

## **4.0 Landscape and visual impacts and their significance**

### **4.1 Scoring**

In order to provide comparisons between Option Areas (and/or individual parcels), scores have been assigned to each representative factor.

Significance of landscape or visual effect	Score
No impact	0
Negligible impact	1
Negligible/slight impact	2
Slight impact	3
Slight/moderate impact	4
Moderate impact	5
Substantial impact	6

Table 3. Scores allocated to each given impact level

### **4.2 Potential landscape impacts of development**

#### 4.2.1 Option Area 1

<b>Landscape element</b>	<b>Sensitivity</b>	<b>Nature of impact</b>	<b>Predicted magnitude</b>	<b>Significance of impact</b>	<b>Score</b>
<b>Landform</b>	Low	Earthworks typical of housing and infrastructure development.	Medium	Slight/moderate	3
<b>Land cover</b>	Low	Change of use from agricultural to developed.	High	Moderate	4
<b>Trees and woodland</b>	Low	Sparse tree cover internally. Some boundary tree planting, which could easily be retained.	Small	Negligible/slight	2
<b>Hedgerows</b>	Low	Assumed removal of few hedgerows which are within the Option Area.	Medium	Slight/moderate	3
<b>Water bodies</b>	N/A	None	None	No impact	0
<b>Rights of way</b>	N/A	None	None	No impact	0
<b>Landscape character</b>	Moderate	Change from mixed-use, edge-of-town area to developed housing land. Not visible from any designated landscapes.	Small	Slight	3
<b>Historic elements</b>	Moderate	Line of Roman Road bisects the site, although not visibly.	Medium	Moderate	4
Table 4.					19

Whilst development would create a considerable landscape change, the area is currently on the edge-of-town with mixed use over its boundaries. The site is bounded by roads on its north, east and west. Penrith itself is evident to the south, and the West Coast Mainline and M6 are very evident. It is transitional land between Penrith and the surrounding countryside. The area therefore lacks a rural feel and reduces any impact its development might have.

Tree cover is very low, and this could easily be increased within any development, particularly along the boundaries where there is already sporadic tree planting.

The Roman Road running across the site could be recognised and made tangible through layout design following its course, and again picked out with structural planting to enable this feature to be read from a distance, increasing its presence. Pedestrian access into the site would increase, and if adjacent Option Areas were developed, could contribute towards a structured network of footpaths around the north of the town, linking into Beacon Hill.

## 4.2.2 Option Area 2

Landscape element	Sensitivity	Nature of impact	Predicted magnitude	Significance of impact	Score
<b>Landform</b>	Low	Earthworks typical of housing and infrastructure development.	Medium	Slight/moderate	3
<b>Land cover</b>	Low	Change of use from agricultural to developed.	High	Moderate	4
<b>Trees and woodland</b>	Low	Few noteworthy trees which would easily be accommodated into any development and a larger block of planting on the northeast boundary which would require protection provided by a no-build zone.	Small	Negligible/slight	2
<b>Hedgerows</b>	Low	One substantial hedgerow running between parcels 22 & 23, which could be retained if desired, although some loss inevitable to provide access across area.	Medium	Slight/moderate	3
<b>Water bodies</b>	N/A	None	None	No impact	0
<b>Rights of way</b>	N/A	None	None	No impact	0
<b>Landscape character</b>	Low	Character changes quickly from edge-of-town in parcels 19-22m to more rural feel in parcels 23-25, but whole area dominated by West Coast Mainline, A6 and the M6 a small distance beyond.	Medium	Slight/moderate	3
<b>Historic elements</b>	Low	Field boundary patterns date back to at least 1920s but no significant historic elements visible.	Small	Negligible/slight	2
Table 5.					17

The Option Area is constrained on all but its northwest boundary by existing housing or major transport routes. It is transitional land between Penrith and the surrounding countryside. The area therefore lacks a rural feel and reduces any impact its development might have.

Tree cover is very low, and this could easily be increased within any development, particularly along the boundaries where there is already sporadic tree planting.

Pedestrian access into the site would increase, and if adjacent Option Areas were developed, could contribute towards a structured network of footpaths around the north of the town, linking into Beacon Hill.

