



# **PENRITH – HEART OF CUMBRIA**

## **2019-2032**

*A great place to live, work and visit*

**REGULATION 14 DRAFT**

**NEIGHBOURHOOD DEVELOPMENT PLAN**

**Penrith Town Council, January 2019**



## 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 Development Plan policies.

Our thanks must also go to the following who attended regular working group meetings and gave their time and expertise to develop the document.

Councillor Scott Jackson – Penrith Town Council

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Mr John Bodger - Penrith Action for Community Transition (PACT)

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Cumbria Youth Alliance

Newton Rigg as part of Askham Bryan College

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## **FOREWORD**

This is the Regulation 14 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 (Map A in this document, page 134, also available separately on the neighbourhood plan web site <http://www.penrithtowncouncil.co.uk/neighbourhood-plan/> ).

The policies and proposals in this draft of the 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:

- Sustainability, or meeting the needs of the present without compromising the ability of future generations to meet their needs, is a theme connecting all the policies;
- Influencing the type of development in our Conservation Areas so that such development is of high quality and suitable in terms of character and appearance;
- Design and how we make new development more energy efficient, less damaging to the environment and more encouraging of healthy lifestyles. Developments need to be reasonably accessed by all age groups and sections of the community whether by public transport, walking, cycling or using mobility aids;
- New housing to make sure this is of high quality and include a mix of homes to help meet the needs of young renters, first time buyers, middle-aged empty nesters and the aging population;
- Protecting those things that are essential for a community to thrive: local greenspaces, recreation facilities and community facilities;
- Working with the District and County Councils to identify and implement improvements to traffic flow both in and around the town, pedestrian access, cycle routes and car parking (e.g. park and ride and low cost, long-term car parking); and
- Policies that will contribute to enhancing the vitality and viability of the town centre.

We now want to hear your views on the Regulation 14 Draft PNDP. Comments are invited until **[insert]**

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 Regulation 14 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, the “submission version” of the PNDP that will be submitted to Eden District Council (EDC). EDC will then check the submission plan and publish this for a further minimum 6 weeks’ formal public consultation. The PNDP will then proceed to examination and referendum.

Thank you for your time and interest.

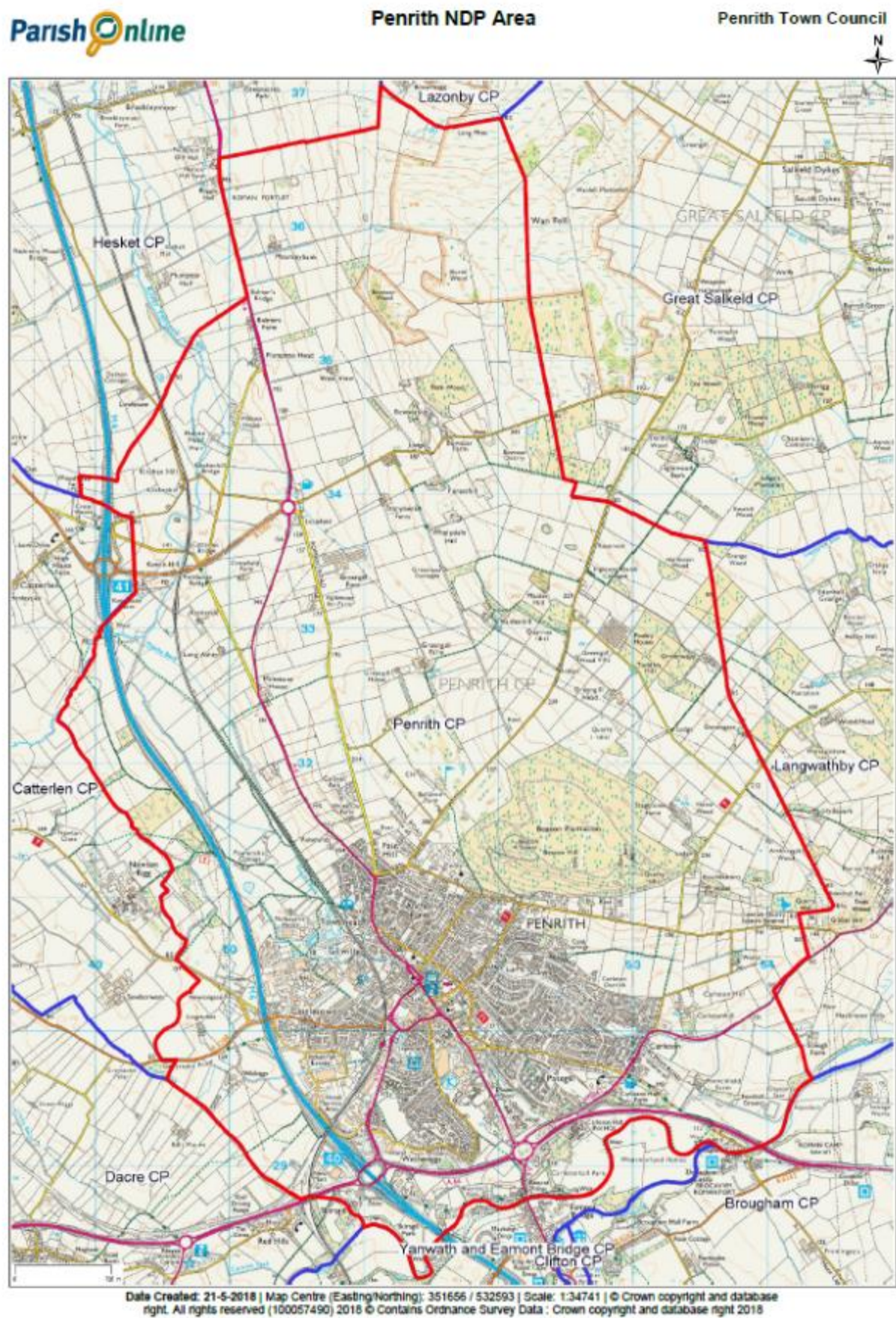


**Peter G. Baker**

**Chair Penrith Neighbourhood Development Plan Group**



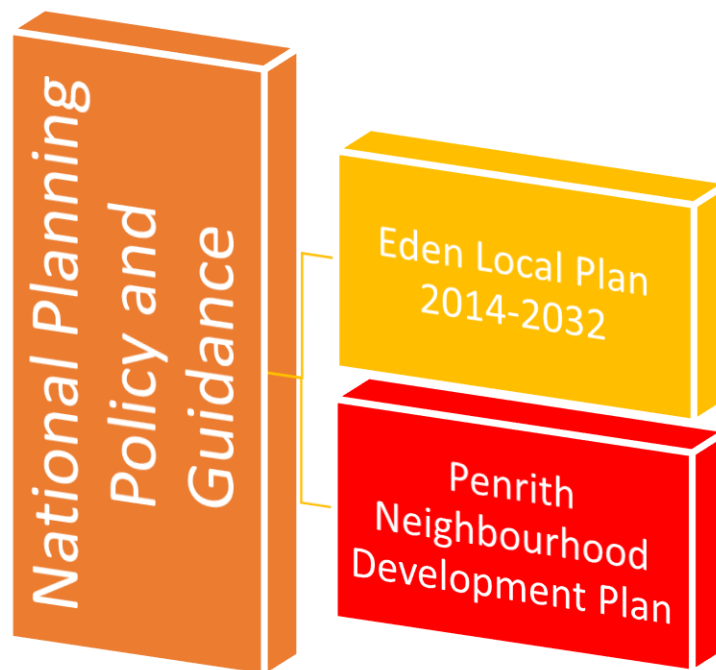
**Figure 1. Penrith Designated Neighbourhood Plan Area**



## 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. The area covered by the Penrith Neighbourhood Development Plan (PNDP) is shown in **Figure 1**. 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. formally approved), the Penrith Neighbourhood Development Plan (PNDP) will form part of the statutory development plan for the Penrith area (**Figure 2**).

**Figure 2. Relationship of the PNDP, Eden Planning Policy and National Planning Policy**

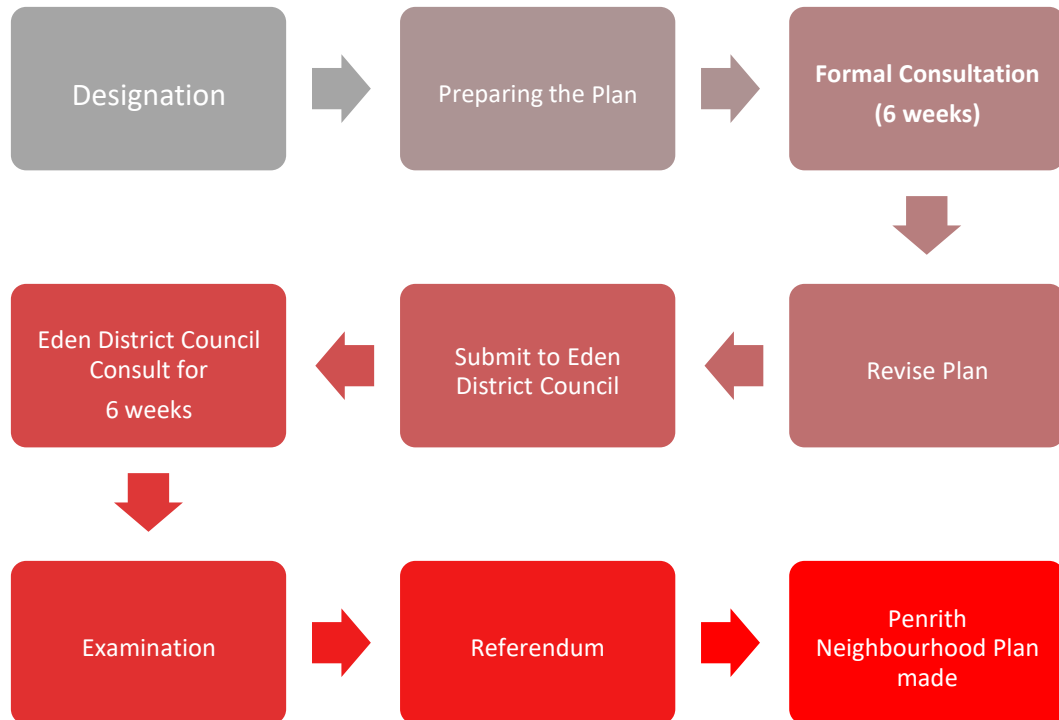


- 1.2 NDPs must be in general conformity with the local strategic planning framework which, in this area, is provided by Eden District Council and take account of national planning policies provided in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). NDPs have to plan positively and promote sustainable development.
- 1.3 The preparation of an 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 3**. The PNDP has reached an important stage in its preparation the first formal or Regulation 14 consultation.

**Figure 3. Neighbourhood Plan Process**



- 1.4 The Executive of Eden District Council designated Penrith as a neighbourhood area at its meeting on 6th September 2016.
- 1.5 A steering group, the Penrith Neighbourhood Development Plan Group (PNDPG), was established 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->

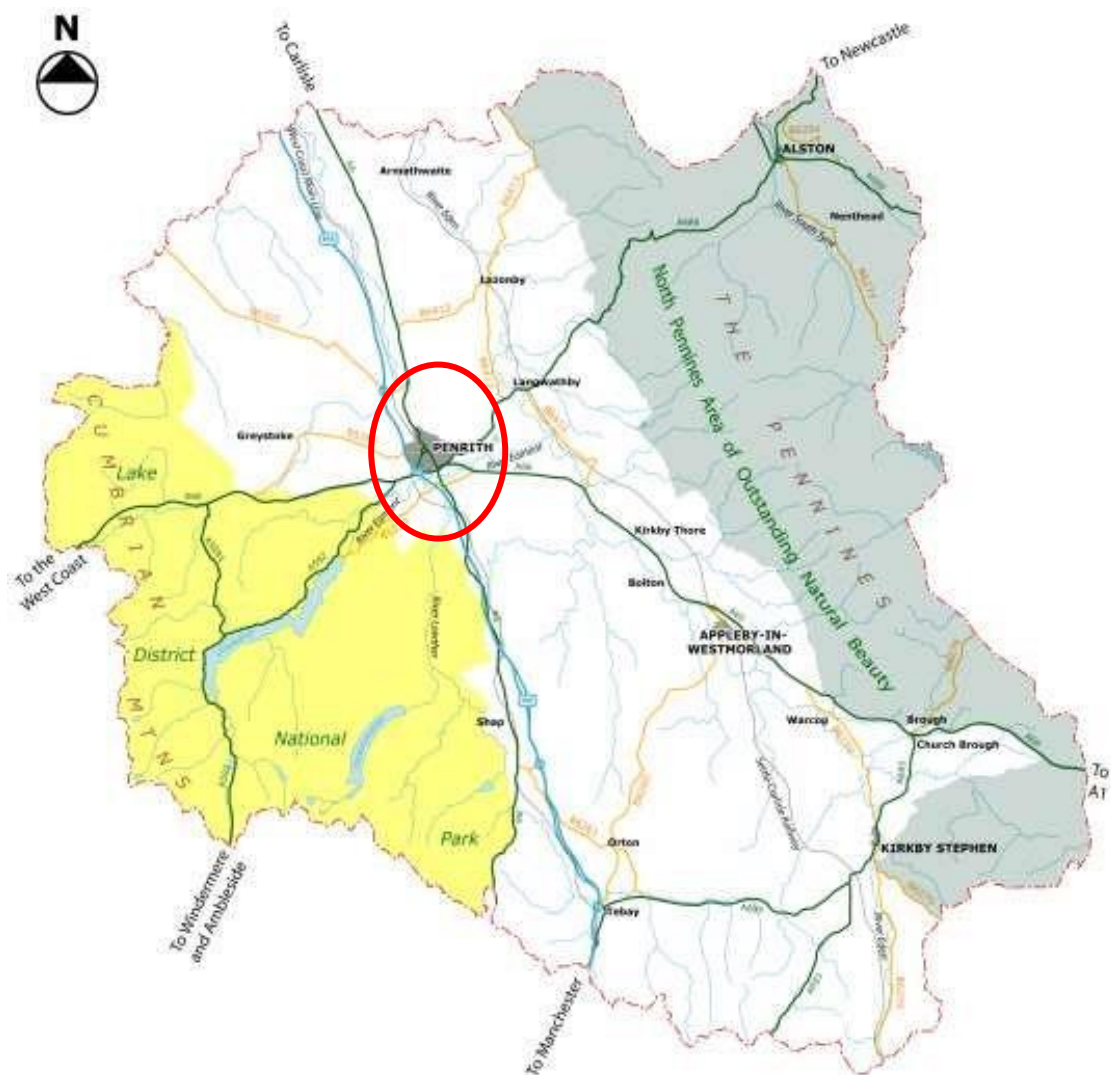
[plan/](#) , from our facebook page, from the local Library and via Survey Monkey. An informal consultation was also held in summer 2018 on a Preferred Option Draft PNDP.

