A valuable local amenity with tourism potential.	Extensive area, privately owned by Lonsdale Estates, but with limited public access (permissive).
<b>PN12</b>	Playground and area at <b>Milton Street</b>	Play area on the edge of the Raiselands Croft development to the West of the town and bounded by development to three sides and a caravan site to the fourth.	Important play-area, equipped with goal posts and play equipment, for use by children living on the Western edge of the town.	1.15 acres of playground, bounded by walls and fence, but with public access.

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<b>PN13</b>	Open area at <b>top of Croft Terrace</b>	Opposite the entrance to Penrith Cemetery with houses to west and south.	The area is considered so valuable that local residents applied to register the area as a village green.	0.8 acres of greenspace overlooking the town. Not fenced on lower (south) side.
<b>PN14</b>	<b>Field</b> next to area PN13	Opposite the entrance to Penrith Cemetery with houses to east and south.	A privately owned area that is one of the diminishing green spaces in the town	0.7 acres , assumed to be privately owned. Has been used for grazing (donkeys and llamas).
<b>PN15</b>	<b>Penrith Golf Course</b>	The town's only golf course on the outskirts of and overlooking Penrith	Excellent and popular 18 hole golf course and important recreation area	Extensive site open to members and with public access via footpath from Beacon Edge. Excellent views to the lakeland fells and the Solway.
<b>PN16</b>	<b>Penrith Golf Course Practice Ground</b>	The practice ground for the Golf Course on the outskirts of and overlooking Penrith	Excellent and popular 18 hole golf course and important recreation area	Piece of enclosed ground next to golf course
<b>PN17</b>	<b>Fairhill Playing Field</b>	Playing field close to northern boundary of town. A new housing development is being built around it. Play equipment used by local children and grassed area used by children and dog walkers.	The Fairhill Recreation Group, with support from the Town Council, purchased (2017) new play equipment.	8.02 acres of enclosed land with full public access. Currently owned by EDC but due to be devolved to PTC.
<b>PN18</b>	<b>St Catherine's School Field</b>	School playing field, with small car parking area for staff, bounded on three sides by housing and Drovers Lane to the south.	School playing field essential for the development and wellbeing of the pupils. One of two greenspaces in the area.	1.12 acres bounded by fences and hedge.

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<b>PN19</b>	Land at top of <b>Sandcroft</b>	Area of land at top end of Sandcroft and overlooked by Lonsdale Villa.	Area of grass with car turning space. Potentially available for future development.	0.8 acres open onto Sandcroft and with walls and hedges to other three boundaries.
<b>PN20</b>	Woods in gardens of <b>Lonsdale Villa</b>	Area of woodland adjacent to Fell Lane, below entrance to Lonsdale Villa that appears to be part of garden.	Land owned by Eden District Council.	1.02 acres of quite dense woodland bounded by walls. Good habitat for wildlife and very visible in the area. No public access.
<b>PN21</b>	Land behind <b>Beacon Square</b>	Open green space surrounded by houses.	A small, hidden greenspace in a developed area.	0.8 acres bounded by walls and post and wire fence. No public access. Likely to be developed.
<b>PN22</b>	<b>St Catherine's Churchyard</b>	Very small churchyard surrounded by houses	Quiet space for reflection.	0.1 acres, bounded by walls but with public access
<b>PN23</b>	<b>Christchurch Churchyard</b>	Graveyard associated with the church. Just 5 minutes from the town centre.	Quiet space for reflection.	2.5 acres, bounded by walls. Public footpath through the area from Drovers Lane to Stricklandgate well used by the public.
<b>PN24</b>	<b>Penrith Cemetery</b>	Located above Beacon Edge overlooking Penrith. Approximately 15 minutes from the town centre.	Consecrated ground and a public amenity.	An extensive area with little space for new burials. Bounded by walls and iron railings but with public access.
<b>PN25</b>	<b>Salkeld Road Allotments</b>	Located off Salkeld Ro behind houses on Beacon Edge	Well used and loved allotments with a view	1.9 acres surrounded by hedges and fences
<b>PN26</b>	<b>Coronation Gardens</b>	Located off Portland Place and created as a community garden in 1938 to	Created as a community garden in 1938 to celebrate the Coronation of King George VI	Covers an area of approximately 40 meters by 30 meters

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<b>Penrith West</b>				
<b>PW27</b>	<b>Nicol Hill Nature Reserve</b>	Tucked away area off Foster Street and next to the railway line.	Unknown to many. Until recently the reserve was under the protection of Cumbria Wildlife Trust. Owned by EDC.	6.25 acres of green space with trees and shrubs – haven for wildlife. Public access
<b>PW28</b>	<b>Thacka Beck Nature Reserve</b>	A nature reserve, located between the M6 motorway and the railway line, to the edge of northern edge of the East Lakes Business Park (Gilwilly). A 25 minutes walk from the centre of town.	A flood plain established as part of the town's flood defences. A popular area for exercise and dog walking and watching wildlife.	33.54 acres of hay meadows, wet grassland, scrub, hedges, pond centred on the beck. Public access. Area managed and owned by Cumbria Wildlife Trust
<b>PW29</b>	<b>Brunswick Square Gardens</b>	Private garden for the use of residents of this attractive square. Bounded by railings in the centre of Brunswick Square. A 5 minutes walk from the centre of town.	Owned and used by residents of Brunswick Square. Largely to grass but with mature shrubs and trees to the boundary.	0.5 acres making Brunswick Square a quiet haven in central area of town.
<b>PW30</b>	<b>James Street Allotments</b>	Small allotments next to James Street. Covenanted	Important amenity for local residents.	0.7 acres bounded by railings and wall.
<b>PW31</b>	<b>Castletown/Musgrave St/Brackenburgh Allotments</b>	Allotments next to Musgrave Street known by a number of names. Covenanted	Important amenity for local residents with allotment gardens and hen runs.	6.95 acres bounded by fence and wall, permissive footpath used by walkers and dog walkers

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<b>PW32</b>	<b>Castletown Recreation Area</b> (The Rec)	In the centre of Castletown	Donated to the town in perpetuity (covenanted). Site accommodates a play area, football pitch (Castletown United) and Castletown Recreation Hall	3.8 acre field with boundary wall enclosing the community building and small children's play area. Used regularly by the community for sports.
<b>PW33</b>	Land <b>Adjacent to Myers Beck</b> accessed from Mardale Rd and Myers Lane	Footpath along the length of a small strip of land adjacent to the railway and beside Myers Beck. Principally used for access.	Useful link from Myers Lane (town centre) and the Penrith Industrial (Myers) Estate	1.94 acres used by walkers / dog walkers and 'commuters'.
<b>PW34</b>	Informal <b>recreation area</b> between Musgrave St allotments and Newton Rd	Enclosed by houses with access via a gate from Newton Road.	An Informal recreation area bounding onto the Musgrave Street allotments.	0.45 acres, accessible clear area of land often used as a cut through by walkers / dog walkers using the permissive path through the allotments
<b>Penrith South Ward</b>				
<b>PS35</b>	<b>Wetheriggs Country Park</b>	Located just north of A66 (between J40 and Kemplay Roundabout) and bounded on one side by houses on Clifford Road	Football pitch to west end. Walk area around the wood with seats and fitness training equipment. Rather forgotten area.	17.23 acres, area of woodland and grass between Clifford Rd and A66. Public access.
<b>PS36</b>	<b>Ullswater Community College Playing Fields</b>	School Playing Fields	Used for sports and recreation. Essential for the wellbeing and development of pupils.	9.9 acres fenced school playing field – cricket; football; rugby, etc.