### 4.2.3 Option Area 3

Landscape element	Sensitivity	Nature of impact	Predicted magnitude	Significance of impact	Score
<b>Landform</b>	Moderate	Earthworks typical of housing and infrastructure development. Steep sections of land in parcels 69 & 70 may prove difficult to develop without significant land-modelling.	Medium	Moderate	4
<b>Land cover</b>	Low	Change of use from agricultural to developed.	High	Moderate	4
<b>Trees and woodland</b>	Moderate	Some significant structural planting running from White Ox Farm, which could be retained although some loss may be inevitable if access across area is required.	Medium	Moderate	4
<b>Hedgerows</b>	Low	One hedgerow running between parcels 69 & 70, which could be retained if desired, although some loss inevitable if access across area is required.	Small	Negligible/slight	2
<b>Water bodies</b>	N/A	None	None	No impact	0
<b>Rights of way</b>	N/A	None	None	No impact	0
<b>Landscape character</b>	Low	Transitional land dominated by A6 on southwestern boundary and mixed use of existing housing, farm buildings and existing caravan park.	Medium	Slight/moderate	3
<b>Historic elements</b>	Low	Farm buildings and field boundary patterns date back to at least 1920s but no significant historic elements visible.	Small	Negligible/slight	2
Table 6.					19

The Option Area is constrained on its southwest and northeast boundaries by roads and at its southern end by existing housing. It is transitional land between Penrith and the surrounding countryside. The area therefore lacks a rural feel and reduces any impact its development might have.

Tree cover is moderate within the area with a structural belt separating parcels 72 & 97, which is worthy of retention. Tree planting could be increased within any development, particularly along the boundaries where there is already sporadic tree planting and on any steeper sections where development is not practical.

Pedestrian access into the site would increase, and if adjacent Option Areas were developed, could contribute towards a structured network of footpaths around the north of the town, linking into Beacon Hill.

#### 4.2.4 Option Area 4

<b>Landscape element</b>	<b>Sensitivity</b>	<b>Nature of impact</b>	<b>Predicted magnitude</b>	<b>Significance of impact</b>	<b>Score</b>
<b>Landform</b>	Low	Earthworks typical of housing and infrastructure development. Relatively level land enclosed to its north by rapidly rising landform.	Small	Negligible/slight	2
<b>Land cover</b>	Low	Change of use from agricultural to developed.	High	Moderate	4
<b>Trees and woodland</b>	Low	Little significant tree cover except on site boundary, where it could easily be incorporated into any development. Significant structural belt on eastern boundary of parcel 15 which would require protection through a no-build zone.	Small	Negligible/slight	2
<b>Hedgerows</b>	High	Significant and structural hedgerows running north-south between individual parcels and alongside northern boundary of parcels 10, 11, 12 & 13. Some loss inevitable to allow access throughout the area.	Moderate	Moderate/substantial	5
<b>Water bodies</b>	N/A	None	None	No impact	0
<b>Rights of way</b>	High	Important and well-used rights of way, but possible to maintain or incorporate within development	Small	Slight/moderate	4
<b>Landscape character</b>	Moderate	Land with strong rural character belying its proximity to adjacent housing. Provides definite edge to existing urban extent and helps provide setting for Beacon Hill. However, except for parcels 14 & 15, relatively constrained by landform.	Medium	Moderate	4
<b>Historic elements</b>	Moderate	Recognisable field pattern from at least 1900, incorporating important and historic tracks.	Medium	Moderate	4
Table 7.					25

The Option Area is constrained on its southern boundary by existing housing. Its northern boundary is mostly formed by a strong field boundary with hedgerow, **although parcel 67 doesn't appear to follow a natural boundary** line (although visually it continues the line). The eastern boundary naturally follows a the footpath extending north from Carleton Hill Road, and parcel 14 appears to extend beyond the natural boundary. Parcel 15 also appears distinct from the remainder of the Option Area. Both parcels 14 & 15 have a more rural characteristic due to their detachment from the existing housing of Carleton estate.

Tree cover is sparse, particularly within the Option Area, but hedgerows are a dominant feature and worthy of retention. Tree planting could be increased within any development, particularly along the boundaries.

The existing rights of way should be protected, or diverted thoughtfully within any development, but ideally still in a rural context through areas of open space rather than dense housing.