- 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 2**).

## 2. Penrith: An Historic Town

- 2.1 The town lies in undulating countryside on the edge of the Eden Valley between the Rivers Eamont and Petteril and, today, with its population of about 15,700 (2011 Census 15,200), is the largest of the four towns (Alston, Appleby-in-Westmorland and Kirkby Stephen) in the Eden District.
- 2.2 The historic legacy of the market town of Penrith has developed around its strategic position at the junction of four routes entering from the north, south, east and west. Today, Penrith is strategically located adjacent to the M6 Motorway at its junction with the A66 the main East-West trunk road in the north of England. The Motorway is the main north south route linking the South and Midlands with the North of England and Scotland. In addition, Penrith is served by the West Coast Mainline train line serving London and Scotland. (**Figure 4**).

**Figure 4. Strategic Context** (Source: Eden Local Plan 2014-2032)





- 2.3 Over the centuries the settlement was the focus for invasion and, too often, destruction. First the Romans (110 AD), followed by the Saxons (616 AD), the Scots (945 AD) and in 1092 the Normans who, in the 1100s, granted Penrith back to Scotland. The town remained a Scottish possession until 1295 when Penrith was seized by Edward I and restored to the jurisdiction of the English Crown. Evidence of the town's Scottish heritage is carried on the original 12th Century brass town seal which bears a saltire-like symbol.



- 2.4 The origin of markets in Middlegate and Dockray can be traced back to medieval times (500 AD to the 15th Century). In 1223 Henry III granted Penrith its Market Charter, giving it the right to hold a market, the source of the town's prosperity over subsequent centuries.
- 2.5 The town is defined by its historic street layout which has survived despite constant rebuilding during the 17th, 18th and 19th centuries and its Westmorland slate roofed, red sandstone buildings. The town boasts a number of notable buildings including the remains of a 14th Century castle once home to Richard, Duke of Gloucester the future King Richard III; the 14th Century pele tower of the former Hutton Hall; the 15th Century former merchant's house now known as The Two Lions; Dockray Hall (c1470) which also has links to Richard III; the Grade I Listed Beacon Tower constructed in 1719 on the site of earlier Beacons; and St Andrew's Church (1720).
- 2.6 More detail on the history and development of the town is provided in **Appendix I (page 77)**

### 3. Key Issues for Penrith Today

This section sets out the key issues facing Penrith today. These have been identified through 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 consultation was the need to promote sustainable development through the PNDP (**Box 1**).

##### **Box 1. Sustainable Development in Penrith will:**

- **Nature** – protect and provide greenspaces, trees, hedgerows, wildlife.
- **Heritage** – conserve the town’s history, character, views, landscape.
- **Air quality and climate change** - improve air quality and support the transition to a low carbon future.
- **Water** – reduce water consumption, maximise surface water collection and reduce the impact of flooding
- **Housing** – provide affordable homes with a range of high quality community and social facilities.
- **People** – recognise and respond to the needs of all, especially families, young people and our growing older population.
- **Wellbeing** – increase individual and community wellbeing by providing high quality community facilities, greenspaces, and facilities for walking and cycling.
- **Inclusiveness** – foster inclusion for all: those with disabilities; ethnic minorities; and our growing population of older people.
- **Employment** – produce better paid jobs, support local and small businesses, and help improve skills and training.
- **Infrastructure** – include appropriate energy, waste, road, public transport and other infrastructure.

Sustainability runs through all the key issues identified in the Regulation 14 Draft PNDP and runs as a “golden thread” through the planning policies that have been developed in the plan. This theme will link all of the policies to our vision for Penrith.

- 3.1.2 This is particularly important given the national commitment, through the *Climate Change Act 2008* to reduce greenhouse gas emissions to 80% of 1990 levels by 2050 to reduce the risk of overheating from rising temperatures and the long-term implications for water supply, biodiversity, landscapes and flood risk. The latter is particularly significant given recent flood events, such as those in 2015.

## 3.2 Housing

- 3.2.1 Whilst we have this “golden thread” the main sustainable development issues facing the town 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 being 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 On a positive note, a recently approved development of 110 homes on land off Carleton Road has provision for a small number, 9, passively ventilated properties (Planning Application Reference No: 17/0408).
- 3.2.4 Housing delivery across Eden has been well below the previous 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 or more than 25%. An estimated 1,554 new homes are to be built in the Town over the plan period (**Appendix II, page 84**).
- 3.2.5 Delivering an appropriate housing supply is fundamental to maintaining the workforce necessary to support the economy. The Eden Local Plan 2014-2032 (Policy LS2 – Housing Targets and Distribution) identifies that 2,178 new homes, 50% of new housing in the District, should be concentrated in Penrith with much of this 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 III, page 87**).
- 3.2.6 House prices in the Eden district are amongst the highest in Cumbria. A combination of high house prices in relation to incomes (**Appendix VII, page 93**) is making it difficult for many, particularly the young, to buy their own home. The average house price in Eden is 6 times the average gross annual income of those in full-time employment for Penrith and the Borders (Source: EDC August 2018). To put these ratios in context, 20 years ago house prices were about 4.4 times average annual income. A shortage of high value jobs means that people inevitably seek employment and housing elsewhere.



- 3.2.7 418 households (source: *Penrith Housing Need Survey 2018* – Cumbria Choice Based Lettings) are on the waiting list (June 2018) for social housing in Penrith. 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. The Housing Need Survey 2018 and public consultation identified need for 1, 2 and 3 bedroomed accommodation.

Property Type Needed/Wanted														
House					Bungalow					Flat/Apartment				
1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
4	38	40	19	2	5	35	15	1	1	7	6	0	0	0

Average rents represent as much as 23% of the net income of those at the lower end of the wage/salary scale (**Appendices III, page 87 and VI, page 92**).

- 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 ground floor flats (**Appendix III, page 87**). Currently, a large number of older people are living in properties that, if vacated, could become available for young families (*Housing Need Survey 2018*) (**Appendix V, page 90**).



- 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 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.



- 3.3.2 All public open greenspace is potentially an exercise area, whether it be for walking, jogging or children's play, some areas include more formal equipment such as that at Wetheriggs Country Park (outdoor gym) and Frenchfield (jogging track) whilst goal posts are located at Frenchfield, Carleton, Fairhill, Castletown and The Crescent.

- 3.3.3 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 VIII, page 94**).

### 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 PNDP questionnaire survey felt there was a need for more indoor facilities, such as a bowling alley, a venue for live music. There was also felt to be a need for areas for young people to congregate, such as a BMX track. (**Appendix IX, page 113**). 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 for many, particularly young people.
- 3.4.3 Penrith Leisure Centre is also the largest multipurpose building in the town 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.
- 3.4.4 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 (**Appendix X, page 117**).
- 3.4.5 The Rheged Discovery Centre at Redhills, 2 miles from Penrith town centre and located outside the neighbourhood area, is the main cultural attraction. 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. (**Appendix XII, page 129**)
- 3.4.6 Although Penrith is on a national cycle route, there are few designated cycle lanes in the town (**Map B, page 135**).



- 3.4.7 In terms of play spaces, 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 The only designated outdoor exercise areas, the jogging track at Frenchfields and the outdoor gym at Wetheriggs Country Park, are to the south of the town.

- 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 Droving.



### 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 XII, page 129**).
- 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		

Source: Questionnaire to GPs Practices (June 2018)

3.5.3 Currently, there are 5 dental practices serving the population but at the time of writing (November 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

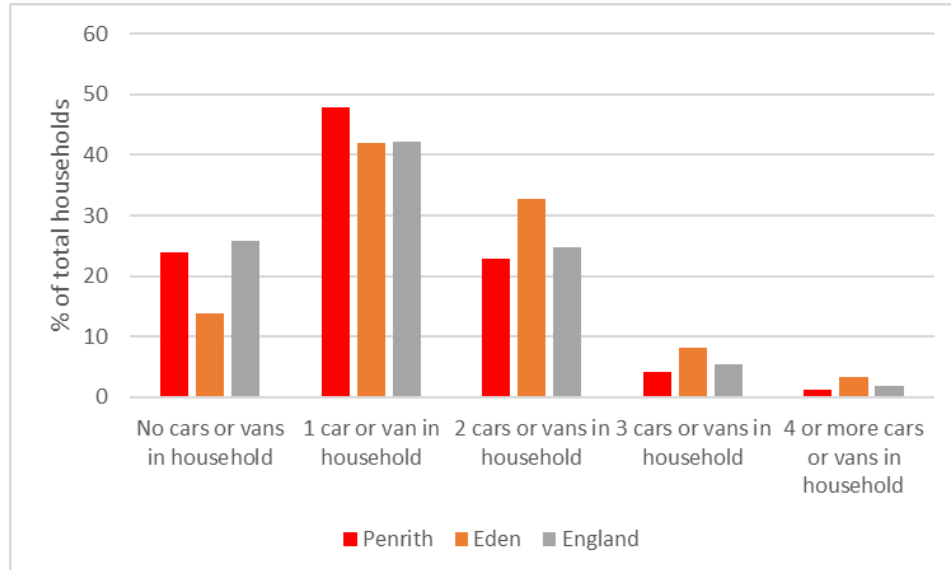
Source: Questionnaire to Dental Practices (June 2018)

- 3.5.4 There is no specific 'drop-in centre' for socialising, counselling and community meetings in the town and indoor provision such as the Youth Zone facility that can be found at Carlisle is missing. The PNDP would support initiatives to address this latter deficiency.
- 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. The PNDP seeks to protect and improve access to existing provision.

### 3.6 Car Parking and Public Transport

- 3.6.1 Figures from the 2011 Census show that the average number of cars/vans per household is 1.1:1, as it is nationally (England). However, in Penrith, unlike in Eden District, many Penrith households do not have access to a car or van. Despite this, and undoubtedly because of the number of multicar households and poor provision of off-road parking, 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)



- 3.6.2 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 XI, page 118** and **Map C: Parking in Penrith, page 136**)
- 3.6.3 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.

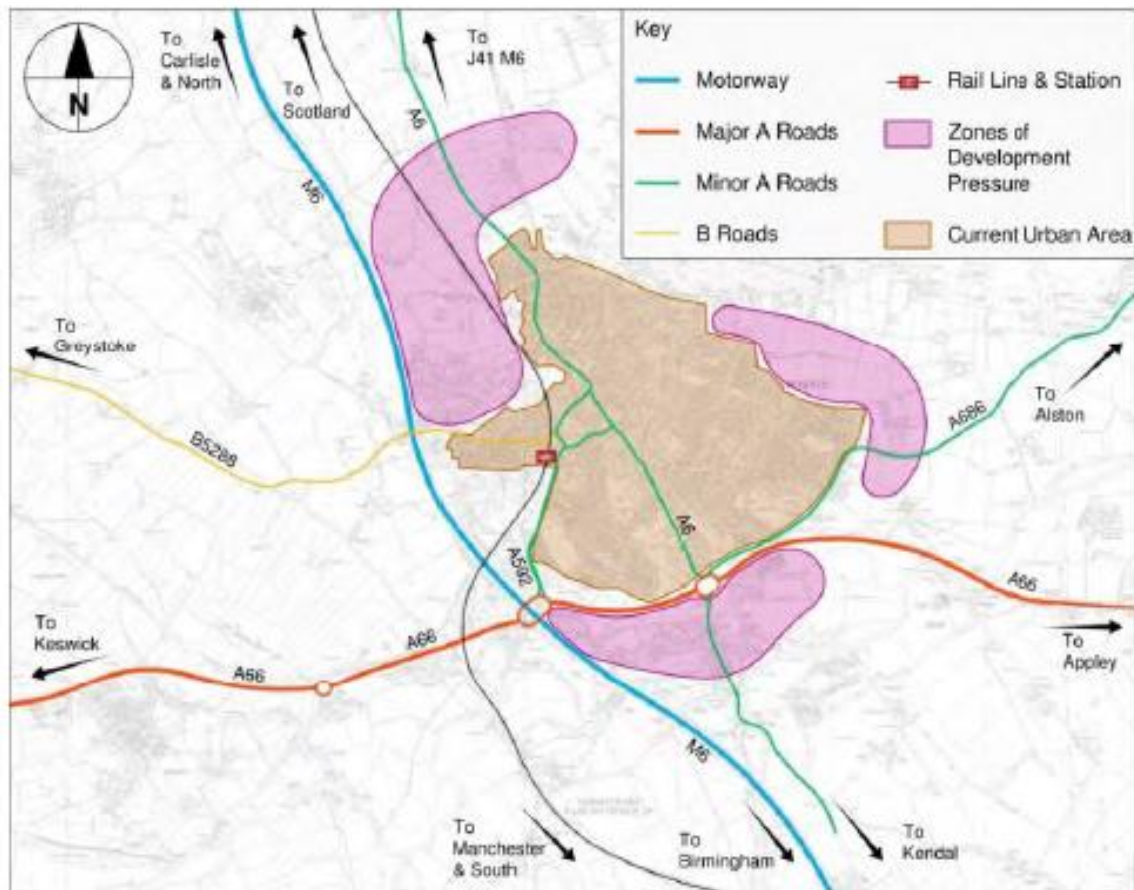


- 3.6.4 There is some on-street car parking which is free-of-charge and time limited and some short-stay free car parking (1 to 3 hours) within supermarket car parks, however this is insufficient to allow time to be spent exploring the town/shopping and enjoying a meal or coffee. Long-stay car parking 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 XI, page 118**).
- 3.6.5 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.
- 3.6.6 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.
- 3.6.7 There is limited car parking in the town centre for the disabled, i.e. accessible to local shops and facilities.
- 3.6.8 Visitor numbers are compromised because of the lack of parking for tour buses, campervans and cars towing a caravan.
- 3.6.9 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.
- 3.6.10 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 XII, page 129**). The Fell Runner voluntary bus service which provides transport from local villages also comes into Penrith (**Appendix XIII, page 130**).
- 3.6.11 The town of Penrith is served by a local bus company and services run 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 travelling to and from work or school and others who do not have access to a private car as the services do not run during peak times or in the evenings (**Appendix XII, page 129**). In 2011 21.9% of households did not have a car

