

Penrith Town Council

# Neighbourhood *plan*



## **REGULATION 14 CONSULTATION**

## **DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN**

## **2019-2032**

**January 2019**

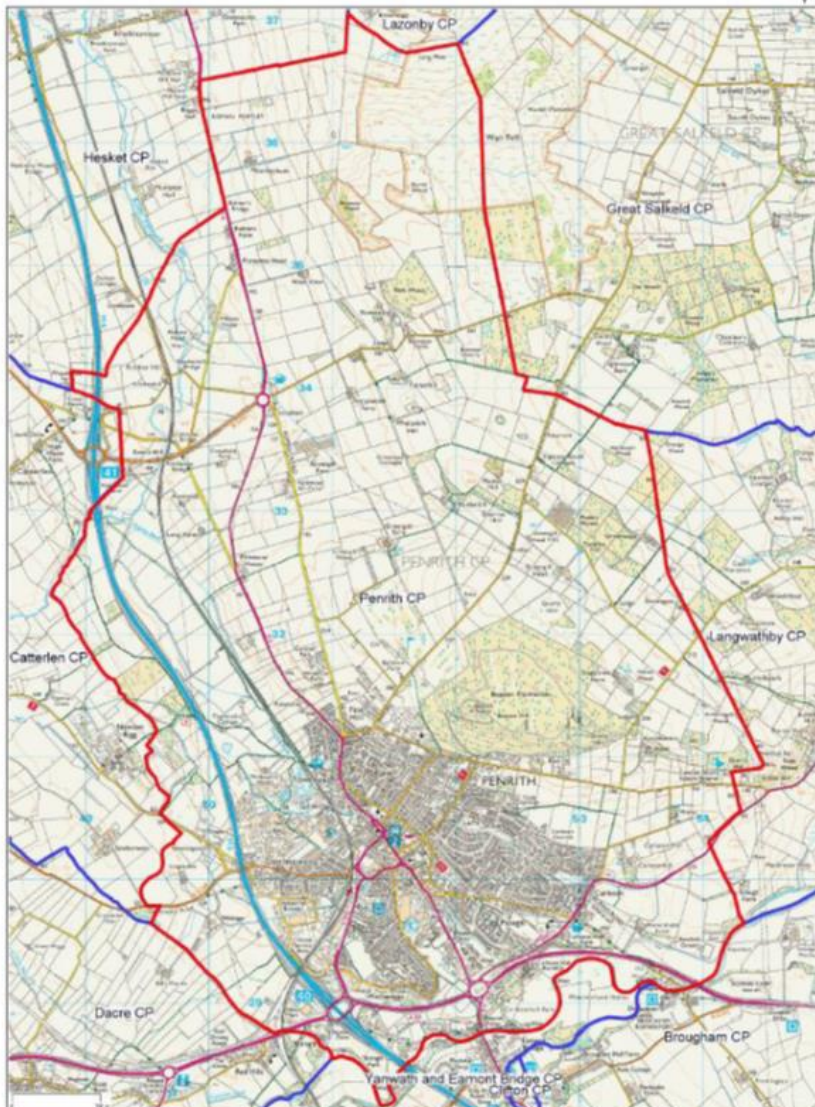
# The Parish of Penrith

## Penrith Designated Neighbourhood Plan Area

ParishOnline

Penrith NDP Area

Penrith Town Council



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## **EXECUTIVE SUMMARY**

Penrith Town Council wishes to thank the people of Penrith who responded to the previous consultations and whose comments and contributions have helped to shape the Draft Penrith Neighbourhood Development Plan (PNDP).

The Penrith Neighbourhood Development Plan (PNDP) is being prepared by Penrith Town Council and when finally approved by you, the people of Penrith, will become part of the development plan for Eden District. This means that the PNDP will then be used to help decide on planning applications that are considered by Eden District Council's (EDC) Planning Committee.

NDPs have to plan positively, promote sustainable development and be in general conformity with Eden District Council's Local Plan which was adopted on 11 October 2018 and the National Planning Policy Framework.

In addition to the adopted ELP, EDC has drafted a Penrith Strategic Masterplan. The Masterplan is not a development plan and currently carries no weight so has not had any influence on the PNDP.

The PNDP is made up of a set of planning policies and proposals that have been put together to help us achieve our Vision for Penrith

Your comments on these policies will be carefully considered by the Penrith Neighbourhood Development Plan Group, and the Town Council, and will be used to inform the final version of the PNDP. When the final PNDP is completed, and approved by the Town Council, it will be submitted to EDC who will carry-out further consultation before an independent Inspector considers the PNDP. After inspection, the plan will be put to Referendum and, if adopted, will become the definitive statement of planning policy for Penrith.

Thank you for your time and interest.

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## HELP & ADVICE NOTE:

- ❖ With due respect to Eden District Council, please note that this document is **not** a consultation document for Eden District Council's Masterplan.
- ❖ We will be hosting **drop-ins** around Penrith for 8 weeks which we will advertise, so please **come and see us** and we can talk through the process and policies with you.
- ❖ This process will shape development in Penrith and it is **important that you have your say** so please complete and return the survey.
- ❖ If you have any questions, please come and see us:  
Penrith Town Council Office, 19-24 Friargate,  
Monday to Friday 9am to 1pm.