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<b>PS37</b>	<b>Penrith Cricket Ground</b>	Adjoining school playing field and next to Wetheriggs Estate. Cricket pitch and club house.	Penrith Cricket Club	3.521 enclosed (fences and wall) cricket pitch that is used extensively during the season. Club house used for adult education classes and events.
<b>PS38</b>	<b>North Lakes School Playing Field</b>	School Playing Field surrounded by houses	Used for sports and recreation. Essential for the wellbeing and development of pupils.	1.8 acres bounded by hedges and walls.
<b>PS39</b>	<b>Queen Elizabeth Grammar School Playing Field</b>	School playing field used every day by the Grammar School. Public access limited to the footpath that runs across the field	Used for sports and recreation. Although the field is essential for the wellbeing and development of pupils part has been identified for expansion of school facilities.	13.38 acres, bounded by fence and walls, Public footpath runs through the playing field and is in regular use.
<b>PS40</b>	<b>Queen Elizabeth Grammar School 6<sup>th</sup> Form Centre</b>	Green area around the Sixth form centre bounded by Ullswater Road, housing and Castle Park. Used by students and teachers for recreation.	Important for the wellbeing of pupils.	0.65 acres bounded by hedge and wall, land has been offered in the local plan for development.

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<b>PS41</b>	<b>Castle Park</b>	Bounded by housing and Ullswater Road. Subject of a Heritage Lottery bid for funds to develop for public amenity and recreation.	The town's park. Site of a Grade 1 scheduled ancient monument (the Castle), bowling green, tennis courts, crazy golf, bandstand, café, children's play area, open green space and gardens	9.45 acres, bounded by walls, that has been a public park since 1923. Owned by EDC but subject of possible asset transfer to the Town Council. Grant awarded by Town Council, subject to matched funding, for improvements.
<b>PS42</b>	<b>Green area</b> between A66 and Clifford Rd	At a gateway to the town at the southern edge currently used as a rugby pitch.	Currently used by UCC as a playing field.	6.96 acres bounded by fencing. No access to public. Owned by the County Council for school use.
<b>PS43</b>	<b>Clifford Road Play Area</b> small triangle of land between back of Clifford Close and UCC playing field -	Small area just below houses on Clifford Road, principally used as a children's play area and local residents for access to Bridge Lane and exercising dogs. A 15 minutes walk from the town centre	Children's play area with footpath connecting Clifford Road to Bridge Lane.	1.207 acres bounded by a fence but accessible to the public. Small wooded area on western side.
<b>PS44</b>	<b>Land between Wetheriggs Lane and Astro Turf</b> at Leisure Centre	Open area between Wetheriggs Lane and Leisure Centre (Astroturf), used for football training and games during the evening	Regularly used by public and schools for sport.	1.78 acres. Football area / playing field bounded by fence and wall. Accessible at all times by public, Ownership of Ullswater CC

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<b>PS45</b>	<b>The Crescent</b>	Football pitch (no goal posts) adjacent to North Lakes Hotel and Wetheriggs Country Park	Used for pre-season training and as cover for friendly fixtures when main pitches are undergoing annual maintenance	Football area / playing field wall. Accessible at all times by public, ownership EDC
<b>Pategill Ward</b>				
<b>PP46</b>	<b>Land between hospital and A686</b>	Grazing land at the southern gateway to the town. A 15 minutes walk from the town centre.	At a key gateway to the town from the A66. Used for grazing.	2.03 acres of agricultural land that is understood to have been transferred to the ownership Cumbria NHS Foundation Trust. Fenced boundary. No public access.
<b>PP47</b>	<b>Thacka Glen.</b> Land between hospital, Eden Arts and Thacka Beck	Located to east of Tynefield Drive within easy walking distance of Scaws, Carleton and Tynefield Drive. Used extensively by the public for walking and exercising dogs.	Hidden area of land in the shallow valley of Thacka Beck. Attractive area of pasture and woodland.	Attractive 9.8 acres of deciduous woodland and pasture currently used for summer grazing. Unofficial footpath. , Currently owned by Cumbria County Council and set to transfer to Penrith Town Council.
<b>PP48</b>	<b>Pategill Back Field</b>	Adjoining Pategill Estate and above Thacka Field (PS40). Currently used as a play area by children on the estate.	Pategill has serious issues with lack of parking and the Residents' Association has expressed a wish to see this used for a combination of recreation and parking.	0.449 acres with public access. Currently used as an Informal play area. Owned by EDC.

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<b>PP49</b>	<b>Pategill Play area</b> between RFU and Prince Charles Close	Bounded on three sides by housing and on the fourth by Penrith RUFC.	Sole greenspace on the Pategill Estate. Fenced play area with equipment plus a grassed area with goal posts.	1.44 acres unfenced grassed area. Section with play equipment for younger children enclosed by low iron fence. Ownership with EDC.
<b>PP50</b>	<b>Land to the south of Eden Housing Association (EHA)</b> and between Tynefield Drive and A6.	Bounded on one side by Eden Housing Association's office and on the other by the Ambulance Station this area of grass and mature trees provides a link between Bridge Lane and Tynefield Drive.	At a gateway to the town this is an important green area used, in the summer, by hospital staff, residents of sheltered housing and the nursing home.	At a key gateway to the town. 0.9 acres bounded on one side by a low stone wall but fully accessible to the public.
<b>PP51</b>	<b>Land to the north of EHA</b> between Tynefield Drive, Bridge Lane and Greengarth.	Principally accessible to residents of the nursing home and Tynefield Drive.	An open space at a gateway to the town. Grassed area with mature trees.	0.4 acres bounded on one side by a low stone wall. Home to the 'plague stone'. Fully accessible by the public.
<b>PP52</b>	<b>Lane to the north of Greengarth</b> on corner of Tynefield Court and Bridge Lane/A6	Next to the nursing home, between Tynefield Court and Bridge Lane.	An open space at a gateway to the town. Grassed area with mature trees.	0.6 acres of unfenced land accessible to the public.

