

POLICY - Beacon Hill Protected Landscape Feature

Beacon Hill is a valued and prominent local landmark forming an elevated, wooded backdrop to the north-east of Penrith. The area **identified on the Policies Map as PN14 (attached)** will be a protected landscape feature and any new development will only be permitted when it clearly demonstrates that it conserves and enhances the existing landscape, character and function of this important woodland area.

Proposals for development within the area identified on the Policy Map should conserve and enhance the recreational value (including the extent of public access), biodiversity value, heritage and cultural value, woodland character, important views (to and from the Beacon) and contribution of the area to a wider landscape character and sense of place.

The following types of development in principle may, subject to detailed proposals, be considered to be compatible with these aims:

1. the construction of narrow well screened permeable footpaths, including a permeable path suitable for disabled access to the top of the Beacon from the south eastern end of the site adjacent to the Roundthorn Hotel;
2. the erection of interpretation boards to provide information for walkers and other users;
3. the erection of a suitable open sided structure suitably screened that could be used as a forest school area by local schools and community groups;
4. the development of a forest art or sculpture trail;
5. the construction of narrow well screened permeable tracks suitable for cycling that are separate from footpaths; and
6. the construction of a small suitably screened off road parking area at the southern end of the site

Development proposals that would provide accommodation for overnight stays (e.g. chalets, pods or camping) will not be permitted.

Necessary forestry operations involved in the maintenance and management of the woodland will be supported.

Background Justification

1. Beacon Hill makes an important contribution to the character of Penrith and the surrounding area. It is an iconic and most valued feature of the local landscape providing an elevated, attractive, distinctive and wooded backdrop to the north-east of Penrith and provides important recreational and wellbeing opportunities for local residents and visitors.
2. Beacon Hill is an unspoilt green space and wildlife area, plainly visible from both short and long-distance views from the northern and southern approaches to the town from the M6 and A6, the eastern approach along the A66 and from many feature locations within the town itself, such as the Railway Station and Castle Park. Rising some 286m (937 feet) above sea level to the north of the town, Beacon Hill provides an unmissable wooded backdrop with a special place in local people's affections.
3. Beacon Hill is also home to Beacon Tower, a Grade 1 listed monument built in 1719, on a spot where beacons have been lit in times of war and emergency since the time of Henry VIII. From here there are open views north and south across the Eden Valley and westwards to the Lake District National Park and UNESCO World Heritage Site.

The PNDP seeks to protect the landscape, character and function of the area of Beacon Hill identified on the Policies Map from development which would have an adverse impact on its intrinsic beauty. Currently used by local residents, and those from further away, for informal recreation, the access to the area is limited to one permissive path. The Town Council would like to pursue, with the agreement of the landowners, wider public access and better facilities for informal recreation such as walking, cycling, dog walking, and jogging. In addition, the Town Council would seek to work in partnership with the landowners to assist with applications to appropriate funding bodies to develop this area for the benefit of the community.

Relevant District Planning Policies

Eden Local Plan 2014-2032

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

ENV2 Protection and Enhancement of Landscape and Trees

ENV4 Green Infrastructure Networks

Penrith Town Council Strategic Priorities

Health and Wellbeing, Growth, Community Engagement