## OVERVIEW

### 1. VISION

The PNDP is made up of a set of planning policies published in this booklet, that have been brought together to help us achieve our Vision for Penrith :

**Penrith, Heart of Eden -  
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.**

## 2. INTRODUCTION

This is a summary of the Penrith Neighbourhood Development Plan (PNDP). The PNDP is made up of a set of planning policies and proposals that have been developed from the comments and suggestions put forward during our initial public consultation in 2017. Some comments and suggestions could not be built into planning policies, so we also have several supporting actions to be undertaken with partner organisations to help improve the Town

Production of the PNDP is governed by law and due process. Following this consultation, we will consider all the comments before submitting the final draft document to Eden District Council. They will carry out further consultation before an independent Inspector considers the plan. After that it is put to referendum and, if adopted, becomes the definitive statement of planning policy for Penrith.

We want to hear your views on the Draft PNDP. Comments are invited from 4 February 2019 until 1 April 2019 and all residents and businesses in Penrith have been sent a copy of this document and questionnaire together with a pre-paid envelope. The questionnaire will also be on line at <https://bit.ly/2sIzYWS> but you can also reply in writing to us at Penrith Town Council, 19-24 Friargate, Penrith CA11 7XR or by email to [deputytownclerk@penrithtowncouncil.co.uk](mailto:deputytownclerk@penrithtowncouncil.co.uk) marking your email ND Plan

We will be holding numerous drop in sessions at different times and venues where you can come and ask questions and give us your views, please keep an eye on the press, our website and social media for more details.

The Regulation 14 Draft Plan, representation forms and other background documents are also available for viewing and downloading from the Neighbourhood Plan section of the website: <http://www.penrithtowncouncil.co.uk/neighbourhood-plan/>. You will also be able to see a copy at our offices on Friargate and in Penrith Library or email us at [deputytownclerk@penrithtowncouncil.co.uk](mailto:deputytownclerk@penrithtowncouncil.co.uk) and we can send you one electronically.

**Please complete and return the enclosed survey by 1 April 2019 as your opinion matters.  
We look forward to hearing from you.**

### 3. HOW THE PLAN WAS PRODUCED

The PNDP Group was established by the Town Council to develop the Plan and ensure that it reflected the wishes, interests and aspirations of Penrith's community. The Group included some Town Councillors and representatives of Cumbria Action for Sustainability (CAfS), 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. Kirkwells Town Planning Consultants provided invaluable support.

We had assistance from Ullswater Community College, Eden Arts, Eden Valley Artistic Network and Penrith Business Improvement District (BID) who weren't able to attend meetings but provided advice and support. Planning Policy Officers and Housing Officers from Eden District Council also offered advice and support.

A stakeholder event for community groups and businesses was held in March 2017 followed by public consultation events in March and April. Further consultation was undertaken during summer 2018 on the initial draft PNDP document. We are now at the 4<sup>th</sup> stage in the process:

#### Neighbourhood Plan Process



## 4. KEY ISSUES FOR PENRITH TODAY

The key issues were identified through the initial consultation and from an assessment of available evidence which can be found on our website. Penrith Town Council wishes to thank everyone who has submitted their views and comments so far.

The key theme that emerged during the consultation was the need to promote sustainable development. This runs through all the key issues identified and as a 'golden thread' through the planning policies that have been developed in the plan.

- **Nature** – protect and provide greenspaces, trees, hedgerows, wildlife;
- **Heritage** – conserve the Town's history, character, views and 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 inclusiveness
- **Employment** – encourage 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.

# OBJECTIVES AND POLICIES

## 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 promote and pursue a transition to a low carbon economy.

### **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. Utilising 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 to promote use of low carbon vehicles by providing charging points;
6. Use of sustainable, renewable, healthy products (e.g. by avoiding toxic 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.



## **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 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 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.

### **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.

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

## **POLICY 5 Conservation Areas in Penrith**

### **A. 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 Area's 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.

## **POLICY 5 Conservation Areas in Penrith**

### **B. 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;
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.

# 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 help to grow the local population, especially young people.

## 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 impact.
- 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 movement, migration, nesting, roosting and foraging.
- 8. Outside the town centre as defined in the ELP 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

## **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 ELP 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, empty nesters and the ageing population. Based on the 2018 Housing Need Survey and in consultation with the local community, developers should include bungalows with the mix of homes on individual sites.