### 3.7 Traffic Management

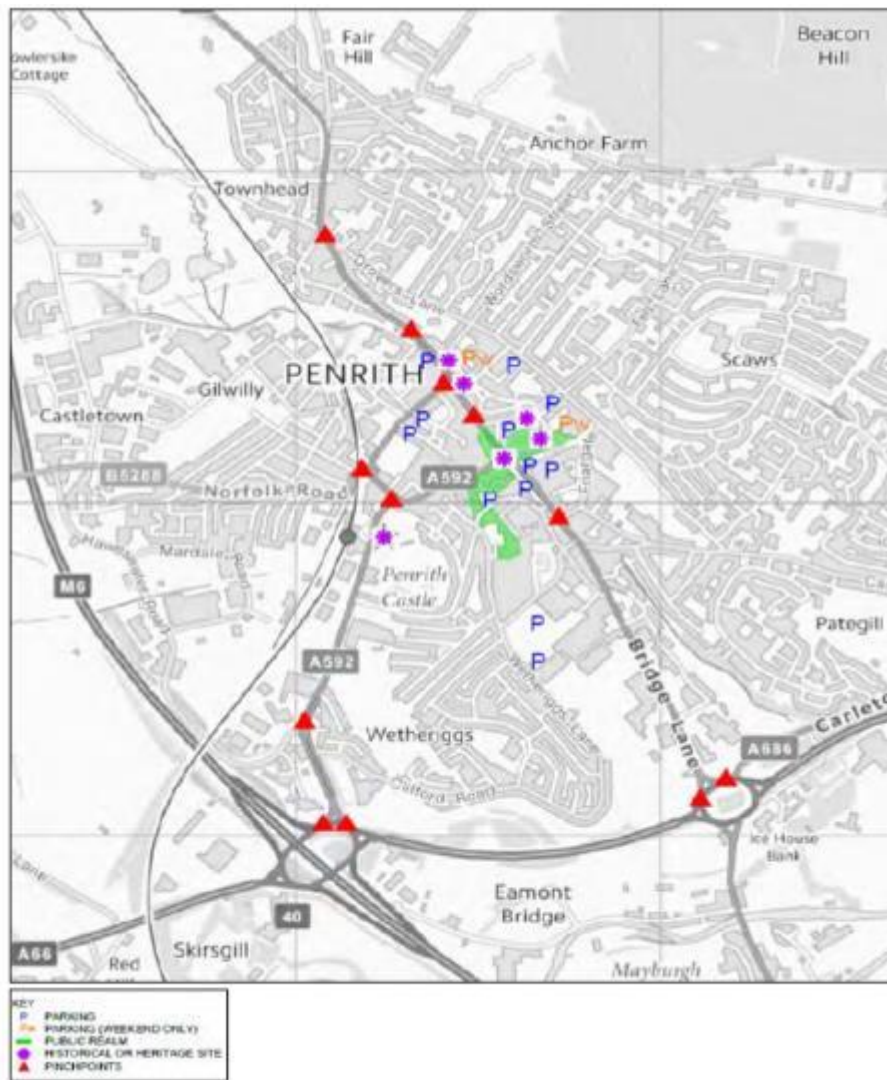
3.7.1 To reduce traffic congestion there is a need to divert through traffic, using the A66, A6, M6, away from the town centre. However, this needs to be achieved without discouraging visitors to the town by using appropriate signage and possibly a Park-and-Ride scheme (**Figure 6**).

**Figure 6. Strategic Road Context** (Source: Penrith Transport Improvements Study 2015)



3.7.2 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: Penrith Transport Improvements Study 2015)

- 3.7.3 There is a need for improved connections between Penrith and the surrounding villages and Junction 41 of the M6 motorway.
- 3.7.4 Junction improvements have been made to ease traffic flows to the Gilwilly Industrial Estate and Eden Business Park from Junction 40 of the M6.
- 3.7.5 Highways England will be dualling the A66 (2024 to 2032) and are considering improvements at the junction of the A66 with the A6 (Kemplay Bank).

### 3.8 Penrith Town Centre

- 3.8.1 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, for example upvc and other man-made materials where previously there would have been timber.




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



- 3.8.3 Other than during "Penrith in Bloom", the centre of the town and its approaches are almost devoid of vegetation, in particular trees.
- 3.8.4 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.
- 3.8.5 With online shopping continuing to grow, consumers are redefining what is regarded as a good shopping experience. Penrith; like all town centres, is having to face up to this significant challenge. As more people shop online for "big ticket" items and the weekly shop there is an opportunity to create alternative 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.

- 3.8.6 Penrith has a good mix of local shops (**Appendix XIV, page 131**), 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: Penrith Shops and Services, page 137; Map E: Penrith Retail Offer, North, page 138; and Map F: Penrith Retail Offer, page 139**).
- 3.8.7 Empty shops (11.4%), particularly in New Squares, are considered to be a significant issue and detract from the attractive appearance and vitality of the town centre.
- 3.8.8 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.
- 
- 3.8.9 On a positive note was the Post Office decision to relocate to a more central location, this could help generate footfall in the town centre (**Appendix XV, page 132**).
- 3.8.10 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.
- 3.8.11 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).

- 3.8.12 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 the heritage assets of Penrith Castle and Penrith Rail Station.



### 3.9 Employment

- 3.9.1 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.
- 3.9.2 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.
- 3.9.3 To grow the local economy and meet the needs of employers there is a need to raise and retain the proportion of young people achieving higher level skills. In England, in the year after taking an A level or equivalent at Key Stage 5, overall 89% of students were in sustained education, employment or apprenticeship destinations i.e. for at least six months, at both age 16 and after they take A level or equivalent qualifications, in the academic year 2016/17 according to the Department for Education. For Cumbria the figure was **[data to be sourced]** %. The figure for Penrith was **[data to be sourced]**.
- 3.9.4 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.
- 3.9.5 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.
- 3.9.6 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. Unfortunately, employment land to accommodate offices and factories/warehouses is not available on the three industrial estates. The Eden Local Plan 2014-2032 allocates strategic employment sites to seek to capitalise on these strengths.

- 3.9.7 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 Spring 2019 to and from airports including Southend, Dublin and Belfast.

### 3.10 Tourism

- 3.10.1 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)



- 3.10.2 The tourism sector can provide many jobs for local people if the skills are there. Askham Bryan College at Newton Rigg Campus provides courses in tourism and the outdoors and Kendal College provides courses in catering.

- 3.10.3 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.

- 3.10.4 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 and generating benefits from heritage tourism. For example, by making more town trails linking historic locations such as the castle, the yards, Two Lions and Dockray Hall.

- 3.10.5 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.
- 3.10.6 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 only.



## 4. Planning Policy Context

- 4.1 The current strategic planning policy framework for the Neighbourhood Development Plan area is set out in the Eden Local Plan 2014-2032.
- 4.2 The Eden Local Plan 2014-2032 sets how the growth of jobs, homes and infrastructure will be managed in the period up to 2032. The Plan was adopted by Eden District Council on 11 October 2018. The spatial implications of the Eden Local Plan 2014-2032 are shown on **Figure 8** of this document. The PNDP must be in general conformity with these strategic planning policies (<https://www.eden.gov.uk/planning-and-building/planning-policy/eden-local-plan/>).
- 4.3 Eden District Council has drafted a Penrith Strategic Masterplan (present -2050) this was subject to a public engagement held in September 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. The Masterplan is not a development plan document and can only have limited influence on the PNDP which must be in general conformity with the strategic policies for the area – the Eden Local Plan 2014-2032.
- 4.4 National planning policy is set out in the National Planning Policy Framework (NPPF) published in revised form in July 2018. This sets out in paragraphs 7 and 8 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 The Eden Local Plan 2014-2032 sets strategic planning policy for the area. The NPPF sets out the scope of non-strategic policies that can be used in neighbourhood plans to set “more detailed policies for specific areas, neighbourhoods or types of development” (paragraph 28) this can include “allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.” More specifically for neighbourhood plans NPPF states:

*29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies<sup>16</sup>.*

*30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where*

*they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently*

## 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

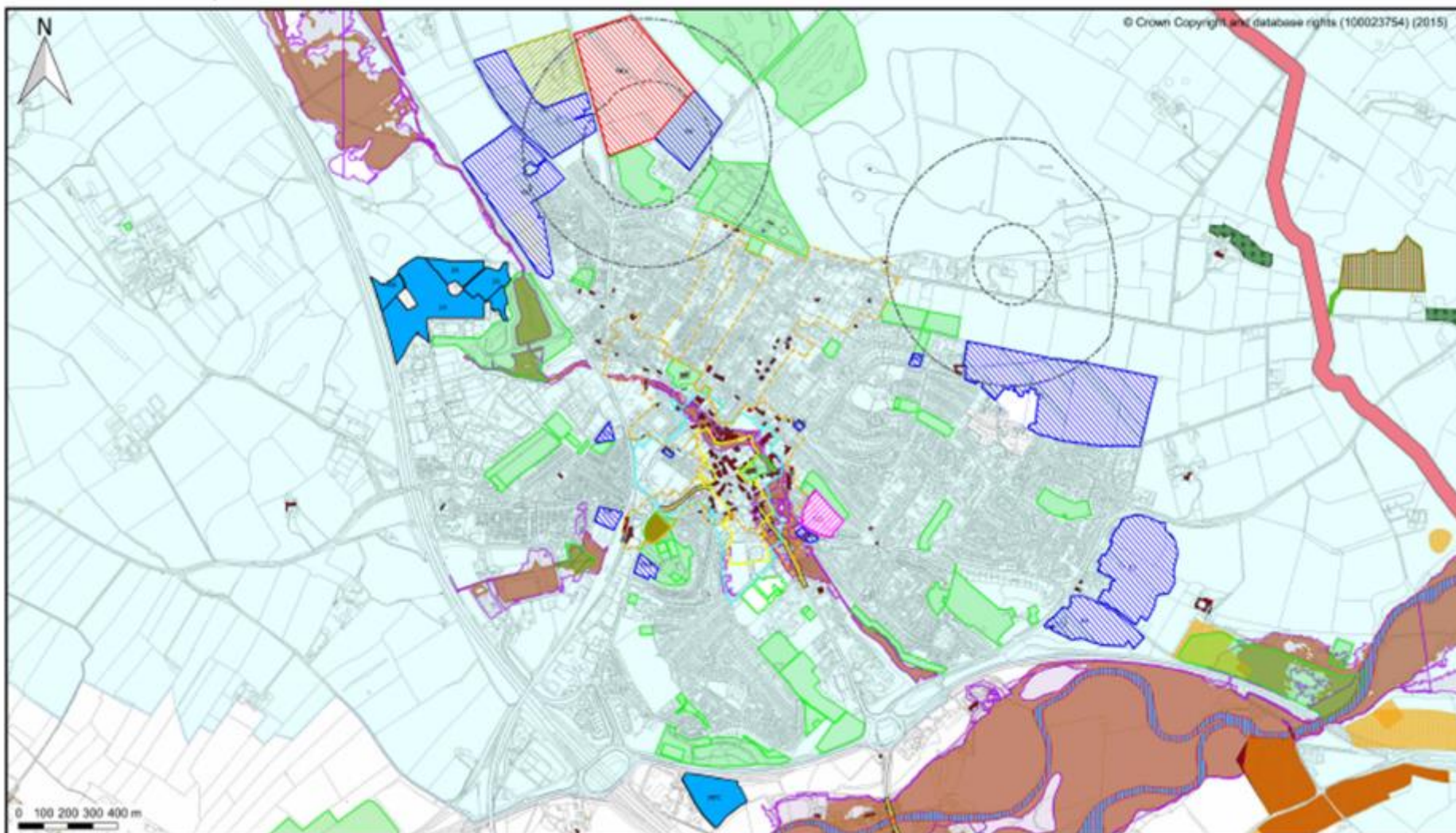
### 2014 - 2032

#### 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 ENV10 - The Historic Environment</p> <p>Policy ENV10 - The Historic Environment</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. Eden Local Plan 2014 to 2032** (Source: Eden District Council <https://www.eden.gov.uk/planning-and-building/planning-policy/eden-local-plan/>)

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 to meet their own needs and to promote and pursue a transition to a low carbon economy.

#### **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 both wellbeing and 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 wellbeing and 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: Town Centre Car Parking**

To reduce on-street car parking by providing modern car parking infrastructure appropriate to the size and role of Penrith.

**OBJECTIVE 7: Traffic Management**

To address current traffic management issues and ensure that these are not exacerbated by new development.

**OBJECTIVE 8: Penrith Town Centre**

To conserve 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 Development Plan Policies**

- 6.1 This section sets out the planning policies of the 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 Policies have been prepared by the Steering Group on behalf of the Town Council. Each policy is set out under one of the 8 objectives identified for the Regulation 14 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 and to promote and pursue a transition to a low carbon economy.**

6.3 **Policy 1 Sustainable Development in Penrith**

Development proposals should be designed to incorporate sustainable development principles and measures. These measures should build in resilience and achieve development that is adaptable to meet the challenges of future climate and socio-economic change. Development proposals should demonstrate, where practicable, that they meet all of the following criteria:

1. The inclusion of design features and measures that encourage active and healthy lifestyles, for example, good links to the walking, cycling and public transport network, access to private or shared garden space and public recreation space and incorporation of cycle storage;
2. Capacity of the development to prevent flooding and water course pollution and measures to minimise water consumption, including the incorporation of sustainable urban drainage systems, rainwater harvesting and water efficient fittings;
3. Design that includes measures to minimise energy use and consumption, seeks to include the highest available standards of energy efficiency measures for buildings, and provides, where appropriate, on-site production of energy using renewable sources, such as photo voltaics, ground/air source heat pumps and small wind turbines;

4. Inclusion of measures to reduce resource consumption and measures that re-use and recycle resources, including:
  - i. Using sustainable building materials that are capable of recycling following demolition (e.g. masonry, concrete, glass, timber, roofing materials, pipework and insulation)
  - ii. To utilise recycled building materials, wherever possible (e.g. masonry, roofing materials, aggregate).
5. Maximise opportunities for active means of transport, (walking, cycling and public transport) and measures to promote use of low carbon vehicles, such as charging points;
6. Use of sustainable, renewable, healthy products (e.g. by avoiding non-toxic materials or carcinogenic materials) 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 creation of high-quality buildings and places.
- 6.5 To help achieve this national objective, 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 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 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 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:**

### **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 should be designed in such a way that it promotes high quality, environmentally sustainable design. Proposals should be informed by, and respect, the town's wider character and the local site context. High quality, contemporary design will be encouraged where it reflects these criteria. Planning applications will be assessed against the following:

1. Design and Access Statements, where they are required to accompany a planning application, should set out how the proposal achieves high quality 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. As a minimum, Building Research Establishment Environmental Assessment Method (BREEAM – Good or Excellent Standard) or Code for Sustainable Homes (Level 4 equivalent) should be achieved;

3. Innovative sustainable design solutions will be encouraged to ensure that buildings remain at the forefront of sustainable building design. For example, measures to be considered include things such as:

- i. Adopting water recycling methods at source;
- ii. Using sustainable building materials;
- iii. Recycling of grey and rainwater;
- iv. Adopting high standards for thermal insulation and using features such as building orientation and natural ventilation to maximise passive solar gain and to aid natural heating and cooling of buildings and
- v. Inclusion of design features that encourage more sustainable lifestyles e.g. electric vehicle charging points, convenient storage of waste for recycling etc.

### **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. Following amendments to the Planning and Energy Act 2008 then the standards required by the PNPD and other planning policy will change in accordance with national guidance.