#### 4.2.5 Option Area 5

<b>Landscape element</b>	<b>Sensitivity</b>	<b>Nature of impact</b>	<b>Predicted magnitude</b>	<b>Significance of impact</b>	<b>Score</b>
<b>Landform</b>	High	Land sits prominently above A66 corridor and is largely level except on its southeastern edge. Development will not be accommodated within existing landform and would be prominent.	Medium	Moderate/substantial	5
<b>Land cover</b>	Low	Change of use from agricultural to developed.	High	Moderate	4
<b>Trees and woodland</b>	Low	No tree planting within Option Area. Sporadic planting along boundary which could be accommodated within any development.	Small	Negligible/slight	2
<b>Hedgerows</b>	Low	Small length of hedgerow along boundary between a length of parcel 26 & 53. Some further lengths along northwest boundary which could be retained.	Small	Negligible/slight	2
<b>Water bodies</b>	N/A	None	None	No impact	0
<b>Rights of way</b>	High	Important and well-used rights of way, but possible to maintain or incorporate within development	Small	Slight/moderate	4
<b>Landscape character</b>	Moderate	Rural feel with open countryside beyond and views directly into Eden Valley. Rural feel lessened by proximity of new sports complex and A66. Does form major component of landscape as town approached by road.	Medium	Moderate	4
<b>Historic elements</b>	Moderate	Line of Roman Road bisects the site, although not visibly.	Medium	Moderate	4
Table 8.					25

Option Area 5 is the most detached area from Penrith, with adjacent development resembling small-scale village patterns and open countryside. The proximity of a recent sporting facility and the A66 do prevent a tranquil character, but it is nonetheless overwhelmingly rural. The site also offers an important green space between Brougham Castle and Penrith, ensuring the historic castle's distinctiveness from the town and providing an element, albeit small, in the castle's setting.



The westernmost portions of parcels 16 and 26 could accommodate some development without the area as a whole losing its identity, but further towards the open countryside, any development would quickly erode this. Ideally, the area above the course of the Roman Road should be acknowledged, particularly as it has been developed on either side of the Option Area.

**The steep embankment on the area's eastern edge** does offer an option of continuing the wooded tree belt currently on the northern side of the A66, and this could screen development from the approach to Penrith. However, this would also block existing views from the area towards Brougham Castle and the open countryside.

#### 4.2.6 Option Area 6

<b>Landscape element</b>	<b>Sensitivity</b>	<b>Nature of impact</b>	<b>Predicted magnitude</b>	<b>Significance of impact</b>	<b>Score</b>
<b>Landform</b>	Low	Land sits within strongly defined area formed by railway and motorway and viewed predominantly from above.	Small	Negligible/slight	2
<b>Land cover</b>	Low	Change of use from mixed recreational/low-grade agricultural to developed.	Small	Negligible/slight	2
<b>Trees and woodland</b>	Low	Some tree planting along tracks running through site, which could be retained within any development. More major belt alongside motorway which should be retained.	Small	Negligible/slight	2
<b>Hedgerows</b>	Moderate	Considerable hedge planting throughout area, particularly adjacent to tracks, but only of moderate quality. If desired, retention of most should be possible.	Small	Slight	3
<b>Water bodies</b>	Low	Some water courses just outside area boundary, but worthy of note so consideration towards their retention can be given in drainage design.	Negligible	Negligible	1
<b>Rights of way</b>	Moderate	Important and well-used rights of way throughout site, including national cycle route. Retention required but straightforward.	Negligible	Negligible/slight	2
<b>Landscape character</b>	Low	Neglected character with mixed use and undefined boundaries, adjacent to industrial area and major transport routes.	Small	Negligible/slight	2
<b>Historic elements</b>	Moderate	Established farm buildings and historic tracks.	Medium	Moderate	4
Table 9.					19

Whilst currently Greenfield land, this Option Area lacks any rural feel due to its **proximity to the town's industrial estate, the M6 motorway and the West Coast Mainline**. It is a highly fragmented landscape with an air of neglect, and appears to have mixed agricultural and recreational use. The area appears poorly drained, and a water courses run slightly outside the boundary.

Vegetation is mainly restricted to the boundaries, and could therefore be retained, if desired.

### 4.3 Summary of landscape impacts

By scoring the anticipated impact of each factor assessed, a cumulative significance score has been given to each Option Area. The higher the score, the greater the significance of the impact on the landscape through developing an area would be.

Option Area 1	19
Option Area 2	17
Option Area 3	19
Option Area 4	25
Option Area 5	25
Option Area 6	19

Table 10.