## APPENDIX V

### Leisure, Recreation and Culture

<b>Leisure and Recreation</b>	
<b>Facility</b>	<b>Comments</b>
<b>Carleton Park Play Area</b>	Fenced play area with new equipment and football pitch. Money for new play equipment raised by local residents Single end ball wall with tarmac surface.
<b>Frenchfield</b>	Football pitches and pavilion – extensively used by local groups and clubs, used for Parkrun every weekend. Also home ground for Penrith Football Club whose stadium is built there. Site used for a variety of sports and events. Sports such as football, archery, running, rugby, triathlon and cycling.
<b>Penrith RFU</b>	Rugby pitches with clubhouse. Also houses Penrith Squash Club and Penrith Tennis Club. Used extensively for training and regular games. Clubhouse used as community meeting location by organisations and businesses. Car Park used for car boots, family days etc and during the week the club have an agreement with a local employer who uses it for staff parking
<b>Folly Lane Allotments</b>	Important usage as allotments by local residents – owned by PTC
<b>Playground and area at Milton Street</b>	Important green space with play-area equipment and goal posts. New improvements made to the play area in 2015 following funds being raised by the local community.

Facility	Comments
<b>Penrith Golf Course</b>	Excellent and popular golf course. Footpath across from path from Beacon Edge. 18 hole golf course with separate driving range. Clubhouse used for community functions. .
<b>Fairhill Playing Field</b>	Used for football, children’s games, sledging, dog walking and has a small play area that has recently been upgraded and developed by the Fairhill Recreation Group.
<b>Castletown Recreation Field (The Rec)</b>	Football pitch for Castletown Juniors and Wetheriggs United; play area and Castletown Recreation Hall. Donated for use by the local people in perpetuity (covenanted)
<b>The Crescent</b>	Football pitch (no goal posts other than during the summer months) adjacent to North Lakes Hotel and Wetheriggs Country Park used for pre-season training and as cover for friendly fixtures when main pitches are undergoing annual maintenance.
<b>Castle Park</b>	4 full size tennis courts, 1 bowling green maintained by Castle Park Bowling Club, obstacle golf, children’s play area

Facility	Comments
<b>Penrith Leisure Centre</b>	25m swimming pool, learner pool, climbing wall, fitness suite, soft play facility, 6 rink indoor bowls, studios, 6 court sports hall, astro turf pitch, 1 outdoor grass mini soccer pitch associated changing rooms and catering facilities
<b>James Street Allotments</b>	Important usage as allotments by local residents – owned by PTC
<b>Salkeld Road Allotments</b>	Important usage as allotments by local residents – owned by PTC
<b>Castletown/Musgrave Street/Brackeburgh Allotments</b>	Important usage as allotments by local residents – owned by PTC
<b>Pategill Play Area</b>	Off Prince Charles Close, partly occupied by play equipment for younger children
<b>Scaws Play Area</b>	Significant greenspace with multi use games area adjacent to Pennine Way. Fenced children’s play area also on the site

Facility	Comments
<b>Skate Park</b>	Used extensively as a social focal point by young people
<b>Wetheriggs Play Area</b>	Within Wetheriggs Country Park, off Clifford Road / Wetheriggs Lane. Football pitch to west end. Track around the wood with seats and fitness trail equipment.
<b>Frenchfield Sports Centre</b>	On the outskirts of town past Carleton Village. Facilities include 6 full size football pitches, 2 mini football pitches, 2 9v9 football pitches, training areas, perimeter path, car parking, pavilion including: 10 changing rooms, 2 meeting rooms, kitchen, toilets, disabled WC. Also home to Penrith FC who has its own stadium and facilities and hosts Parkrun on a regular basis
<b>Penrith Cricket Ground</b>	Well used cricket pitch and club house, home of Penrith Cricket Club
<b>Friars Lane Bowling Club</b>	Bowling Club just off Friars Lane, one of the oldest in the county just going into its 148 <sup>th</sup> season in 2018

<b>Culture</b>	
<b>Facility</b>	<b>Comments</b>
<b>Lonsdale Cinema</b>	100 + year old 3 screen cinema in Middlegate formerly known as The Alhambra, saved from closure following a public campaign in 2011
<b>Penrith Playhouse</b>	Member run permanent theatre in Auction Mart Lane offering a number of events each year plus a venue for general hire. Seating capacity 160
<b>Penrith Museum</b>	Housed in the old Robinson School in Middlegate adjoined to the Tourist Information Centre
<b>Eden Arts</b>	Utilise the Old Fire Station as an Arts Centre, offer film, comedy, theatre and live music not just in Penrith but throughout the county.
<b>Eden Valley Artistic Network (EVAN)</b>	Recently opened a workspace and gallery for artists in Corney Square

## Appendix VI Areas for Car Parking and Potential Development in Centre of Penrith

Area	Size (No of places)	Length of Stay	Comments	Action
<b>Public Car Parks Owned by EDC – see below for parking charges</b>				
Blue Bell Lane (Upper and Lower)	127 total and 3 blue badge places	Up to 168 consecutive hours for cars, bikes and light goods vehicles. Up to 24 consecutive hours for motorhomes, caravans and coaches.	Main car park at north end of town, partly used for longer parking. Quiet a lot of time but very full in summer. On a slope and idea of a multi storey has been mooted but probably not viable. Upper part acquired and turned into a car park 2006	Short stay only?
Drovers Lane	104 total	Unlimited waiting time	New car park where the courts used to be. A little used by EDC staff as it's near the Town Hall but mainly public parking. Rather hidden away and not well signed	Long term workers car park?
Mansion House Car Parks (front and rear)	50 places and 1 blue badge	Pay and Display weekends only up to 24 hours	Front car park for staff use only Mon-Fri. Rear car park for EDC staff and some contract parking Mon-Fri but open to public at weekends. Rear car park never full	Endeavours to sell Mansion House but should look to retain rear car park for parking.
Town Hall	38 and 3 blue badge	Up to 12 hours weekends only	For EDC staff use only Mon-Fri but pay and display weekends only. This is the car park immediately behind the Town and to the side of the buildings	

Area	Size (No of places)	Length of Stay	Comments	Action
<b>Public Car Parks Owned by EDC – see below for parking charges</b>				
Sandgate	120 places, 10 blue badge places, 6 motorcycle places and 6 coach places	Up to 168 consecutive hours for cars, bikes and light goods vehicles. Up to 24 consecutive hours for motorhomes, caravans and coaches.		
Princes Street	21 places, 4 blue badge places, 2 motorcycle places	Up to 2 hours	Small car park but useful central point	
Leisure Centre	No of places uncertain		Owned by EDC. For leisure centre users and season ticket holders only. Leisure users must obtain a ticket from reception to be displayed in the windscreen	
<b>On Steet Car Parking</b>				
Great Dockray	52 On-street parking in the middle and some on outside	1 hour on parking disk no return within an hour, residents parking exception	General parking area. Previous talks to reconfigure parking with just road to the west. Important central car park but removed when events are on.	
Queen Street	15-18 On-Street parking	1 hour on parking disk no return within an hour, residents parking exception	Parking nos dependent on how people park	