- 6.12 Tackling climate change is a long-standing priority in the UK. Section 19 of the Town and Country Planning Act (as amended by the Planning Act 2008) states that “Development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change”. The National Planning Policy Framework explains that this provision should be complied with “in line with the objectives and provisions of the Climate Change Act 2008” (footnote 16). The 2008 Climate Change Act commits the UK to reduce carbon emissions by at least 80% by 2050, from a 1990 baseline.
- 6.13 The *UK Carbon Plan* states that, if this target is to be reached, “by 2050 the emissions footprint of our buildings will need to be almost zero”. The *English Housing Survey* (2008) identified that nearly 80% of the current housing stock were build more than 34 years ago.
- 6.14 The reality is that homes we build today will be still be in use in 2050 when all our housing stock must be almost zero carbon. The homes we build today must be built to run without emitting greenhouse gas emissions. If this does not happen, costly energy retrofits may be required within the next 30 years, with those costs likely to fall to the home owner or tax payer.
- 6.15 If we are to limit the increase in global temperature rises to a level that will avoid the worst impacts new development must begin to make the transition to zero greenhouse gas emissions.

## **Relevant District Planning Policies:**

### **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.

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

Developers of major proposals above a threshold of 1,000 square metres 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 practicable nor viable.

#### **Background/Justification**

- 6.17 The planning system has a role to play in supporting the transition to a low carbon future (NPPF, para. 148).
- 6.18 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.
- 6.19 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. Such schemes should be practical e.g. small wind turbines in suitable locations, such as where they would not have significant adverse impacts; and, viable, i.e. they can be delivered as part of a wider scheme without affecting the financial viability of the scheme.
- 6.20 Policy 3 should be read in conjunction with Eden Local Plan 2014-2032 policies ENV5 Environmentally Sustainable Design and ENV6 Renewable Energy.



## **Relevant District Planning Policies:**

### **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.

6.21

### **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 high quality, well located and sited, accessible, functional, centralised public 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**

- 6.22 The Eden Local Plan 2014-2032 seeks to achieve “Thriving Communities” (Local Plan Objectives 15, 16 and 17). Such communities will have “locally accessible, high quality health care”, protected and enhanced community facilities and services where accessibility to them has been maximised, and a “sense of community and belonging”.



- 6.23 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 sections of the community and delivers the social role of sustainable development.

- 6.24 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 (Source: 2011 Census).

**Relevant District Planning Policies:**

**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.

6.25 **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 the conservation and enhancement of 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 unless of exceptional design and having no other significant adverse impact;
3. Vernacular buildings and styles;
4. Retention re-use and use of local materials, for example red sandstone, Westmorland/Burlington slate and timber in buildings and boundary treatments, particularly red sandstone walls;
5. Irregular roofscapes and the predominance of vertical fenestration including number and size of window openings, materials, sub-division of windows (e.g. mullions), decoration, shutters, window colour and glazing;

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. Key views and vistas within and of the Conservation Area, including:
  - i. View from the Beacon to the North Eastern Fells,
  - ii. View of Beacon Hill from Penrith Castle,
  - iii. View of the Lakeland Fells from above Scaws Drive on Beacon Edge, and at the corner of Beacon Edge and Salkeld Road, and Croft Terrace and Fairhill.
8. Hard and soft landscaping in local materials with native species planting.

### **Penrith New Streets**

Development within or affecting the setting of the Penrith New Streets Conservation Area should be designed to take account of the conservation and enhancement of the following:

1. Retain the layout of tightly knit terraces and larger semi-detached and detached villas;
2. Use suitable materials such as red sandstone and Westmorland/Burlington slate roofs or sympathetic alternatives that would introduce and encourage high quality, innovative design;
3. Retention of vernacular architectural detailing such as arched doorways, bay windows, stone mullions, large stone chimney stacks and decorative eaves, and sandstone boundary walls within a high-quality design proposal; and
4. Retention of mature gardens and open spaces that are integral to the Conservation Area and its setting.

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 and the likely impact of the development upon them. This should be done through the submission of a Heritage Statement with the planning application.

### **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

- 6.26 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. Important in their own right, the town's designated heritage assets, such as the Conservation Areas, help retain the distinctive character of the town and are attractive to visitors and residents alike and have an important role to play in supporting heritage related tourist visits.
- 6.27 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**).
- 6.28 Drovers Lane is sandwiched between the Penrith New Streets and Penrith Conservation Areas, it is one of the main routes into town and is a good illustration of the history and development of the town through various historical periods and different architectural styles. When proposals affect Drovers Lane, given the area's straddling of the two Conservation Areas applicants attention is drawn to the need to consider this area as a whole and not simply as part of the Conservation Area within which it may fall.





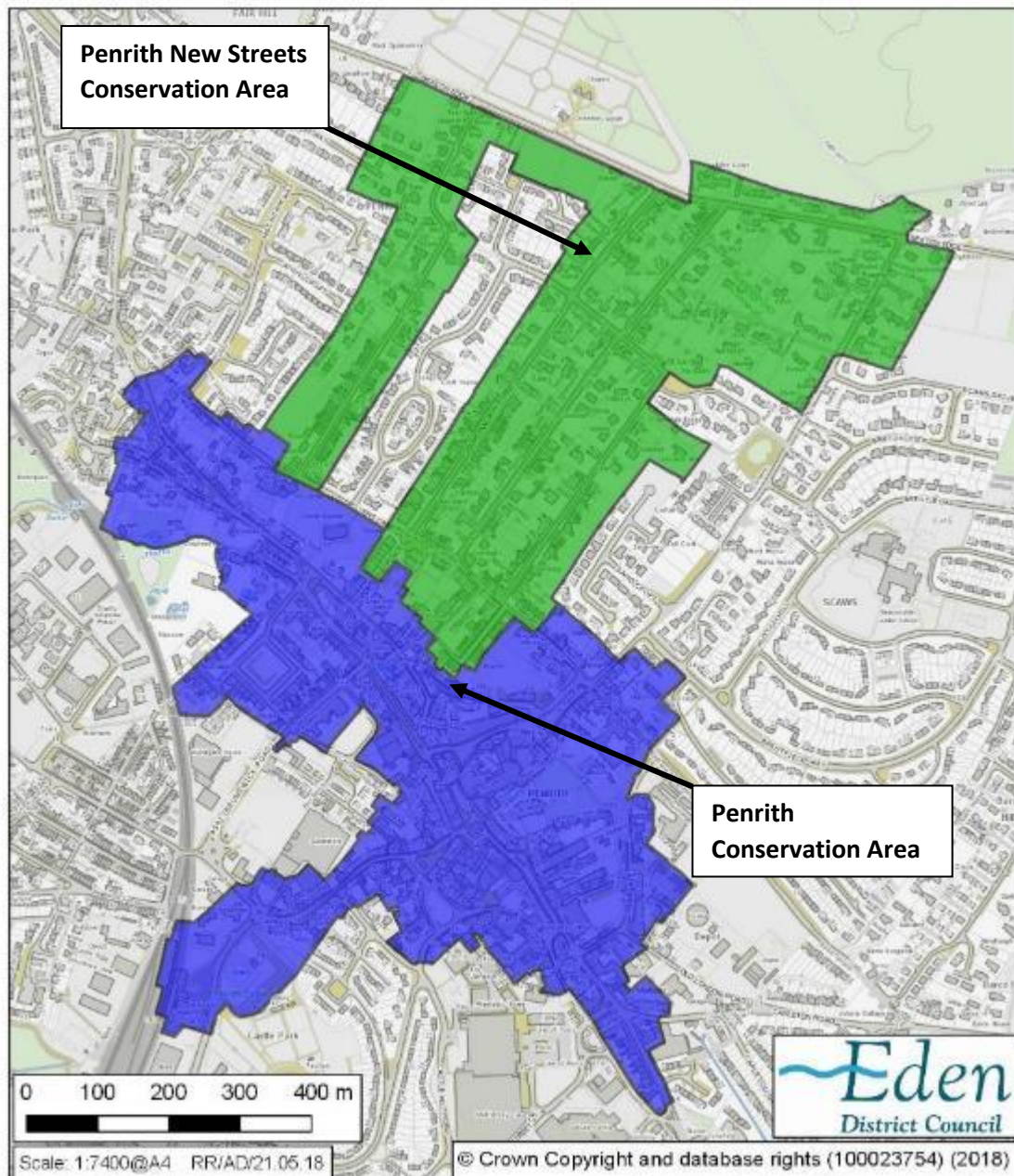
## Relevant District Planning Policies:

### Eden Local Plan 2014-2032

ENV10 The Historic Environment

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

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



## **OBJECTIVE 2: Housing**

- 6.29 **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.**
- 6.30 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 Eden Local Plan 2014-2032 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 II, page 84**).

6.31 **Policy 6 High Quality New Homes**

To ensure new housing development is of high-quality 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. Visual and landscape character impact.
3. Access to local facilities and services.
4. Impact on existing communities in terms of residential amenity and impact on local infrastructure.
5. Traffic generation and its impacts.
6. Provision of appropriate social infrastructure to meet the needs arising from the development, including accessible, usable open greenspace and landscaping of native species, including food plants and fruit trees.
7. Provision of features to encourage wildlife e.g. for movement, migration, nesting, roosting and foraging.

8. Outside the town centre as defined in the Eden Local Plan 2014-2032 the provision of off-street car parking provision to meet the standards defined in Part 1 of the *Cumbria Design Guide* produced by Cumbria County Council as 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



(Photos taken on Scaws Field)

### Background/Justification

- 6.32 The Eden Local Plan 2014-2032 aims to help 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, 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 the supply of homes (NPPF, para. 59).
- 6.33 The Regulation 14 Draft PNDP does not seek to allocate further sites for development but through 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 ensuring a range of homes can be provided to meet the needs of present and future generations" (NPPF, para. 8) and the Eden Local Plan 2014-2032 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.
- 6.34 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:**

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

DEV5 Design of New Development

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

#### **6.35 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, as confirmed by the *2018 Housing Need Survey*, 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.

### **Background/Justification**

6.36 Policy HS4 Housing Type and Mix in the Eden Local Plan 2014-2032 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 2014-2032 Policy HS4:

- up to date local housing need surveys and local housing market assessments
- other local housing need 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

- 6.37 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 Eden Local Plan 2014-2032 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.
- 6.38 Housing needs change and applicants should use the latest available evidence to inform the preparation of their proposals.
- 6.39 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.
- 6.40 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:**

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

HS4 Housing Type and Mix

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

## **OBJECTIVE 3: GREENSPACES**

6.41 **To protect greenspaces that have been identified as being important to both wellbeing and the local community.**

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

The following areas (**Map A – Policies Map, page 134**) will be designated as local green spaces and will be protected from inappropriate development. Development of the designated Local Green Spaces will be assessed in accordance with national Green Belt policy.

PE6	Land and wood above Scaws Drive
PE8	Land between Brentfield Way and Meadowcroft
PE9	Folly Lane Allotments
PE12	St Andrew's Churchyard
PN14	Beacon Hill
PN16	Open area top of Croft Terrace
PN23	Woods in Lonsdale Villa gardens
PN22	St Catherine's Churchyard
PN27	Penrith Cemetery
PN28	Salkeld Road Allotments
PN29	Coronation Gardens
PW30	Nichol Hill Nature Reserve
PW31	Thacka Beck Nature Reserve
PW32	Brunswick Square Gardens
PW33	James Street Allotments
PW34	Castletown/Musgrave St/Brackenber Allotments
PW37	Informal Recreation area between Musgrave St Allotments/Newton Road
PS38	Wetheriggs Country Park
PS45	Green area between A66 and Clifford Road
PP50	Thacka Glen
PP51	Pategill Back Field
PP53	Land to south of Eden Housing Association (EHA)
PP54	Land to the north of EHA
PP55	Land to the north of Greengarth

### **Background/Justification**

6.43 NPPF (paragraphs 99 and 100) 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 their beauty, historic significance, recreational value, tranquillity or the richness of their wildlife); and
- Local Green Spaces should be local in character and not an extensive tract of land.

- 6.44 Following an assessment of green and open spaces in the neighbourhood area (**Appendix VIII, page 94**), the areas set out in Policy 8 have been identified as meeting the criteria set out in the NPPF. Views were sought on the suitability of these areas for Local Green Space designation during the summer 2018 informal consultation. Overall, the consultation confirmed that the areas and spaces identified were considered to meet the national planning policy designation criteria.
- 6.45 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. 101 of the NPPF.

#### **Supporting Town Council Action**

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

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

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

ENV1 Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity

ENV4 Green Infrastructure Networks

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

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

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

- 6.46 **To ensure the town's range of leisure and recreation facilities are enhanced and protected with a particular focus on wellbeing and meeting the needs of young people.**
- 6.47 **Policy 9 Protecting and enhancing sport, leisure and recreation facilities**

The following sport and recreation facilities also identified on the **Policies Map, Map A, page 134**, 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
C4	Frenchfield
C5	Hunter Hall School Playing Field
PE7	Scaws Play Area
PE10	Friars Bowling Club
PE11	Beaconside School Playing Fields
PN15	Milton Street Play Area
PN18	Penrith Golf Course
PN19	Penrith Golf Course Practice Ground
PN20	Fairhill Playing Field
PN21	St. Catherine's School Field
PW35	Castletown Recreation Area
PS39	Ullswater CC Playing Fields
PS40	Penrith Cricket Ground
PS41	North Lakes School Playing Field
PS42	Queen Elizabeth Grammar School Playing Field
PS44	Castle Park
PS46	Clifford Road Play Area
PS47	Land between Wetheriggs Lane and Astro Turf
PS48	The Crescent Playing Fields
PP52	Pategill Play Area and Recreation Ground
	Penrith Leisure Centre

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



## **Background/Justification**

- 6.48 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.
- 6.49 By protecting, enhancing and supporting improvements to sport and recreation facilities Policy 9 supports Eden Local Plan 2014-2032 Policy COM2 Protection of Open Space, Sport, Leisure and Recreation Facilities
- 6.50 The approach set out in 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:*

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or*
- b) 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*
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.*

(NPPF, para. 97).

- 6.51 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:**

### **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**

- 6.52 **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.**

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

There will be a presumption in favour of the protection of existing community facilities. The change of use of existing community facilities, as listed below and shown on the **Policies Map – Map A, page 134**, 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 non-community 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 2014-2032 Policy COM1 Principles for Services and Facilities.

Alhambra Cinema  
Castletown Recreation Hall  
Evergreen Hall  
Parish Rooms, St Andrew's  
Penrith Health Centre  
Penrith Library  
Penrith Methodist Church  
Penrith Museum  
Penrith Playhouse  
Penrith air cadet, guide and scout huts

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

### **Background/Justification**

- 6.54 Penrith is identified in the Eden Local Plan 2014-2032 as the District's "Main Town" (Policy LS1 Locational Strategy). As Eden's Main Town Penrith will benefit from development appropriate to that of a larger town. This will include improved town centre facilities, development of strategic employment sites and large-scale



new housing sites and an improved strategic road transport network and public transport system.