### 4.4 Visual baseline

Visual impact assessment relates to ***"changes that arise in the composition of the available views as a result of changes to the landscape, to people's responses to the changes and to the overall effects with respect to the visual amenity"*** (GLVIA)

Potential visual receptors can include the public or community at large, residents, visitors and other groups of viewers as well as the visual amenity of people affected.

Initially, it is necessary to define the extent of visibility both within and outside the sites. Viewpoints are then selected to represent views from the most commonly used locations in and around the site, and the existing views from each of these points briefly described with the aid of photographs.

### 4.5 Sensitivity of viewpoints

The list of identified viewpoints set out in section 4.7 also includes a brief assessment of their sensitivity, categorised as high, medium, low or negligible. Sensitivity depends on the following factors:

The location and context of the viewpoint; viewpoints which are closer to the site are generally more sensitive.

- The number of viewers who commonly use the viewpoint. Some viewpoints are commonly used by the public, such as formal viewing platforms, picnic areas or recreational rights of way. Other viewpoints may be difficult to gain access to.

- The nature of the viewpoint. Residential properties are sensitive to visual impacts as the residents experience the impacts on a regular and prolonged **basis. Public footpaths can also be sensitive, since the users' attention is** often focussed on the landscape. By contrast, views from outdoor sports facilities, transport routes or places of work are less sensitive.
- Movement of viewers at the viewpoint. More transitory views, for example from a motorway, are generally less sensitive than views experienced from residential properties and footpaths.
- The cultural significance of the viewpoint, including its appearance in guidebooks and tourist maps, or cultural and historical associations

#### 4.6 Visual receptors

Potential visual receptors in the local area include:

KVR	Key visual receptors (roads, rail, villages, hamlets, farms, recreational and tourist sites, viewpoints).
VR	Other visual receptors (single properties, minor roads)
BRV	Best representative viewpoints
LB	Listed building (Grade 1 or 2*)
LCI	Landscapes of County Importance (Structure Plan policy NE3)
NP	National Park (Structure Plan Objective 2)
SAM	Scheduled Ancient Monument (Structure Plan policy BE8)
TR	Tourist or other recreational facility
A	Promoted site for public access
FP	Footpath or other recreational route

Potential viewpoints and areas were identified through the initial baseline assessment and subsequent zone of theoretical visibility mapping.

Viewpoint	Grid ref	Significance
High Dykes	NY 542 273	VR, BRV
Road near junction with A6	NY 532 275	VR
Brougham Castle	NY 538 291	KVR, BRV, LB, SAM, TR
Cross Keys pub, Carleton Village	NY 530 296	KVR, BRV, TR
Junction of A686 and Carleton Hill Road	NY 531 300	VR, BRV
Carleton Hill Road	NY 531 301	VR, FP
Corner on Carleton Hill Road	NY 532 302	VR, FP

<b>Viewpoint</b>	<b>Grid ref</b>	<b>Significance</b>
Junction of Beacon Edge and Stagstones Road	NY 533 307	KVR, TR, BRV
Beacon Edge	NY 527 308	VR, TR, BRV
Inglewood Road	NY 510 315	VR, BRV
B5305 link road between A6 and M6 J41	NY 494 333	BRV
Near junction on Green Lane and Salkeld Road	NY 515 315	BRV
Green Lane	NY 514 317	BRV
Inglewood Road	NY 509 319	BRV
White Ox Farm	NY 510 316	VR
Penrith Golf Club car park	NY 514 318	KVR, BRV, TR
Stagstones Road	NY 533 311	BRV
Kemplay Bank Roundabout	NY 521 291	KVR, TR, BRV
Near junction of Center Parcs access road and A66	NY 570 283	KVR, TR, BRV
Mayburgh Henge	NY 519 283	SAM, TR, KVR, BRV
Clifton Church	NY 532 270	LB, KVR, TR
B5288 near Pallethill Farm	NY 475 305	VR, BRV
Footpath from Newton Rigg	NY 493 310	TR, VR, BRV
Newton Reigny	NY 480 314	KVR
Penrith Park	NY 513 297	KVR, TR
Penrith Castle	NY 512 299	SAM, BRV, KVR
Thorpe Farm, Thorpe	NY 498 267	VR, BRV
B5320 in Tirril	NY 504 268	VR, BRV
Road near Glendowlin Lodges	NY 510 268	VR
Unclassified road between Yanwath and Askham	NY 512 260	VR