Area	Size (No of places)	Length of Stay	Comments	Action
<b>On Street Car Parking (continued)</b>				
Burrowgate behind The Sands	12 On-Street parking	1 hour parking on disk, no return within an hour residents parking exception	General small parking area with marked bays	
Burrowgate (higher) and Sandgate	30 – 32 On-Street Parking	1 hour parking on disk, no return within an hour residents parking exception	Some marked bays but also general areas. Parking nos dependent on how people park	
Ullswater Road next to Castle Park	No of places uncertain On-Street Parking	Changed from 3 hr parking to unlimited parking plus some disabled parking next to the gate	Now used mainly by rail passengers. Potential to work with Castle Park re-development Group on the potential to create some car parking for Castle Park	Would be good to revert to 3 hour parking for park users
Market Square in front of George Hotel	9 On-Street Parking	1 hour parking on disk, no return within an hour residents parking exception	Marked bays	
Middlegate	13–15 On Street plus 1-2 Blue Badge places	1 hour parking on disk, no return within an hour residents parking exception	Parking nos dependent on how people park	
Crown Square	17 On-Street Parking	1 hour parking on disk, no return within an hour residents parking exception	Parking nos dependent on how people park	

Area	Size (No of places)	Length of Stay	Comments	Action
<b>On Street Car Parking (continued)</b>				
Friargate in front of laundry, Mansion House and on main road	35 On-Street including 1 Blue Badge space	1 hour parking on disk, no return within an hour residents parking exception	Some marked bays but also general areas. Parking nos dependent on how people park	Possible work required by CCC re layout
Friargate opposite PTC offices	8-10 On Street	1 hour parking on disk, no return within an hour residents parking exception	Parking nos dependent on how people park	
St Andrew's Churchyard	9 On-Street plus 1 Blue Badge	1 hour parking on disk, no return within an hour residents parking exception	Very small area with marked bays	
Corney Square	7 On Street	1 hour parking on disk, no return within an hour residents parking exception		
King Street outside Penrith Building Society	3 On Street	1 hour parking on disk, no return within an hour residents parking exception		

Area	Size (No of places)	Length of Stay	Comments	Action
<b>On Street Car Parking (continued)</b>				
Duke Street	23 On Street	1 hour parking on disk, no return within an hour residents parking exception	Marked bays	
<b>Managed Car Parking</b>				
Sainsbury's New Squares Multi storey car park	Private car park owned by Sainsbury's 490 places and 30 Blue Badge places	Free public parking for 3 hours	Multi storey with parking initially for 700 vehicles including some parent and child and disabled spaces. Some reduction in numbers due to parking spaces being given to Highways England	Look to retain 3 hour free parking
New Squares (outside)	Private car park owned by Sainsbury's	Free public parking for 3 hours	Area of parking outside New Squares, various other developments proposed	Important to retain parking
Morrison's	Private car park owned by Morrison's	Free parking for 2 hours		Important to retain parking
Booth's	Private Car Park owned by Booth's	Free parking for 2 hours	Level of use appears to be reasonable but never seems to be full	

Area	Size (No of places)	Length of Stay	Comments	Action
<b>Managed Car Parking (continued)</b>				
Ullswater Road Car Parks next to superstores	Large car parks associated with edge of town development	Private car parks with limited parking associated with store use.	Managed by a parking company who issue fine for non compliance	
Bus Park near Sainsury's / Leisure Centre	Part of New Squares Development		Usage uncertain	
Railway Station	125 spaces	Open 24 hours a day, 7 days a week and is charged at daily rate	Owned and managed by Virgin Trains. Has been talk of developing additional parking on Myers Lane for rail travellers	
Penrith Hospital patient car park	No of places unknown	Disk parking limited to 2 hours	Car park just manages to service the hospital and adjacent health centre	
Marks & Spenser's	No of places unknown	Private car park with limited parking associated with store use	Managed by a parking company who issue fine for non compliance	
Rear of Arcade	Depends how many you can get in!	For shopkeepers only		

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Area	Size (No of places)	Length of Stay	Comments	Action
<b>Private Car Parking (continued)</b>				
Penrith Hospital staff car park next to Bridge Lane in front of old fire station			Staff permit use only, full most times of the day	
Penrith Hospital staff car park to east of health centre			Staff permit use only, additional to above	
Old Fire Station		Used by Eden Arts	Some parking currently to the side and behind for staff use	
Penrith Rugby Club		Weekdays only, all day	By private agreement between the Rugby Club and NHS / EHA – no public parking	
Ullswater Community College		Area behind school between school and leisure centre	Owned by the school and not generally available for public parking as its gated – has been used in the past during holiday periods for specific events but EDC had to pay for public liability insurance, unlocking and locking up etc	

Area	Size (No of places)	Length of Stay	Comments	Action
<b>Private Car Parking (continued)</b>				
Queen Elizabeth Grammar School		Main car park in front of main school and also behind 6 <sup>th</sup> Form centre	Owned by the school and used by students and staff not available for public parking as its gated. Parking would be lost if the 6 <sup>th</sup> form site was redeveloped for housing as it is an allocated site within EDCs local plan	Potential for the Castle Park Group to continue negotiations for use of the 6 <sup>th</sup> form car park during school holidays
Car park and land opposite St Catherine's School		Not currently available for public, owned and used by school for staff parking		
Penrith Farmers Auction Mart, Skirsgill		Currently used by farmers attending the auction mart, no public parking	Possibility of a site for park and ride however practicalities surrounding auctions days (capacity) and the need to travel out to Rheged and back or by Mile Lane from Castletown	
Old London Road (Gasworks)		Amey Depot – owned by EDC no public parking	Earmarked for parking 15 years but never followed up	

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Area	Size (No of places)	Length of Stay	Comments	Action
<b>Private Car Parking (continued)</b>				
Old Co-op Car Park			Now got bollards round so no one can park there as building is for sale. Used to be a car park for Co-op customers but when store closed long term workers were parking there all day	

## Car Parking Charges and Season Tickets

### Sandgate, Bluebell Lane, Mansion House, Town Hall and Dovers Lane parking charges

Hours	Charges
Up to 1 hour	1.00
Up to 2 hours	1.90
Up to 4 hours	3.30
Up to 10 hours	4.80
Sundays and Bank Holidays	1.00
6pm - 8am	Free

### Princes Street parking charges

Hours	Charges
Up to 1 hour	1.30
Up to 2 hours	2.10
Sundays and Bank Holidays	1.00
6pm - 8am	Free

Camper vans less than 3500Kg in weight are permitted to park in all the Pay and Display Car Parks.

Motorhomes and cars pulling caravans, which are too large to fit in the standard parking bays, are permitted to park within a parking bay marked for coaches in Sandgate car park Penrith.

**Drivers of motorhomes and caravans are advised to purchase multiple tickets to cover the number of spaces the vehicle occupies. It is not permitted for people to sleep or camp overnight in motorhomes and caravans in the car parks.**

Motorcycles can park free in the designated motorcycle bays in Sandgate and Princes Street car parks in Penrith. Motorcycles parked in standard bays must buy and display a valid parking ticket. Solo motorcycles (two wheeled motorcycles with no side car) parked in an on-street disc area are exempt from displaying a disc, a motorcycle with a side car will need to display a valid disc.

**Lorries and other commercial vehicles over 3.5 tonnes are not permitted** to park in pay and display car parks. Lorries over 7.5 tonnes are not permitted to enter the town centre between the hours of 7pm and 7am.

### Season Tickets in Penrith

6 or 12 month season tickets are advertised however there is a waiting list for Penrith car parks. At the present time season tickets in Penrith cost £300 for 12 months and £160 for 6 months (as against £185 and £105 in Appleby). There is no explanation for the disparity.

Season tickets are issued on a first come first served basis and a reserve list held should a place become available. There are no designated parking places and a season ticket is only valid for use in one car park for up to two registration numbers. There is no reminder to renew so if you forget it may be allocated to another person.

Season Tickets are purchased from EDC and have to be paid for in full prior to receipt – there is no facility for monthly direct debit or quarterly payments.

<b>Season Tickets</b>		
<b>Car Park</b>	<b>No Season Tickets Available</b>	<b>No Places Allocation</b>
Bluebell Lane	35	35
Drovers Lane	30	30
Leisure Centre	20	20
Mansion House	10	10
Sandgate	20	20
Total	115	115

There are 78 people currently on the waiting list for season tickets

(Information obtained from Eden District Council)

## APPENDIX VII

### Public Transport Information

Public transport within the town is provided by Penrith based NMB Motors whilst bus services to the other main centres of Appleby, Carlisle, Kendal and Windermere are operated by Stagecoach. The 106\* service remains in operation with the support of grants from local Councils and membership fees.

Route Name/No	Route	Operating Days	No of Stops	Frequency	Start Place/Time	End Place/Time
<b>Town Service</b>	Penrith	Daily	15	5 to 8 times/hour	Bus Station 09.30	Bus Station 15.30/15.50
<b>104</b>	Whinfell to Carlisle	Daily	5 (Sun to Fri) 8 Sat	Half Hourly	Center Parcs 06.50	Center Parcs 23.15
<b>106*</b>	Kendal to Penrith	Tue, Thur, Fri	11	2 per day	Kendal 09.10	Kendal 14.20
		College term only		2 per day	Penrith 07.30	Penrith 18.32
<b>508</b>	Penrith to Windermere	Mon to Sat (excl Bank Hols)	13	5 per day	Penrith 06.45	Penrith 17.35 Sat 17.50
<b>563</b>	Appleby to Penrith	Mon to Fri (excl Bank Hols)		4 per day	Appleby 06.55	Appleby 18.27

## APPENDIX VIII

### Fellrunner Services

The Fellrunner buses are operated and driven by local volunteers. They serve most of the outlying villages in the Penrith area with services to Penrith or Carlisle allowing for about 3 hours in the town. Some villages are serviced on more than one day.

Route No	Day	No of Villages serviced	Start	Arrival Penrith	Depart Penrith	End
111	Thursday	8	10am Burnbanks	10.48	13.30	14.16
132	Friday	1 6	9.04 Edenhall 10.48 Edenhall	9.13 11.44	14.10	15.05
132	Friday	8	9.42 Calthwaite	10.30	13.00	13.49
134	Wednesday	9	10.25 Armathwaite	11.22	14.35	14.55
135	Thursday	9	9.05 Langwathby	10.05	13.00	14.03
136	Tuesday	5	11.48 Highbankhill	12.23	15.45	16.19
137	Thursday	10	10.35 Langwathby	11.39	14.50	15.56
138	Tuesday	8	8.45 Langwathby	9.55	13.00	13.45
139	Tuesday	7	10.20 Melmerby	11.09	14.30	15.18
140	Wednesday	7	9.00 Langwathby	9.53	13.00	13.50

## Appendix IX

### Service and Retail Offering in Penrith Town Center

<b>Retail Offer</b>	<b>No</b>	<b>Independent</b>	<b>Local</b>	<b>National</b>
Supermarkets	5			5
Food Takeaway	26	26		
B&B / Hotel	5	4		1
Café / Restaurant	34	34		
Charity Shop	12			12
Hair & Beauty	27	27		
Health & Wellbeing	14	14		
Bank or Building Society	10		2	8
Estate Agency	7		7	
Professional Services	14		14	
PH or Club	19	2	3	14
General Retail	123			
Vacant Shops	38			

## Appendix X

### Brownfield Sites

Site	Location	Potential Use	Comment
Old Firestation	Bridge Lane Penrith	Extended health facilities / NHS training centre	Currently rented from NHS by Eden Arts
HH Reeds Printers	Southend Road Penrith	Small scale housing	Small site beside Leisure Centre
PO Sorting Office	Southend Road Penrith	Small scale housing	Sorting office behind the PO could be relocated which would remove a lot of traffic from this area of the town
Richardsons Timber Merchants	London Road, Penrith	Small scale housing	
Richardsons Timber Merchants	Roper Street Penrith	Small scale housing	
Penrith Tile Centre	Scotland Road, Penrith	Small scale housing	
The Old Co-op Building	Sandgate	Retain for retail	Planning application for 54 apartments over retail submitted
NBM Coach Depot	Cromwell Road, Penrith	Potential transport hub with multi storey car park	
The Waverley Hotel	Market Square	Residential accommodation (flats)	Pub has been closed for a number of years – Grade II Listed
Telephone Exchange	Friargate, Penrith CA11 7YJ	Housing development	
Air Cadets Hut	Friargate Penrith CA11 7YJ	Small scale housing development	
Scout Hut	Friargate Penrith CA11 7YJ	Small scale housing development	



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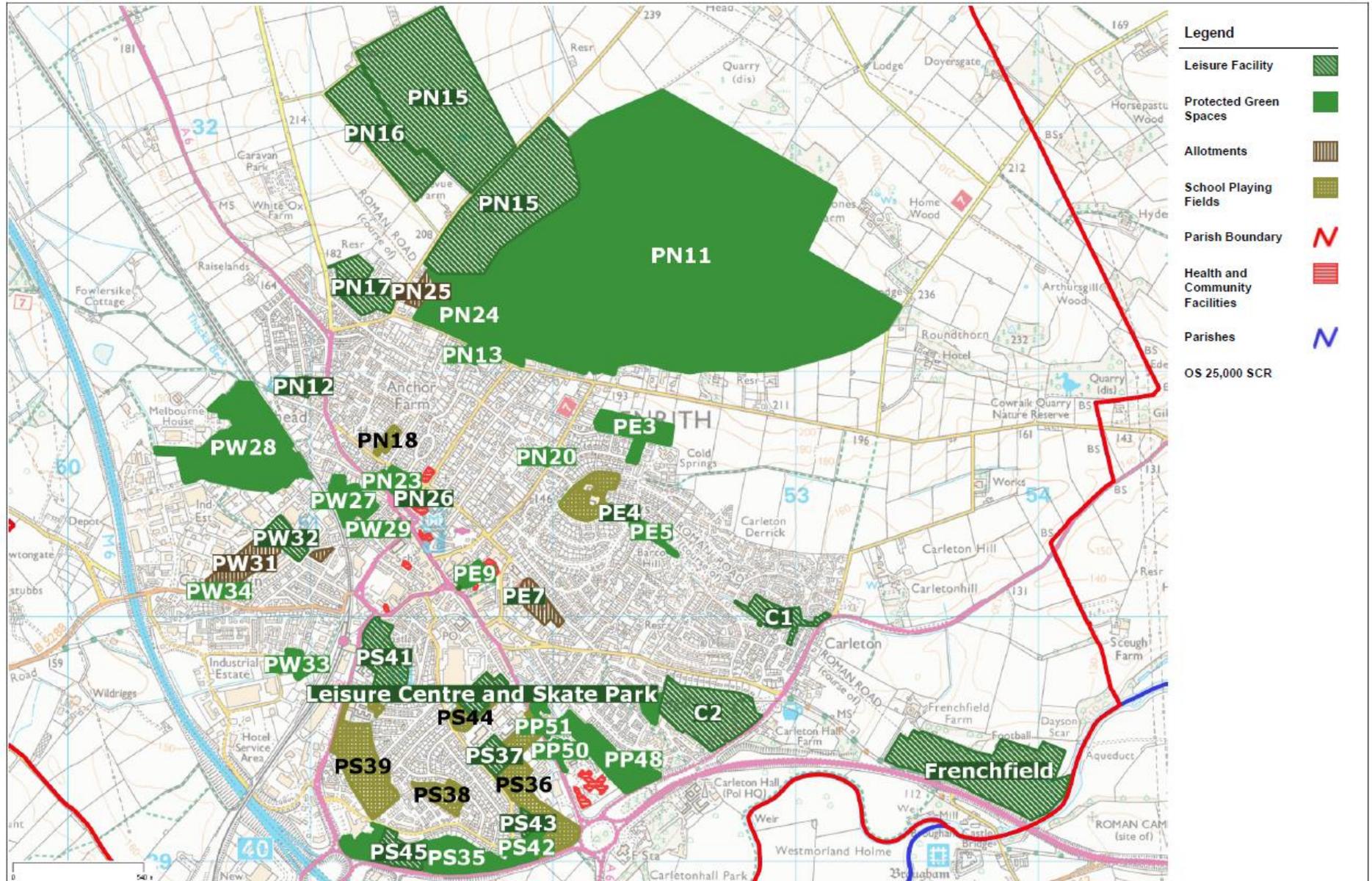
Mapping

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## Protected Assets Greenspaces, Leisure Facilities, Allotments, School Playing Fields, Health & Community Facilities

Penrith Town Council 



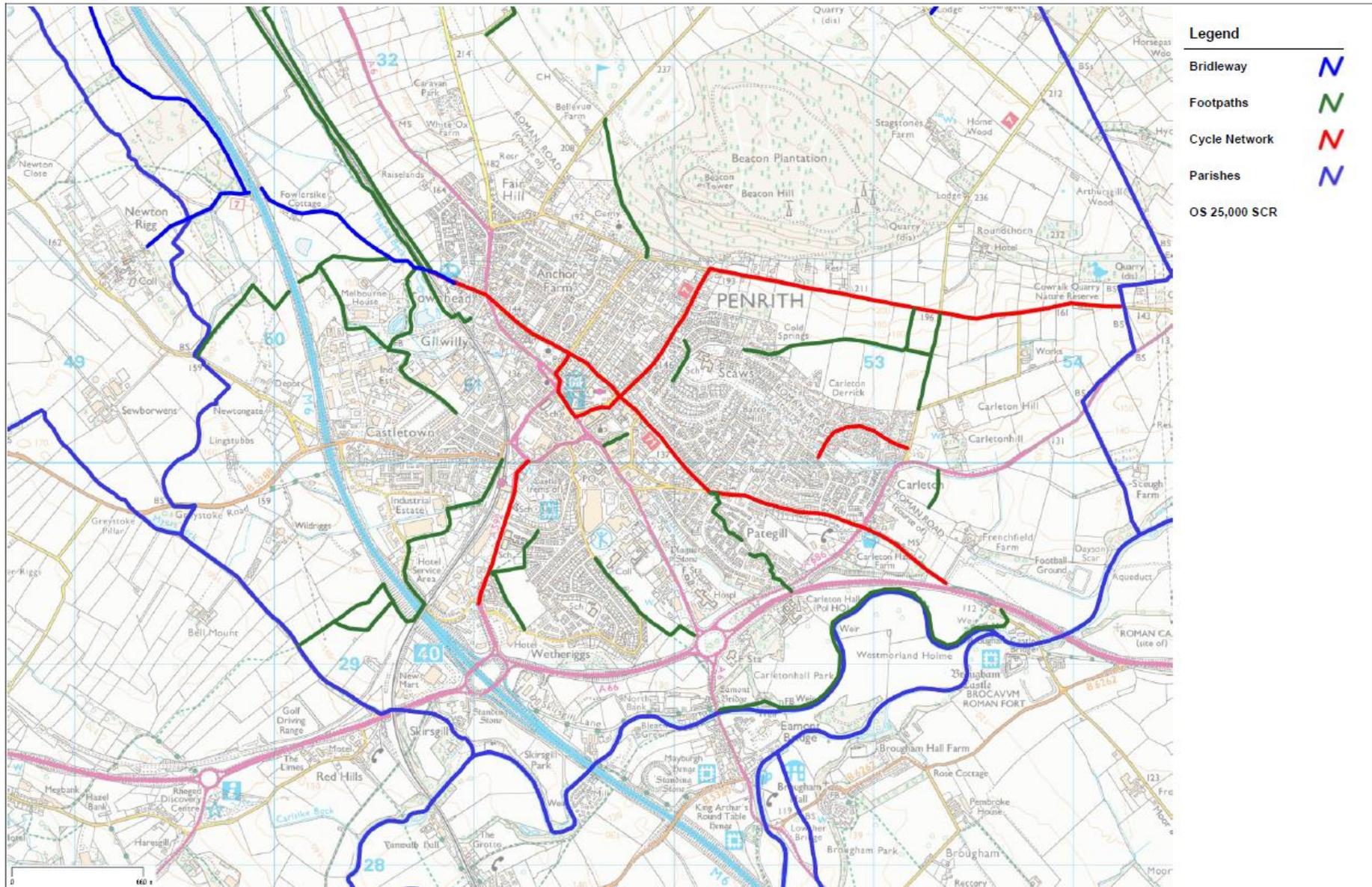
Legend	
Leisure Facility	
Protected Green Spaces	
Allotments	
School Playing Fields	
Parish Boundary	
Health and Community Facilities	
Parishes	
OS 25,000 SCR	

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## Rights of Way Footpaths, Cycleways and Bridle Paths

Penrith Town Council

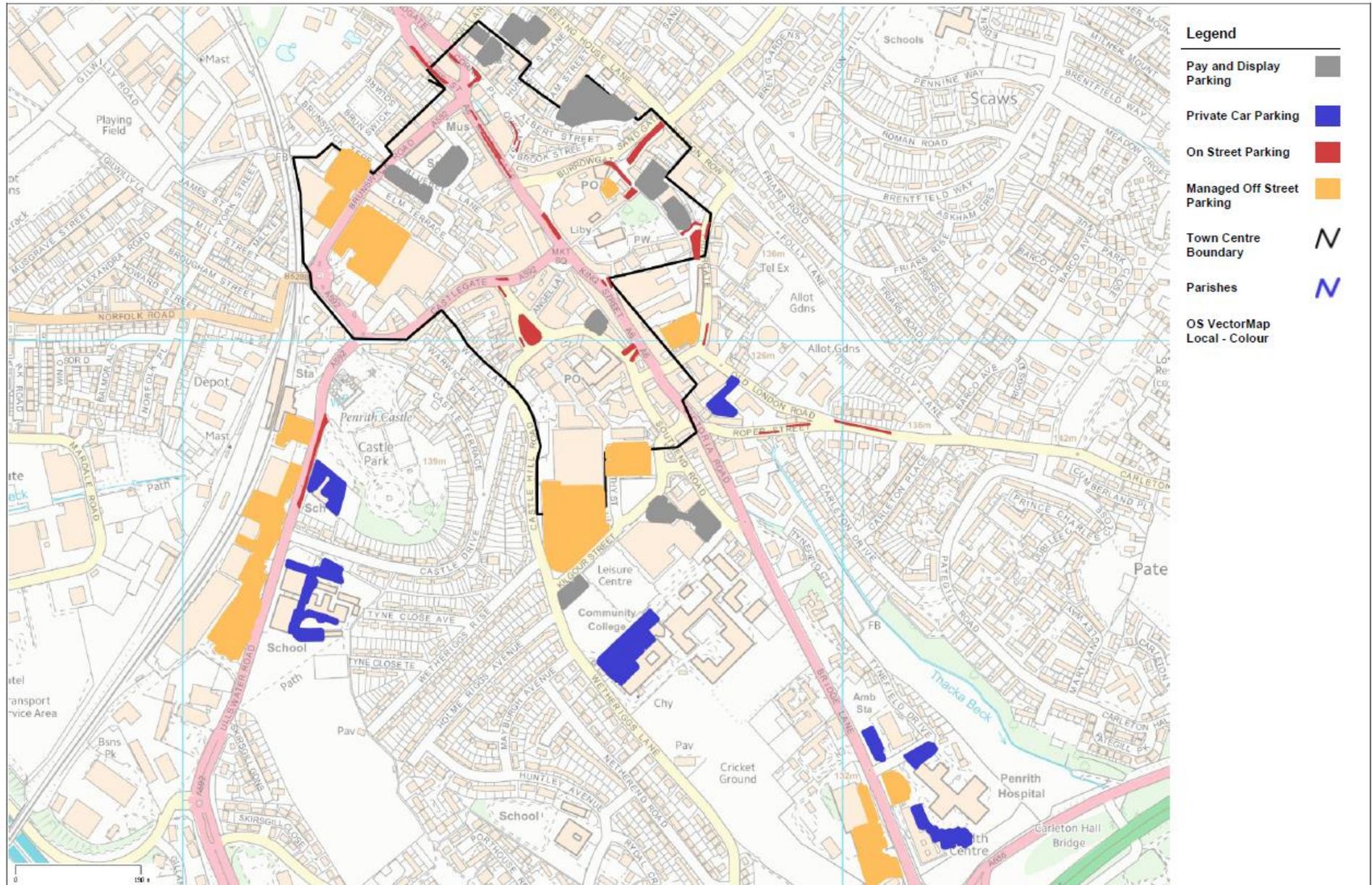


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## Parking

Penrith Town Council 

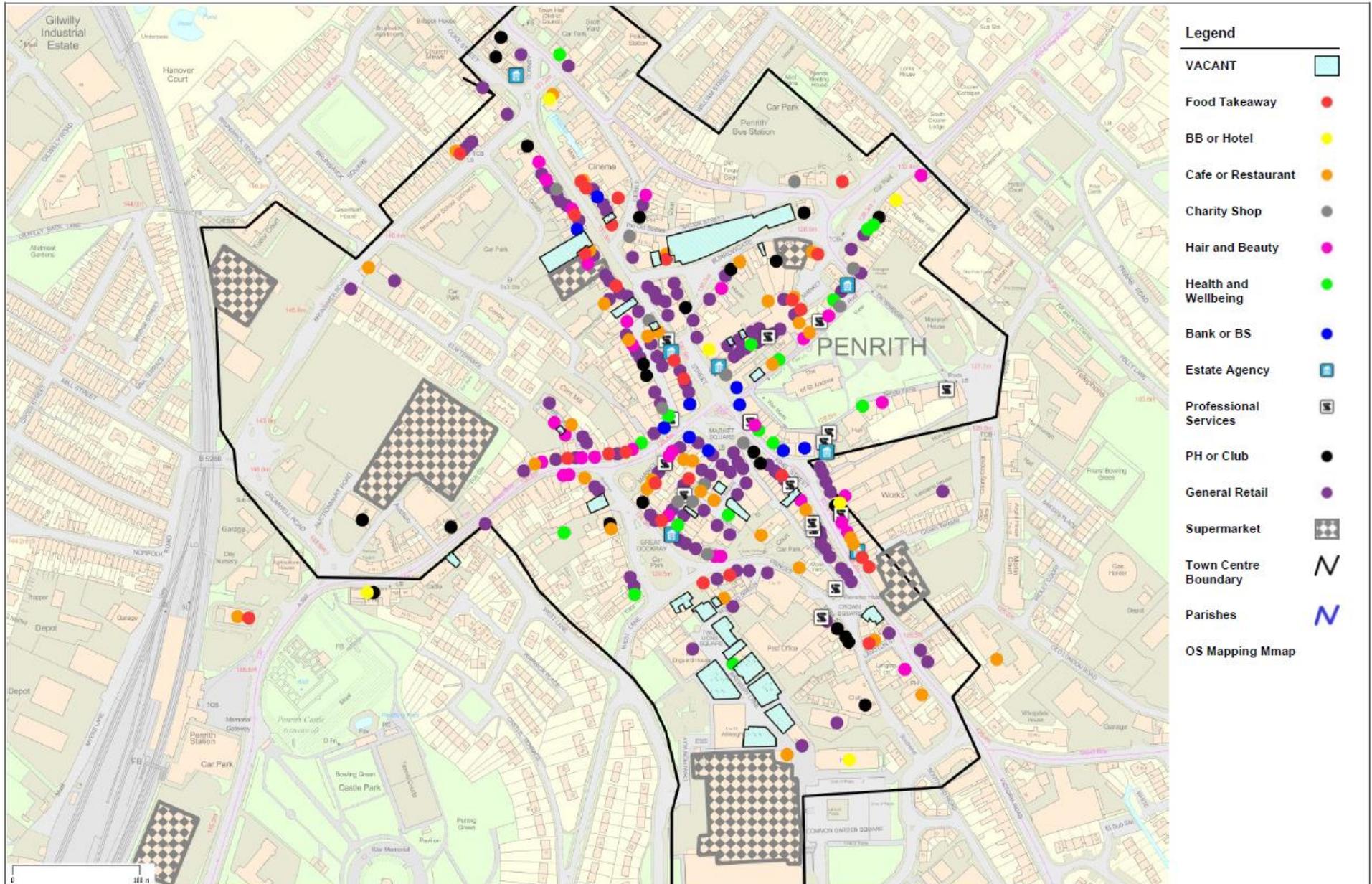


- Legend**
- Pay and Display Parking 
  - Private Car Parking 
  - On Street Parking 
  - Managed Off Street Parking 