- 6.55 The PNDP will support the aims of the Eden Local Plan 2014-2032 strategy of supporting development appropriate to Penrith's role as Eden's Main Town by protecting and enhancing existing community and health facilities that serve the town and the wider surrounding area.
- 6.56 Planning policy in the Eden Local Plan 2014-2032 also aims to support "Thriving Communities" with community services and facilities, such as schools, healthcare, recreation and other community facilities (Local Plan Policy COM1).
- 6.57 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 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.
- 6.58 Alongside the surrounding countryside, green spaces and recreation the town's services and facilities are key elements to ensuring the town retains its valued quality of life. They contribute to achieving 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 XV - Brownfield Sites, page 132**)

## **Relevant District Planning Policies:**

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

COM1 Principles for Services and Facilities

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

6.59

### **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, new development should include walking and cycling infrastructure that is of high-quality design and accessible to all.

To ensure new development meets this policy, development will be assessed against the following:

1. Where necessary and feasible provision of links to existing open spaces, green infrastructure and watercourses (rivers, becks and streams) and water features (e.g. ponds);
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, page 135**);
3. Permeability and legibility of the footpath and cycle path network within the development site;
4. Design that ensures access for all users;
5. Where necessary, inclusion of signage that is of high-quality 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.

## **Background/Justification**

- 6.60 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.
- 6.61 The approach set out in Policy 11 is in line with that set out in the Eden Local Plan Policy DEV3 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:**

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

DEV3 Transport, Accessibility and Rights of Way

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



## **OBJECTIVE 6: TOWN CENTRE CAR PARKING**

6.62 **To reduce on-street car parking by providing modern car parking infrastructure appropriate to the size and role of Penrith.**

6.63 **Vehicle Parking - Supporting Town Council Actions:**

To work with the District Council and the County Council:

1. To explore the opportunities for a Park and Ride service on the edge of town.
2. To consider utilising an existing car park, in a non-residential area, for overnight parking for camper vans and touring caravans, with power hook-up points.
3. To work with Eden Housing Association, Eden District Council and Cumbria County 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.
4. To support the provision of increased access to electric charging points in public car parks.
5. 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.
6. 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.
7. Additional disabled car parking facilities.

### **Background/Justification**

- 6.64 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. Cumbria County Council has commissioned a study into on-street car parking provision. This study will seek to develop a sustainable approach to car parking that reflects the needs of residents, businesses and other town centre users.
- 6.65 Under Objective 6 the PNDP identifies a range of 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:**

**Eden Local Plan 2014-2032**

DEV3 Transport, Accessibility and Rights of Way

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

## **OBJECTIVE 7: TRAFFIC MANAGEMENT**

- 6.66 **To address current traffic management issues and ensure that these are not exacerbated by new development.**

6.67 **Policy 12 Traffic Management**

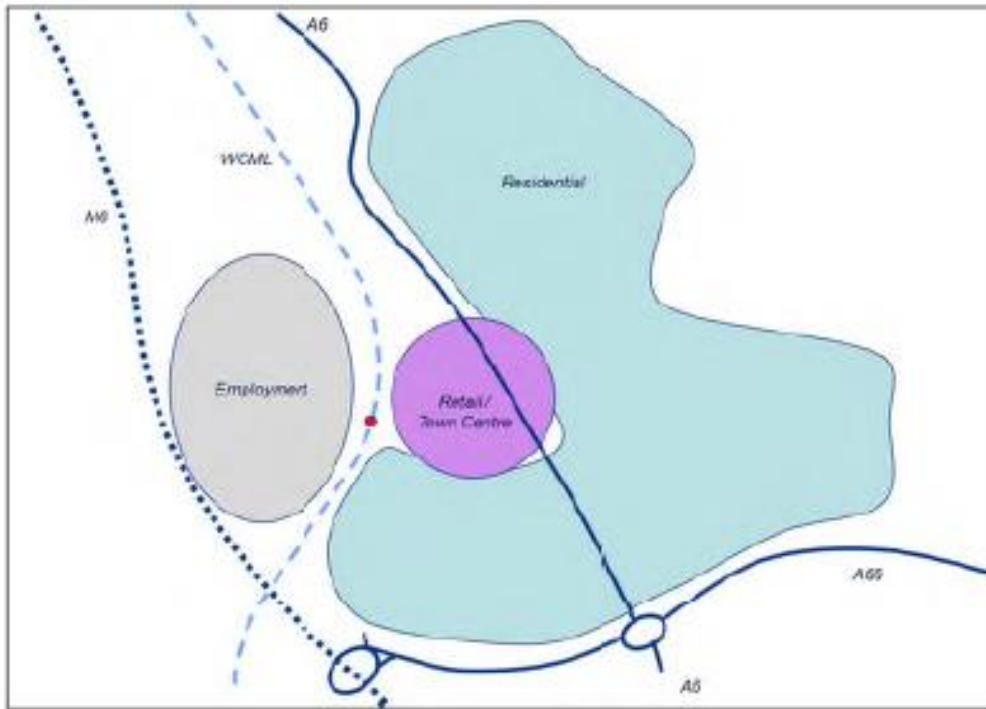
The following measures to improve traffic flows and ease congestion will be supported:

1. 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. Measures to mitigate the impacts of traffic generated from new development.
3. Measures to improve road safety.

### **Background/Justification**

- 6.68 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
- 6.69 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:**

**Eden Local Plan 2014-2032**

DEV3 Transport, Accessibility and Rights of Way

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

## **OBJECTIVE 8: PENRITH TOWN CENTRE**

- 6.70 **To conserve 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.**

6.71 **Policy 13 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 the key gateways (entry points such as Bridge Land and Ullswater Road) to the town centre and the main routes through the town centre;
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. High quality public realm, including public art, that meets the needs of all town centre users and that includes street furniture that is consistent in design and style with that in the Town Council style guide (see Supporting Town Council Actions), can be easily maintained and avoids clutter by way of over-provision and poor siting of street furniture;
5. Provide 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 the owner's the impediments to the letting of the empty retail units in New Squares and to explore the option of using open space in this area for events and functions.
- To develop a style guide on future street furniture, signage, soft and hard landscaping, lighting and their on-going maintenance.
- To identify support packages to encourage a mix of retail premises in Middlegate, Devonshire Street, King Street, Corn Market, Great Dockray and the pedestrianised area centred on Angel Lane.



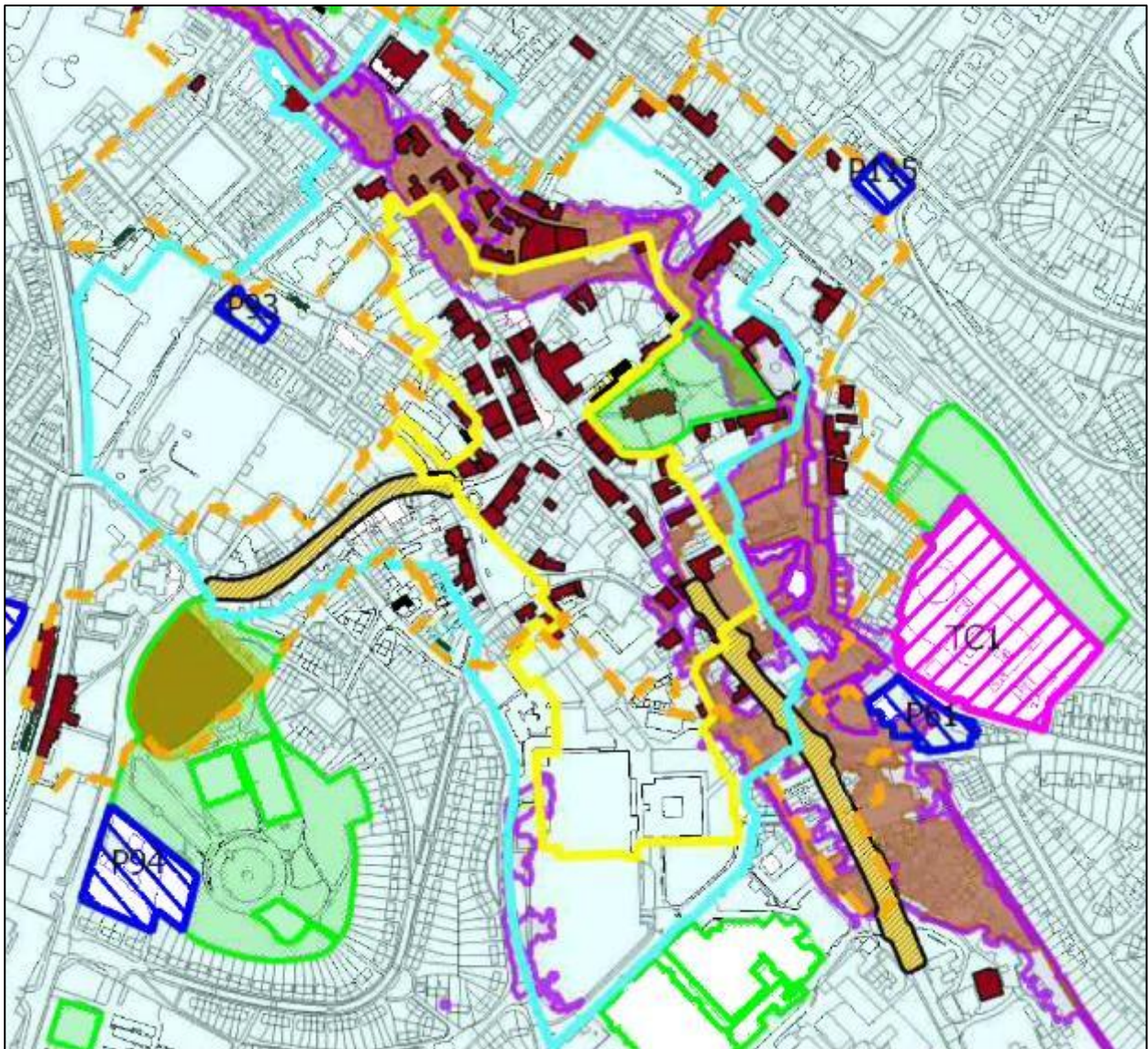
- To work with property owners and Eden District Council to re-designate Castlegate as residential. This area looks tired and run down and is not an inviting place to shop. Re-designating this area to residential would allow for the consolidation of retail uses elsewhere in the town centre.
- To launch a Mayoral 'Keep Penrith Clean' campaign;
- To work with the BID and Chamber of Trade to encourage local retailers and restaurants to use and publicise their use of local products in order to encourage a reputation with residents and visitors of 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**

- 6.72 Strategic planning policy for Penrith town centre is set in the Eden Local Plan 2014-2032 (Figure 11) including the boundary of the town centre the defined 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. This is particularly important given the challenges facing all town centres as shopping habits continue to change.
- 6.73 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.
- 6.74 The BID 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.

- 6.75 The range of measures identified in Policy PNDP13 will help to support the work of the BID and to provide a planning framework within which future decisions can take place.
- 6.76 Where public realm improvements impact on the highway consultation should take place with Cumbria County Council and such improvements should take into account the *Penrith Transport Improvements Study*.

**Figure 11. Penrith Town Centre, Eden Local Plan 2014-2032**



- 6.77 With town centres in general facing challenging times a variety of initiatives will be supported such as the community initiative to bring the Two Lions building back in to use. This Grade I listed building in New Squares, owned by Eden District Council, could be used for a variety of town centre uses e.g. exhibition space, gallery, tourist information centre and community hub.

## 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
- Flood Risk Zone 3
- Ethylene Pipeline Hazard Area

Policy DEV2 - Water Management and Flood Risk  
Policy DEV2 - Water Management and Flood Risk

#### Decent Homes for All

- Housing Allocation
- Reserve Housing Site
- Mixed Use Allocation
- Gypsy and Traveller Site

Policies AL1, AP1, KS1, PEN1  
Policy PEN1  
Policies AL1, PEN1  
Policy HS7 - Gypsy and Traveller Sites

#### A Strong Economy

- Employment Allocation
- Primary Shopping Area
- District / Town Centre

Policies AL1, AP1, KS1, PEN1  
Policy EC7 - Town Centres and Retailing  
Policy EC7 - Town Centres and Retailing

#### A Rich Environment

- County Wildlife Site
- Limestone Pavement Order
- Local Nature Reserve
- National Nature Reserve
- Regionally Important Geological and Geomorphological Site
- Site of Special Scientific Interest
- Special Area of Conservation
- Special Protection Area
- Ancient Woodland
- Area of Outstanding Natural Beauty
- Wind Energy Suitable Area
- Proposed Air Quality Management Area
- Groundwater Source Protection Zone 1
- Groundwater Source Protection Zone 2
- Conservation Area
- Historic Parks and Gardens
- Listed Building
- Scheduled Ancient Monument

Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
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Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV2 - Protection and Enhancement of Landscape and Trees  
Policy ENV3 - The North Pennines Area of Outstanding Natural Beauty  
Policy ENV6 - Renewable Energy  
Policy ENV7 - Air Pollution  
Policy ENV9 - Other Forms of Pollution  
Policy ENV9 - Other Forms of Pollution  
Policy ENV10 - The Historic Environment  
Policy ENV10 - The Historic Environment  
Policy ENV10 - The Historic Environment  
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:

### Eden Local Plan 2014-2032

EC7 Town Centres and Retailing

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

#### 6.78 **Policy 14 Shopfront design**

To maintain the quality, character and distinctiveness of Penrith town centre new shopfronts and alterations to existing shopfronts should take account of the following:

1. The scale and architectural style of the existing building and any existing shopfront of the building. The overall aim should be to seek where possible, the retention and repair of existing traditional and historic features that contribute to the interest of the building and the street frontage;
2. The size, detailing and materials of signage should respect the character and the area within which it is located;
3. Security grilles and shutters should be installed on internal aspects only; and
4. Where in use blinds, blind boxes and awnings when should respect the scale and character of the building and the area within which it is located.



## **Background/Justification**

- 6.79 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 high-quality shopfronts of differing designs and historical periods.
- 6.80 Policy PNDP14 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:**

### **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 Neighbourhood Development Plan (PNDP) has been published for Regulation 14 consultation from **[insert dates]**.
- 7.2 The results of the Regulation 14 consultation on the PNDP will be considered very carefully and used to finalise and amend the PNDP before submission 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 the PNDP meets the basic conditions the examiner will recommended the PNDP is then put to a local referendum (all those eligible to vote in the neighbourhood area). If there is a majority vote (50% of turnout +1) then Eden District Council will “make” the PNDP part of the district’s development plan. The PNDP will then be used alongside Eden’s development plan policies to help make decisions on planning applications in Penrith.