<b>Viewpoint</b>	<b>Grid ref</b>	<b>Significance</b>
Lowther Castle park road near Buckholme Drive	NY 521 243	KVR, BRV, LB
Home Farm	NY 524 242	VR
Long cairn near junction of A6 and Lowther Castle	NY 537 243	SAM, VR
Junction of A686 and Beacon Edge	NY 545 307	BRV, TR
Bridge at Eamont Bridge	NY 522 287	LB, VR
<b>King Arthur's Round Table</b>	NY 523 283	SAM, KVR, TR
Melkinthorpe	NY 553 254	VR
Yanwath Hall	NY 507 281	LB, VR
Catterlen Hall	NY 478 321	LB, VR
Blencow Hall	NY 449 326	LB, VR
Blencow	NY 453 327	VR
Greystoke	NY 439 309	VR
Dacre Church	NY 460 266	LB, VR
Dunmallard Hill	NY 467 246	TR, BRV
Countess Pillar	NY 545 289	SAM, VR
Newbiggin	NY 469 293	VR
Beacon Tower	NY 521 314	LB, BRV
Askham	NY 512 237	VR
Barton Church	NY 487 263	LB, VR
Rheged	NY 496 282	TR, BRV
Hutton in the Forest	NY 460 358	LB, VR
Dalemain	NY 477 269	LB, VR

## 4.7 Magnitude of visual impacts

For each viewpoint, the potential magnitude of visual impact has been assessed, based on the following factors.

- The proportion of the existing view would change as a result of the proposed development
- The number of features or elements within the view that would change
- The appropriateness of the proposed development in the context of the existing view
- The angle of the view.
- Whether any impact has a beneficial nature.

The following photographs are extracts of larger panoramic photographs found in the appendix, to illustrate the character of each view. The dotted lines are colour coded to illustrate the approximate extent of each Option Area: -

Red = Option Area 1

Green = Option Area 2

Yellow = Option Area 3

Blue = Option Area 4

Orange = Option Area 5

Purple = Option Area 6

## 4.8 Viewpoint analysis

### 4.8.1 Viewpoint 1. High Dykes. (3.8km from Penrith Clock Tower)



#### Existing views and key components

- A mid-distance view towards Penrith from the south-west, with Beacon Edge as a backdrop to the town.
- Arable land and mixed woodland in form main characteristic, with Pennines in the far distance.
- High-voltage pylons major feature to the east of Penrith.
- Views over the River Eamont and Brougham Castle.

#### Predicted views

- Option Areas 1 and 3 partially visible to the far west of Penrith. Housing predicted to be less than  $0.25^{\circ}$  vertical element.
- Option Areas 4 and 5 visible above and below the existing Carleton housing estates.
- Housing predicted to be less than  $1^{\circ}$  vertical element.
- Option Area 6 not visible.



## Impact on visual amenity

- **The viewpoint has a low sensitivity**
- The traffic past the site is mainly vehicular, travelling at speed, with Penrith to one side, screened intermittently by mature hedgerows (at car level).
- The location has a strong rural character.
- Distance from Penrith reduces significance of any change.

The visual impact of development of each parcel would be:

### Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	Negligible	Negligible	1
Parcel 29	Negligible	Negligible	1
Parcel 30	Low	Negligible/slight	2
Parcel 31	Negligible	Negligible	1
			5

Overall impact – Negligible impact

### Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	Low	Negligible/slight	2
Parcel 55	Negligible	Negligible	1
Parcel 56	Negligible	Negligible	1
Parcel 58	Low	Negligible/slight	2
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	Medium	Slight	3
Parcel 96	Low	Negligible/slight	2
Parcel 97	None	No impact	0
			11

Overall impact – Negligible/slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	Negligible	Negligible	1
Parcel 12	Negligible	Negligible	1
Parcel 13	Low	Negligible/slight	2
Parcel 14	None	No impact	0
Parcel 15	Medium	Slight	3
Parcel 52	None	No impact	0
Parcel 67	Negligible	Negligible	1
			8

Overall impact – Negligible/slight

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	Medium	Slight	3
Parcel 26	Medium	Slight	3
Parcel 53	High	Slight/moderate	4
			10

Overall impact – