**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**

**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.

**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:

* Adopting water recycling methods at source
* Using sustainable building materials
* Recycling rainwater
* Adopting a sustainable urban drainage system
* Adopting high standards for thermal insulation.

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.

**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. 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) or Code for Sustainable Homes 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.

**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.

**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.

**Policy 5 Conservation Areas in Penrith**

**Penrith Conservation Area**

1. 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.

**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.

**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.

**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 |

**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.

**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.

**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.

**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.

**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.

**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.

**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.

**Policy 16 Shopfront design**

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

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.