## 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
CSH	Code for Sustainable Homes
DEV	Development (Policies as in Eden Local Plan 2014-2032)
EDC	Eden District Council
ENV	Environment (Policies as in Eden Local Plan 2014-2032)
HS	Housing Strategy (Policies as in Eden Local Plan 2014-2032)
LTP	Local Transport Plan
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NWAs	North West Ambulance Service
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
SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
UCC	Ullswater Community College

## Glossary

**Affordable housing:** includes social rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices;
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

**Affordable Rented Housing:** Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent (including service charges, where applicable)

**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.

**Housing Need:** Households who do not have available to them and could not afford to acquire or rent a home suitable to their needs at normal market prices or rents prevailing in the locality, and

- Needs to move from accommodation which is unfit/in disrepair, shared, temporary or overcrowded, or
- Needs to be housed as a result of leaving tied accommodation, or
- Is an older person or disabled and need to move to more suitable accommodation due to medical conditions.

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

**Intermediate Affordable Housing:** Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out in the other sections on affordable housing. These can include shared equity products, other low-cost homes for sale and intermediate rent but does not include affordable rented housing.

- The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the

definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, 'low cost market' housing, may not be considered, for planning purposes, as affordable housing;

- The terms 'affordability' and 'affordable housing' have different meanings. Affordability is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

**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. In Eden this is the Eden Local Plan 2014-2032.

**Main town centre uses:** Retail development (including warehouse clubs (such as cash and carry) 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 or brownfield 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.

**Social Rented Housing:** Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime.

**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.

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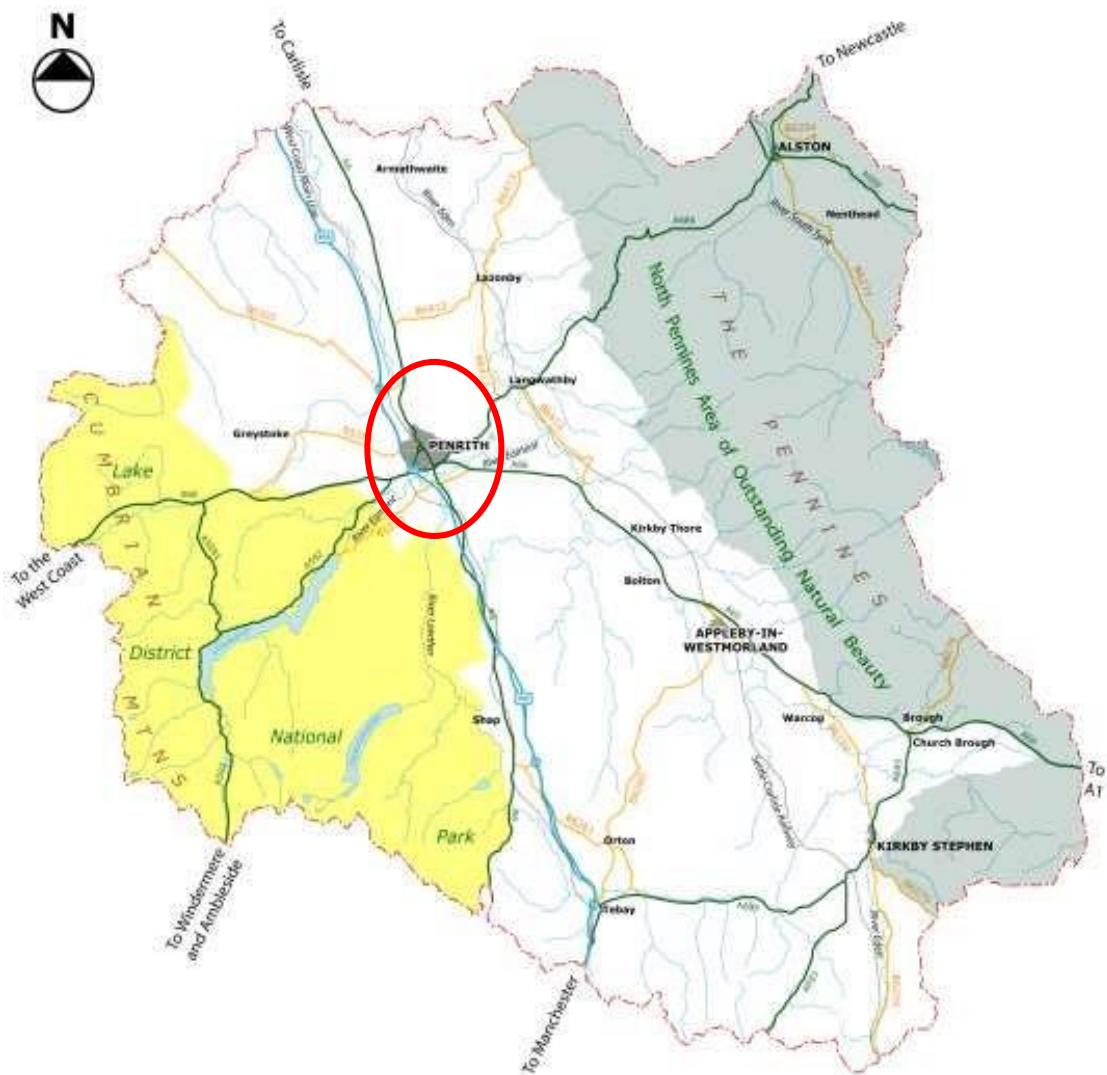
**[to be inserted source of school leaver data]**

## **APPENDICES**

## Appendix I: Penrith: An Historic Town

- A1.2. 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.
- A1.3. 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 2014-2032)



- A1.4. Penrith's historic legacy has arisen from its crucial positioning on an axis of roads crossing Cumbria, from east to west and 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.


- A1.5. 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.
- A1.6. There is considerable archaeological evidence of the Roman occupation of this area (TC Bell (2012)). After more than 300 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.
- A1.7. 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.
- A1.8. 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.
- A1.9. 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.
- A1.10. 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.
- A1.11. 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.

- A1.12. 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.
- A1.13. 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.
- A1.14. 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 during the thirteenth and fourteenth centuries, notably in 1297 and 1345, was motivated by the desire to avenge the atrocities of Edward.
- A1.15. 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.
- A1.16. 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).



- A1.17. 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.
- A1.18. 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.
- 
- A1.19. 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.
- A1.20. 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.
- A1.21. 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.

A1.22. 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.

A1.23. Also associated with Richard III is Dockray Hall, this dates from about 1470 but, today, is mainly late sixteenth century construction.



A1.24. The Two Lions building was originally constructed in the 15th century 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.

A1.25. 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. 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. The town contains a number of important buildings from this period, such as St Andrew's Parish Church which was erected in 1720.



A1.27. 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.





- A1.28 In 1848 a Westmorland-wide outbreak of cholera 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).
- A1.29 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.
- A1.30 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.
- A1.31 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).
- A1.32 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.



A1.33 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.



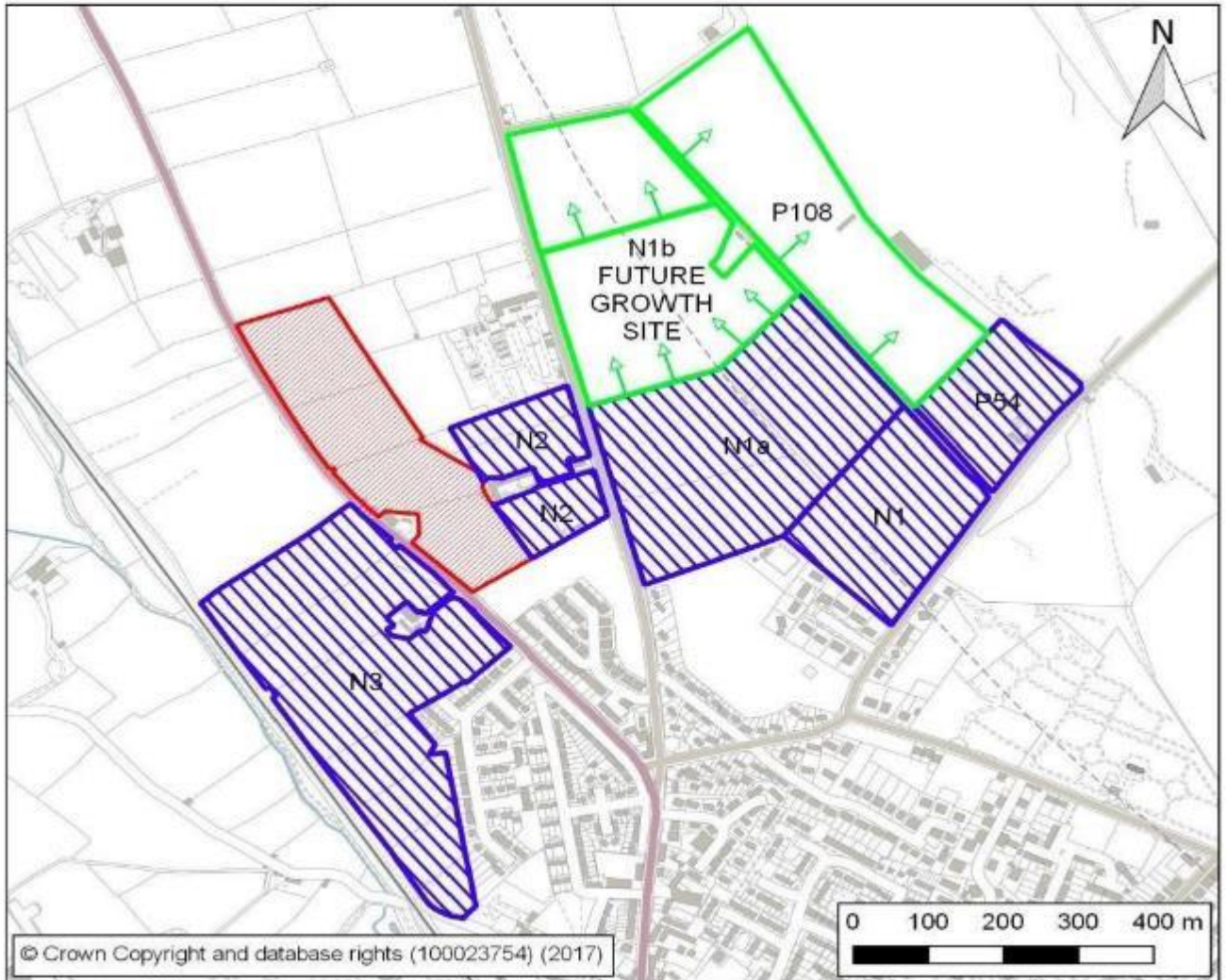
## APPENDIX II: Future Growth Areas

(Source: Eden District Council)

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

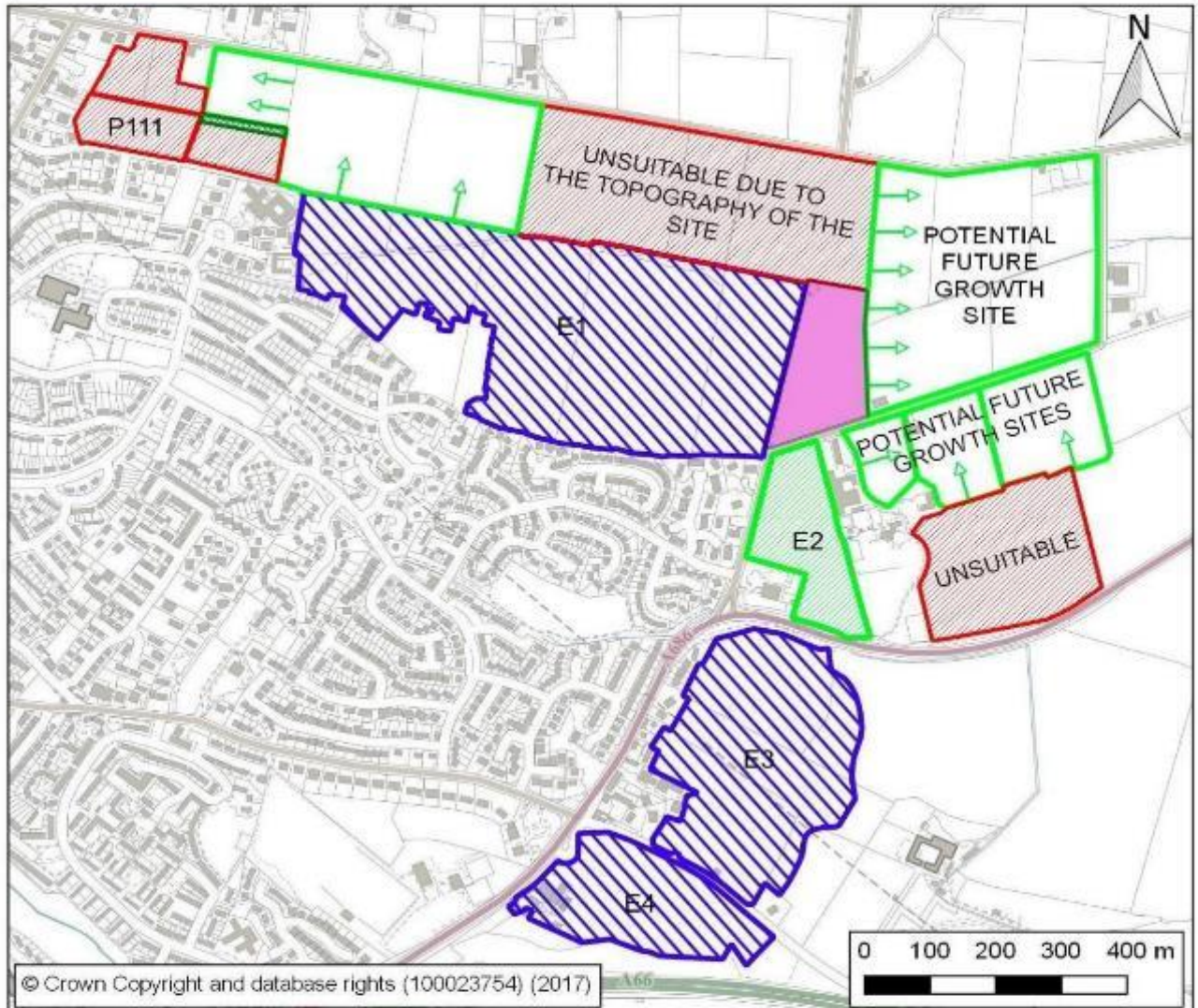
- Allocated Sites
- Unsuitable Sites
- Potential Future Growth Sites

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





Revised Allocations - Future Growth Areas  
Penrith East



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

Source: Eden District Council: Penrith - Housing Distribution Sites (January 2017)

### APPENDIX III: 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
	Total	102	Total	260	Total	110	Total	119	Total	29