  - Town Centre Boundary 
  - Parishes 
  - OS VectorMap Local - Colour 

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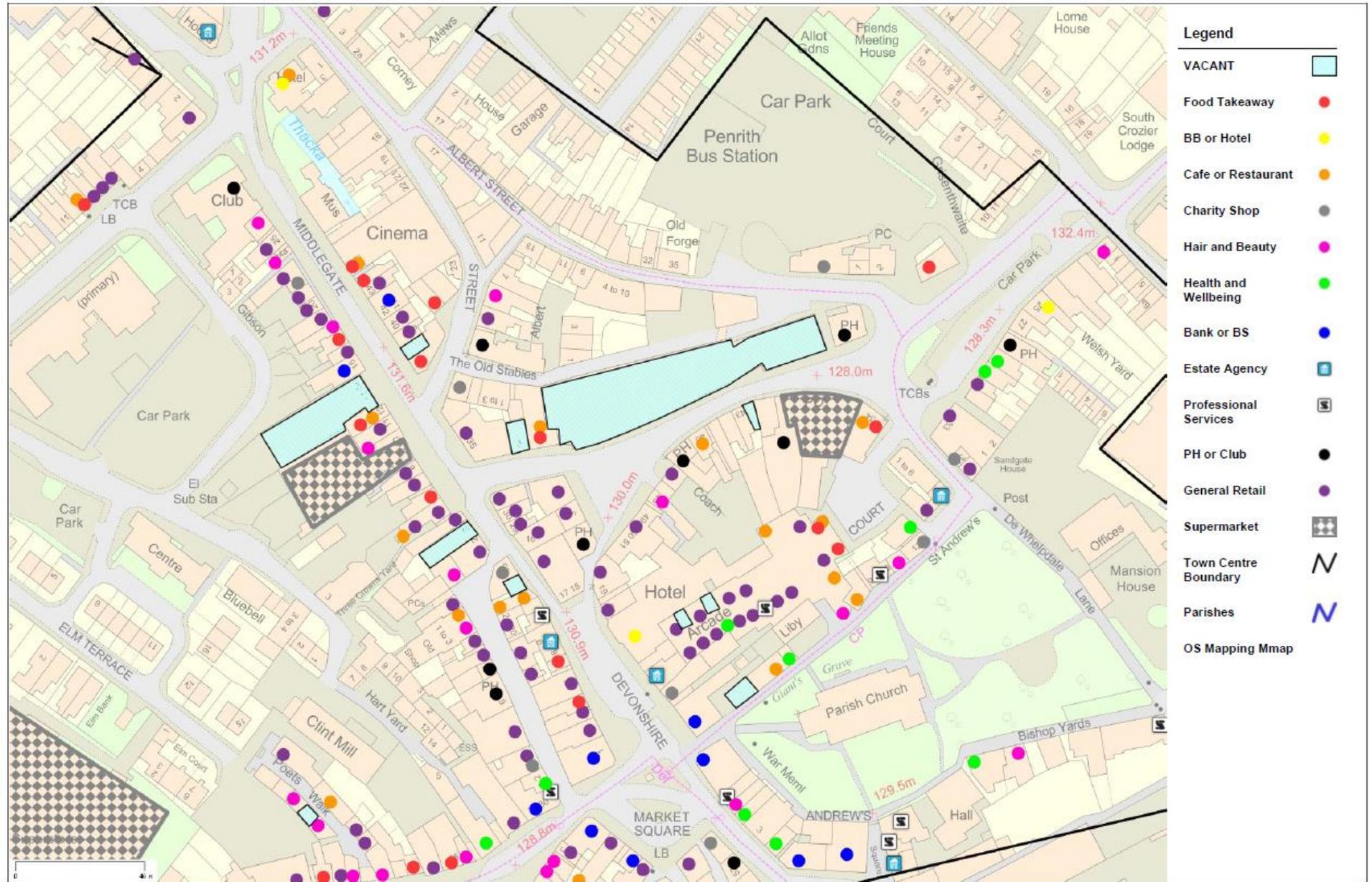
## Shops and Services



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Retail Offer - Penrith North



# Penrith Draft Neighbourhood Development Plan – June 2018



## Retail Offer - Penrith South

Penrith Town Council 