## **OBJECTIVE 3 GREENSPACES**

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

### **POLICY 8 Identifying and Protecting Local Green Spaces**

The following areas 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
PN17	Open area top of Croft Terrace
PN24	Woods in Lonsdale Villa gardens
PN26	St Catherine's Churchyard
PN27	Christchurch Churchyard
PN28	Penrith Cemetery
PN29	Salkeld Road Allotments
PN30	Coronation Gardens
PW32	Nichol Hill Nature Reserve
PW33	Thacka Beck Nature Reserve
PW34	Brunswick Square Gardens
PW35	James Street Allotments
PW36	Castletown/Musgrave St/Brackenber Allotments
PW38	Informal Recreation area between Musgrave St Allotments/Newton Road
PS39	Wetheriggs Country Park
PP52	Thacka Glen
PP53	Pategill Back Field
PP56	Open space to south of Eden Housing Association (EHA)
PP57	Open space to the north of EHA
PP58	Open space to the north of Greengarth

## **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.

### **POLICY 9 Protecting and Enhancing Sport, Leisure and Recreation Facilities**

The following sport and recreation facilities 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 RUFC
C4	Hunter Hall School Playing Field
C5	Frenchfield Sports Centre
PE7	Scaws Play Area
PE10	Friars Bowling Club
PE11	Beaconside School Playing Fields
PN16	Milton Street Play Area
PN19	Penrith Golf Course
PN20	Penrith Golf Course Practice Ground
PN21	Fairhill Playing Field
PN22	St. Catherine's School Field
PN31	Bowscar Play Area
PW37	Castletown Recreation Area
PS40	The Crescent Playing Fields
PS41	Ullswater CC Playing Fields
PS42	Penrith Cricket Ground
PS43	Playing field at southern gateway to town between A66 and Clifford Road
PS44	Clifford Road Play Area
PS45	North Lakes School Playing Field
PS46	Land between Wetheriggs Lane and Astro Turf
PS48	Queen Elizabeth Grammar School Playing Field
PS50	Castle Park
PP54	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.



Using the number reference in **Policies 8 and 9**, the descriptions and locations may be found in the Policies Map included in the appendix of the full copy of the PNDP document which is available on line, on the Town Council website:

[www.penrithtowncouncil.co.uk/neighbourhood-plan](http://www.penrithtowncouncil.co.uk/neighbourhood-plan)

Hard copies will also be available to look at in Penrith Town Council Office, 19-24 Friargate, Penrith and Penrith Library.

## **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.

### **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, will only be supported for other health, education or community uses such as community halls, local clubhouses, health centres, schools, public houses and children's day nurseries.

When a non-community use is proposed to replace, either by conversion or redevelopment, one of the facilities such development will only be supported when it can be demonstrated that:

- a) There is no longer a need for the facility or suitable and accessible alternatives exist.
- b) That it is no longer economically viable to provide the facility.
- c) That the site has been unsuccessfully marketed for sale in its current use.

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

## **POLICY 11 Walking and Cycling**

The provision and enhancement of walking and cycling links within the Town especially between existing and new residential areas and key destinations, such as the town centre, employment sites, schools and other community facilities will be supported. Where appropriate, 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, assessment will be made 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 129**);
3. The design of the footpath and cycle path network within the development site should be legible and permeable –(structured to provide routes to distinctive places and allow easy navigation around the 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 as safe as practicable, appropriately lit and to 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.

## **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.

### **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.



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

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.

### **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 Castlegate, Bridge Lane and Ullswater Road) to the town centre and the main routes through the town;
2. To incorporate native species of street trees and other planting at key gateways and through routes;
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.



## **TOWN COUNCIL SUPPORTING ACTIONS –**

These supporting actions have been included in this survey **for your information** and arose from comments or suggestions that were made by the public during our first consultation. These actions could not be translated into planning policies. The Town Council will take these actions forward on behalf of the community using alternative methods.

### **Conservation Areas in Penrith**

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

### **High Quality New Homes**

- 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.

### **Identifying and Protecting Local Green Space**

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

## **Protecting and Enhancing Health and Community Facilities**

- For all major new developments, developers will be encouraged to liaise with the Northwest Ambulance Service to provide Automatic External Defibrillators (AEDs).
- To work with EDC, CCC and the NHS to encourage the expansion of healthcare facilities at the Old Fire Station site

## **Town Centre Car Parking**

To work with the Eden District Council and Cumbria County Council:

- To explore the opportunities for a Park and Ride service on the edge of Town.
- 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.
- To work with Eden Housing Association, Eden District Council and Cumbria County Council to create more off street private/residential parking.
- To support the provision of electric charging points in public car parks.
- To explore opportunities to improve car parking for Town residents and provide low cost long-stay car parking (£1 a day for vehicles parked before 9.00am) for those commuting into the Town in connection with employment.
- To support the provision of affordable long-stay car parking for visitors.
- To support the provision of additional disabled car parking facilities.

## **Penrith Town Centre Improvements**

- To work with Eden District Council to develop a thriving monthly market / farmers' market and explore the potential transfer of the Town's Market Charter to the Town Council.
- To explore with the owners 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, EDC and stakeholders to enhance the gateways, in particular Castlegate.
- To support 'Keep Penrith Clean' campaign and Plastic Clever Penrith.
- To work with Penrith Business Improvement District (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 encourage shopfront improvements.

**PENRITH TOWN COUNCIL**

**REGULATION 14 PENRITH NEIGHBOURHOOD DEVELOPMENT PLAN  
CONSULTATION**

**HAVE YOUR SAY – YOUR OPINION MATTERS**