**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

## APPENDIX IV: Social Housing: Applicants by Type of Household

Those 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>

## APPENDIX V: 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 VI: Rental Costs

### Affordable Rent

<b>PENRITH</b>	<b>Average Weekly Rent</b>	<b>(£)</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>(£)</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:** Eden District Council



## APPENDIX VII: Median Property Price by Ward

Ward	Price (£) Flat	Price (£) Terrace	Price (£) Semi	Price (£) Detached
<b>Carleton</b>	—	—	175,000	268,750
<b>East</b>	—	—	155,000	249,995
<b>North</b>	—	—	176,250	280,000
<b>Pategill</b>	107,750	136,000	—	—
<b>South</b>	120,000	141,500	140,000	—
<b>West</b>	82,250	126,500	172,000	—

**Source:** Cumbria Observatory (Oct 2018)

## Average Household Income by Constituency and District

Parliamentary Constituency				
	Average Gross Weekly Pay (Full Time Workers)	Average Gross Annual (Full Time Workers)	Median Gross Weekly Pay (Full Time Workers)	Median Gross Annual Pay (Full Time Workers)
Eden	£530.40	£25,939	£487.70	£23,409

**Source:** Annual Survey of Hours and Earning 2017 (Office of National Statistics)

## APPENDIX VIII: 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>	Open amenity space in new housing development between Becksides and Sycamore Drive	Fenced-off play equipment and separate area with goal posts and ball wall. Funding for play equipment raised by local residents.	3.618 acres of unfenced open space with full public access. Currently owned by EDC
<b>C2</b>	<b>Penrith RUFC</b>	Bordered by houses and the Pategill playing field. Large car park used by a local employer as a weekday offsite car park. A 20 minutes walk from the town centre	Home to Penrith Rugby Union Football Club (RUFC) and the town's squash club and tennis club. Rugby pitches together with clubhouse, squash courts and tennis courts belonging to Penrith RUFC. Clubhouse let for use by community groups and as a conference venue. Car Park used for regular car boot sales. Forms a wildlife corridor linking PP53 to farmland.	17.87 acres. of fenced sports area, with public access, on the Eastern edge of the town.
<b>C3</b>	<b>Cowraik Quarry</b>	To the North of the Roundthorn Country House Hotel just off Stagstones Road. Approximately 35 minutes walk from the town centre.	Popular with residents and visitors for its variety of native trees, wildflowers, heathers, shrubs and wildlife (red squirrel, badger, woodpecker). Frequent	11.98 acres disused sandstone quarry with some of the best fossilised sand dunes in the country, native trees and heathland Nature Reserve designated a SSSI.

<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>
			by climbers as a local practice ground.	
<b>C4</b>	<b>Hunter Hall School Playing Field</b>	On the south eastern perimeter of the town and adjacent to Frenchfield Sports Centre. A 9 minutes walk from Carleton Village and 2 minutes walk from the planned new development. This private preparatory school serves the whole of the town and beyond.	School playing field essential to the development and wellbeing of the pupils. Element of the wildlife corridor formed by C5 and PP54.	5.82 acres of privately owned fenced playing field
<b>C5</b>	<b>Frenchfield</b>	At the south eastern perimeter of the town and adjacent to the A66. Planning permission has been granted for a new housing development a few minutes walk from the playing field. Carleton village is a few minutes walk however the facility is used by residents from all over the town and beyond.	Sports pitches and pavilion with changing rooms, also used for meetings. Used every weekend by Parkrun and for football matches. Grounds also used by archery club, rugby clubs, triathletes, runners, cyclists and the public. Part of the site is home to Penrith Football Club who have their own pitch and stadium. On a wildlife corridor (River Eamont) that extends from Ullswater down the length of the Eden Valley. Linked to PP54 by an underpass (A66)	41.51 acres of sports pitches enclosed by sandstone walls and fencing. Site owned by EDC

<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>Penrith East Ward</b>				
<b>PE6</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. Well used by residents of the Scaws Estate, the New Streets and the town. A 15 minutes walk from the centre of town but as few minutes from local houses.	The grass and woodland has survived the development of Penrith and is greatly valued as a place for dog walking, relaxing, brambling, picnics and childrens' games. Affords a beautiful view to the Lakeland Fells and the Solway estuary. A recognised habitat for wildlife including red squirrels, deer, foxes as well as wild flowers. Element of a wildlife corridor with PN14	7.017 acres of unfenced grassland and woodland accessible to the public. Owned by EDC.
<b>PE7</b>	<b>Scaws Play Area</b>	In the middle of the Scaws Estate with housing to three sides (Eden Mount, Brentfield Way and Pennine Way) and Beaconside School to the fourth.	A valuable greenspace in the middle of a heavily developed residential area. Play area is used extensively by children and the open area by people for dog walking, exercise and relaxation.	0.86 acres of unfenced land with a multi-games area. Owned by EDC
<b>PE8</b>	<b>Land between Brentfield Way and Meadowcroft</b>	In the middle of the Scaws Estate and surrounded on three sides by housing (Brentfield Way and Meadowcroft)	Significant recreation area used extensively by local children as a play area and by local residents for dog walking, exercise and relaxation.	1.407 acres of unfenced open area with public access. Owned by EDC.

<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>PE9</b>	<b>Folly Lane Allotments</b>	Below the houses on Folly Lane and above developments next to site of former gas works.	Important amenity for local residents as allotments. Access by allotment holders only.	3.635 acres owned by PTC. Bounded by sandstone wall, hedge and wire fence.
<b>PE10</b>	<b>Friars Bowling Club</b>	Off Friargate and bounded by residential developments and the Folly Lane Allotments. A 3 minute walk from the town centre.	Important recreational amenity for local residents. Access restricted to persons playing and watching bowls	0.44 acres of privately-owned land laid to grass bounded by fences.
<b>PE11</b>	<b>Beaconside School Playing Fields</b>	In the centre of the Scaws Estate and adjacent to 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.
<b>PE12</b>	<b>St Andrew's Churchyard</b>	Off Market Square in the centre of Penrith and surrounded by historic buildings. A 2 minute walk from the centre of town.	Used extensively by locals and visitors alike as a quiet haven. Mature trees and wild flowers make this a popular space at lunch time for local workers. Full public access at all times of the day.	The setting for the Grade 1 Listed Parish Church with an ancient churchyard to one end and old garden at the other. 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>PE13</b>	<b>Land next to Chancery Lane</b>	Next to Chancery Lane and above Carleton Road.	No public access.	1.9 acres of privately owned land with planning



<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>
				permission for residential development
<b>Penrith North Ward</b>				
<b>PN14</b>	<b>Beacon Hill</b>	<p>The hill to the North of the town with a boundary to the residential Beacon Edge. Home to Beacon Tower a scheduled ancient monument.</p> <p>A 15 minutes walk from the town centre to one of the access points to the hill but just a few minutes walk from the houses of the New Streets.</p> <p>A 45 minutes walk from the town centre to the Beacon Tower</p>	<p>Planted with maturing native hardwoods (predominantly oak) and pine (80%). Provides an unsurpassed view over Penrith to the Lake District fells. The Permissive footpaths have been enjoyed for over 25 years and are popular with walkers, dog owners and visitors. Penrith BID have produced a leaflet describing a self-guided walk through the Conservation Areas to the Beacon Tower. Early in 2018 the landowner sought and secured funding from the District and Town Councils and community groups to clear the trees that were obstructing the view to and from the Tower.</p>	<p>Southern side of a wooded hill that dominates the town and is considered part of the town's setting. The Beacon Hill currently forms a natural and defining Eastern boundary to Penrith</p> <p>Privately owned by Lowther Estates and the Lonsdale Settled Estates.</p> <p>100.6 acres from Beacon Edge to the track that runs from Roundthorn, behind the Tower to the golf course. This is not considered to be a significant tract of land as it forms a proportionate backdrop to the town.</p>

<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>PN14 (Cont)</b>	<b>Beacon Hill (Cont)</b>		Borderliners Orienteering Club acquired permission to have the area professionally mapped and it has been used regularly for local and national events since 2008. Used extensively by walkers and dog walkers. Home to deer, red squirrels, badger, fox and owls and many other bird species. A recently formed 'Friends of the Beacon' group is lobbying to protect the hill from development. A major element of the wildlife corridor formed with PN15 and linking PN17 and PN18.	
<b>Penrith North Ward</b>				
<b>PN15</b>	<b>Beacon Plantation</b>	On the North side of Beacon Hill and at some remove from the residential areas of the town so not in close proximity to the community.	Although public access is not encouraged the forestry tracks through the plantation are popular with dog walkers and residents of the area taking exercise. With the permission of the owners the area is used for local and National orienteering events. The Habitat for many species of	Plantation of Scots pine with an understory of heather and bilberry. Commercial forestry covering 206.5 acres that is in the ownership of Lowther Estates and the Lonsdale Settled Trust.

<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>
			bird, red squirrels, badgers and roe deer. Forms a wildlife corridor between PN14 and the farmland to the North. Visible from the North Pennines Area of Outstanding Natural Beauty.	
<b>PN16</b>	<b>Playground and recreation area at Milton Street</b>	Playground and recreation area on the edge of the Raiselands development to the West of the town and bounded by houses (Raiselands Croft, Milton Street, Thacka Lane) and a caravan site.	The only recreation/community area in this part of the town. Equipped with goal posts and play equipment.	1.15 acres of playground, bounded by walls and fence, but with public access. Owned by EDC
<b>PN17</b>	<b>Open area at top of Croft Terrace against Beacon Edge</b>	Area on Beacon Edge opposite the entrance to Penrith Cemetery with houses to west (Graham Street) and south (Croft Terrace). Easy access on foot from properties in New Streets Conservation Area.	Local residents applied, unsuccessfully, to register this area as a 'village green'. Affords the only view, from above the residential area, across the town to the Eastern fells of the Lake District. Used extensively by children, local residents and dog walkers. Wildlife corridor with PN18 linked to PN14 via PN28	0.8 acres of greenspace overlooking the town. Unfenced on lower (south) side offering easy access.
<b>PN18</b>	<b>Field next to area PN17</b>	Opposite the entrance to Penrith Cemetery with houses to east (Wordsworth	One of a diminishing number of green spaces in the town. With PN17 affords the only	0.7 acres. A privately owned area that is used for grazing (donkeys and llamas).

<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>
		Street) and south (Croft Terrace).	view across the town to the Eastern fells of the Lake District. Wildlife corridor with PN17 linked to PN14 via PN28.	
<b>PN19</b>	<b>Penrith Golf Course</b>	The town's only golf course on the northern edge of, and overlooking the town. Bisected by Salkeld Road	This popular 18-hole golf course is an important venue for recreation. Open to members and visitors. Public access via footpath from Beacon Edge. Excellent views to the Lakeland Fells and the Solway estuary. Forms a link for wildlife between open farmland and PN14.	Formerly Penrith Racecourse so has long been a grassed area. 104.68 acres
<b>PN20</b>	<b>Penrith Golf Course Practice Ground</b>	The practice ground for the Golf Course on the outskirts of and overlooking Penrith.	An integral element of Penrith Golf Course that is important to golfers wishing to practice their shots	Area of enclosed mown grassland adjacent to the golf course
<b>PN21</b>	<b>Fairhill Playing Field</b>	Playing field close to northern boundary of town. A new housing development is being built around it.	The Fairhill Recreation Group, with support from the Town Council, purchased (2017) new play equipment for use by local children and goal posts funded by PTC (2018). Grassed area used by children and dog walkers.	8.02 acres of enclosed land with full public access. Owned by PTC.

<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>PN22</b>	<b>St Catherine's School Field</b>	School playing field, with small car parking area for staff, bounded on three sides by housing (Drovers Lane, Macadam Gardens and Graham Street). Just 7 minutes walk from the centre of the town.	School playing field essential for the development and wellbeing of the pupils. One of two greenspaces central to the town.	1.12 acres bounded by fences and hedge. Owned by the Catholic Church
<b>PN23</b>	<b>Land at top of Sandcroft</b>	Area of land at top end of Sandcroft, overlooked by Lonsdale Villa and houses on Arthur Street. Just a minute from the houses in Sandcroft.	Area of grassland at the head of Sandcroft that was considered by EDC for inclusion in the ELP 2014 to 2032. Potential for extension of Sandcroft.	0.8 acres opening onto Sandcroft and with walls and hedges to other three boundaries. Privately owned by a developer.
<b>PN24</b>	<b>Woods in gardens of Lonsdale Villa</b>	Area of woodland adjacent to rear of properties in Fell Lane, below entrance to Lonsdale Villa.	Part of the grounds to Lonsdale Villa. Dense, well established woodland that is a habitat for wildlife and a green oasis in an area of housing. No public access.	1.02 acres of quite dense native woodland bounded by walls and very visible in the area. Owned by EDC.
<b>PN25</b>	<b>Land at corner of Sandcroft and Fell Lane</b>	Small grassed area steeply sloped at edges. Open green space surrounded by residential development (Sandcroft and Fell Lane) 5 minutes walk from the centre of town.	A small area of greenspace in a developed area.	Grassed open space. 0.4 acres, understood that land may be covenanted.
<b>PN26</b>	<b>St Catherine's Churchyard</b>	Small churchyard surrounded by houses. A 6	The setting for St Catherine's Church and with	0.1 acres, bounded by sandstone walls. Owned by the Church Commissioners.



<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>
		minute walk from the town centre	public access. A quiet space for reflection.	
<b>PN27</b>	<b>Christchurch Churchyard</b>	Between Stricklandgate (A6 to the north of the town centre) and Drovers Lane. Just 5 minutes walk from the town centre.	A former site for local burials so with local family connections. A well used public footpath from Drovers Lane to Stricklandgate passes through the churchyard. Potential for development as parking for a Community Hub for the estates to the North of the town.	This 2.5 acre site is bounded by sandstone walls and forms the setting for the church. Owned by the Church Commissioners.
<b>PN28</b>	<b>Penrith Cemetery</b>	Located above Beacon Edge and overlooking Penrith. Approximately 15 minutes from the town centre.	Local burial ground which, as such, has close connections with many local families. Consecrated ground and a public amenity. Views across the town to the Lakeland Fells. Forms a link for wildlife between PN14, PN19, PN17 and PN18.	21.9 acres. An extensive area with little space for new burials. Bounded by sandstone walls and iron railings but with public access. Owned and managed by EDC.
<b>PN29</b>	<b>Salkeld Road Allotments</b>	Located off Salkeld Road behind houses on Beacon Edge. A 20 minute walk from the town centre but close to residential areas.	Important amenity for local residents as allotments particularly as many houses, on the new developments, have very small gardens.	1.9 acres surrounded by hedges and fences. Access by allotment holders only. Owned by PTC
<b>PN30</b>	<b>Coronation Gardens</b>	Located off Portland Place between Voreda House and	Created in 1938 to celebrate the Coronation of King George VI. Currently tended	Community garden and artworks covering an area of

<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>
		the Town Hall. A 5 minute walk from the town centre.	by Penrith Community Gardeners.	approximately 40 meters by 30 meters. Owned by EDC.
<b>Penrith West Ward</b>				
<b>PW31</b>	<b>Nichol Hill Nature Reserve</b>	Between the railway line and Foster Street and an 8 minutes walk from the town centre but a short walk from the residential areas to the north of the town	A haven for wildlife in a heavily developed area on the edge of the Gilwilly Industrial Estate. An important element of a wildlife corridor (PW32, PW34, PW35, PW36 and PW37) Open access to the public. Until recently the reserve was under the protection of Cumbria Wildlife Trust.	6.25 acres of native woodland owned by EDC. Open access
<b>PW32</b>	<b>Thacka Beck Nature Reserve</b>	Located between the M6 motorway and the railway line, to the edge of northern edge of the East Lakes Business Park (Gilwilly). A 22 minutes walk from the centre of town.	A popular area for bird watchers, dog walking and relaxation. Public access. An important wildlife corridor with PW31, PW34, PW35, PW36 and PW37.	33.54 acres of hay meadows, wet grassland, and scrub, centered on an attenuation pond and the beck, established as part of the town's flood defenses. Area managed and owned by Cumbria Wildlife Trust
<b>PW33</b>	<b>Brunswick Square Gardens</b>	Surrounded by the houses that form Brunswick Square and a 5 minutes walk from the centre of town.	Private garden for the use of residents of this attractive square. Largely to grass, with a goal post for the	0.5 acres making Brunswick Square a quiet haven in central area of town. Privately owned by the residents of the square.

<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>
			children, surrounded by mature shrubs and trees	
<b>PW34</b>	<b>James Street Allotments</b>	Bordered by industrial buildings, Gilwilly Road, York Street and James Street on the edge of Castletown. A 9 minutes walk from the town centre but a few minutes from the local properties	Important amenity for local residents as allotments. Access by allotment holders only. Forms an important piece of the wildlife corridor between PW31, PW32, with PW35, PW36 & PW37	0.7 acres bounded by railings and a sandstone wall. Owned by PTC
<b>PW35</b>	<b>Castletown/ Musgrave St/Brackenber Allotments</b>	Bordered by Newton Road, Gilwilly Lane, Gilwilly Road and Musgrave Street between the Industrial Estate and Castletown residential area.	Known by a number of names these allotments are an important amenity for residents of Penrith. Allotment gardens and hen runs. Part of the wildlife corridor with PW31, PW32, PW33, PW34, PW36 and PW37. Permissive path runs around the outside of the allotments used by residents going to and from work and those walking their dogs.	6.95 acres bounded by fence and sandstone wall. Owned by PTC
<b>PW36</b>	<b>Castletown Recreation Area (The Rec)</b>	In the center of Castletown bounded on 3 sides by Gilwilly Road, Gilwilly Lane and the industrial estate.	Donated to the town in perpetuity (covenanted). Site accommodates a play area, football pitch (Castletown United, Castletown Juniors and Wetheriggs United) and Castletown Recreation Hall.	3.8 acre field with sandstone boundary wall enclosing the community building and small children's fenced play area.

<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>
			Used regularly by the community for sports and the all manner of events. Part of the wildlife corridor with PW31, PW32, PW34, PW35 and PW37.	
<b>PW37</b>	<b>Recreation area</b> between Musgrave St allotments and Newton Rd	On the edge of the Castletown residential area and bordered by new residential development, Newton Road and Castletown Allotments with access via a gate from Newton Road	An Informal area of grassland used by local children for recreation, and dog walkers and people accessing the permissive footpath around the allotments. Part of the wildlife corridor with PW31, PW32, PW34, PW35 and PW36.	0.45 acres, accessible area of grassland. Owned by EDC
<b>Penrith South Ward</b>				
<b>PS38</b>	<b>Wetheriggs Country Park</b>	Located just north of A66 (between the North Lakes Hotel at J40 and Kemplay Roundabout) bounded on one side by houses on Clifford Road. A few minutes walk from the Wetheriggs Estate.	A valuable buffer zone between the busy A66 National East-West highway and the housing estate. Publicly accessible with woodland path with seats and fitness equipment. With PS39 part of a wildlife corridor along the town's southern edge connected to PS40 to PS43.	17.23 acres, area of grassland and native trees forming a green boundary to the town. Owned by EDC.
<b>PS39</b>	<b>The Crescent</b>	Between the North Lakes Hotel (Clifford Road) and	Football pitch (goal posts in the Summer months only)	2.5 acres mown grass. Owned by EDC

<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>
		Wetheriggs Country Park. A few minutes walk from the Wetheriggs Estate	used for pre-season training and for friendly fixtures when main pitches are undergoing maintenance. Accessible to the public at all times. Part of a wildlife corridor with PS38 and PS40 to PS43.	
<b>PS40</b>	<b>Ullswater Community College Playing Fields</b>	To the Southern side of the town, bounded by Bridge Lane, Wetheriggs Lane, Clifford Road and Penrith Cricket Club	School playing field used for sports and recreation (athletics, cricket, rugby, football, hockey). Essential for the wellbeing and development of pupils. Continuous with PS42 and 43 thus forming a wildlife corridor with PS38 and 39.	9.9 acres fenced school playing field. Owned by CCC
<b>PS41</b>	<b>Penrith Cricket Ground</b>	Adjoining school playing field bounded by Bridge Lane and Wetheriggs Lane.	Thriving cricket club that offers coaching to local children and regularly holds matches during the season. Cricket pitches and a clubhouse that is hired to local groups. Continuous with PS40, 42 and 43 thus forming a wildlife corridor. Access only for training and events.	3.521 acres privately owned land enclosed with fences and sandstone wall.

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<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>PS42</b>	<b>Playing Field</b> at southern gateway to town between A66 and Clifford Rd	At the Southern gateway to the town bordered by the A66, Bridge Lane and Clifford Road. A 15 minutes walk from the town centre.	Currently used by UCC as a playing field. Forms a wildlife corridor with PS40, PS41 and PS43. No public access.	6.96 acres bounded by fencing. Owned by the County Council.
<b>PS43</b>	<b>Clifford Road Play Area</b>	Small area just below houses on Clifford Road, and adjoining PS42. A 15 minutes walk from the town centre	Children's play area with footpath connecting Clifford Road to Bridge Lane. Used extensively by the public for access to Bridge Lane (Doctors' surgeries, hospital, superstore) and the exercising of dogs.	1.207 acres bounded by a fence but accessible to the public. Small wooded area on western side. Owned by EDC.
<b>PS44</b>	<b>North Lakes School Playing Field</b>	Bounded by the school buildings, and houses on Huntley Avenue and Porthouse Road.	School playing field used for sport and recreation, essential for the wellbeing and development of pupils. No access to the general public.	1.8 acres bounded by hedges and walls. Owned by CCC.
<b>PS45</b>	<b>Land between Wetheriggs Lane and Astro Turf at Leisure Centre</b>	Open grassed area between Wetheriggs Lane and Penrith Leisure Centre (Astroturf), A 15 minute walk from the town centre but a few minutes from houses on the Wetheriggs Estate or the Leisure Centre	Regularly used by public and UCC for sports. Accessible at all times by the public	1.78 acres. Bounded by fence and wall. Owned by CCC
<b>PS46</b>	<b>Common Garden Square</b>	In Penrith New Squares and bounded by multistorey car	Only significant greenspace in this development.	0.6 acres owned by EDC. Current status unknown, but



<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>
		park, Penrith Leisure Centre, supermarket, social housing and an hotel	Maintained grass bounded by young trees.	was originally earmarked for development.
<b>PS47</b>	<b>Queen Elizabeth Grammar School Playing Field</b>	School playing field Bounded by the Ullswater Road, Skirsgill Close, Skirsgill Gardens and the Wetheriggs Estate	Used daily for sports and recreation the field is essential for the wellbeing and development of pupils Public access limited to the footpath that runs across the field.	11.62 acres* bounded by fence and sandstone walls, Owned by the school which is an academy. * Northern boundary of protected area taken to be the public footpath.
<b>PS48</b>	<b>Queen Elizabeth Grammar School 6<sup>th</sup> Form Centre</b>	Adjacent to Ullswater Road and behind houses on Castle Drive.	Used between classes by 6 <sup>th</sup> form students and teachers. Important for the wellbeing of pupils.	0.65 acres bounded by hedge and sandstone wall, land has been offered in the local plan for development.
<b>PS49</b>	<b>Castle Park</b>	Bounded by Ullswater Road, Cromwell Road and housing on Castle Drive and Castle Terrace. Immediately opposite Penrith Station and a 10 minute walk from the centre of town but just minutes from housing on the Wetheriggs Estate.	A public park since 1923. The town's park is the site of a Grade 1 scheduled ancient monument (Penrith Castle), bowling green, tennis courts, crazy golf, bandstand, café, children's play area, open green space and gardens. There are plans to improve the park subject to external matched funding.	9.45 acres, bounded by sandstone walls. Owned by EDC
<b>Penrith Pategill Ward</b>				

<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>PP50</b>	<b>Land between Penrith Hospital and A686</b>	Field at the southern gateway to the town between Bridge Lane and Carleton Avenue. A 15 minute walk from the town centre.	At the Southern gateway to the town at the junction of the A66 and A686. Creates a favourable first impression of the town. Used for grazing and a natural extension to PP51 (Thacka Glen) thus contributing to the wildlife corridor formed with PS38 to PS43 and PS52	2.03 acres of agricultural land that is understood to have been transferred to the ownership of Cumbria NHS Foundation Trust. Fenced boundary. No public access.
<b>PP51</b>	<b>Thacka Glen. Land between hospital, Eden Arts and Thacka Beck</b>	Located to east of Tynefield Drive and following the course of Thacka Beck to Carleton Avenue. Readily accessible to residents of Pategill, Scaws and Carleton estates and a 15 minutes walk from the town centre.	Wooded valley of Thacka Beck that forms a green buffer to the southeastern edge of the town. Unofficial footpath used extensively by the public for walking and exercising dogs. Forms a wildlife corridor with PP50, PP52 and linking to PS38 to PS43.	Attractive 9.8 acres of deciduous woodland and pasture currently used for summer grazing. Currently owned by Cumbria County Council. Approval given for transfer to Penrith Town Council in due course
<b>PP52</b>	<b>Pategill Back Field</b>	At the end of Pategill Walk on the edge of the Pategill Estate and above Thacka Glen (PP51). A few minutes walk from the centre of the estate.	Pategill has serious issues with parking and the Residents & Tenants' Association has expressed a wish to see this field used for a combination of recreation and parking. Applied unsuccessfully for Village Green status. Temporary (10 years)	0.449 acres with public access. Owned by EDC.

<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>
			registration as Amenity Land. Currently used as an informal play area by children on the estate. Forms a wildlife corridor with PP50, PP51 and linked to PS38 to PS43.	
<b>PP53</b>	<b>Pategill Play area</b>	Bounded by Penrith RUFC and housing on Mary Langley Way, Prince Charles Avenue and Windsor Court. A few minutes walk from the houses on the estate.	The only significant greenspace on the Pategill Estate. Fenced play area with equipment plus a grassed area with goal posts. Forms a wildlife corridor with C2 to farmland.	1.44 acres unfenced grassed area. Owned by EDC.
<b>PP54</b>	<b>Carleton Park</b>	Immediately to the East of Cumbria Constabulary (Carleton Hall), between the A66 and the River Eamont. A five minute walk from houses at Eamont Bridge on the southern edge of the town.	Part of the River Eamont's flood plain. Footpath along the edge of the river, from Kemplay Rise to Brougham, is popular with dog walkers. On a wildlife corridor that extends from Ullswater along the River Eamont to the River Eden and the length of the Eden Valley. Linked to C5.	Pasture primarily used for grazing sheep. In the ownership of CCC
<b>PP55</b>	<b>Open Space to the south of Eden Housing Association (EHA)</b>	Between Bridge Lane and Tynefield Drive and bounded on one side by Eden Housing Association's office and on the other by the Ambulance	At a gateway this is an important green area that, in the summer, is used by NHS staff, residents of sheltered housing and the	At a key gateway to the town. 0.9 acres area of grass and mature trees bounded on one side by a low sandstone wall.

<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>
		Station. A 12 minutes walk from the town centre but of most use locally.	nursing home. Fully accessible to the public	Understood to be owned by the NHS
<b>PP56</b>	<b>Open Space to the north of Eden Housing Association</b>	Between Bridge Lane, Tynefield Drive and Greengarth Nursing Home. A 12 minutes walk from the centre of town but an amenity for those living adjacent to the greenspace.	An open space at a gateway to the town. Principally accessible to residents of the nursing home and Tynefield Drive. Home to the 'plague stone' (Grade 1 Listed). Fully accessible by the public.	0.4 acres grassed area with mature trees bounded on one side by a low stone wall. Owned by CCC
<b>PP57</b>	<b>Open space to the north of Greengarth</b>	Bordering Greengarth Nursing Home, Tynefield Court and Bridge Lane. A 10 minutes walk from the town centre but more of an amenity for local residents.	An open space at a gateway to the town. Open access to the public	0.6 acres unfenced grassed area with mature trees. Ownership understood to be CCC.

## APPENDIX IX: Leisure and Recreation

Leisure and Recreation	
Facility	Comments
<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 RUFC</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 practice ground. 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. Site of Penrith Castle (Grade 1 Listed Heritage site)



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/Brackenburgh 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>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

## APPENDIX X: Cultural Facilities

Culture	
Facility	Comments
<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 XI: Car Parking

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.

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Area	Size (No of places)	Length of Stay	Comments	Action
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	
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	

Area	Size (No of places)	Length of Stay	Comments	Action
<b>On-Street 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 numbers dependent on how people park	
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 numbers 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



Area	Size (No of places)	Length of Stay	Comments	Action
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 numbers 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 numbers dependent on how people park	
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 numbers 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 numbers 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	

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Area	Size (No of places)	Length of Stay	Comments	Action
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		
Duke Street	23 On Street	1 hour parking on disk, no return within an hour residents parking exception	Marked bays	

Area	Size (No of places)	Length of Stay	Comments	
<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	
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	

Area	Size (No of places)	Length of Stay	Comments	
Bus Park near Sainsbury'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		
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	

Area	Size (No of places)	Length of Stay	Comments	
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	
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

Area	Size (No of places)	Length of Stay	Comments	
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	
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
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	Old Co-op Car Park



## Car Parking Charges and Season Tickets

### Sandgate, Bluebell Lane, Mansion House, Town Hall and Drovers 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

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.**

### 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

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 XII: 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 continues to operate due to the efforts of the 106 Partnership, a voluntary group funded by Local Councils, grants 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 XIII: 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 XIV: Service and Retail Offering in Penrith Town Centre

Retail Offer	No	Independent	Local	National
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 XV: 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	



## **Maps**



## Map A: Policies Map

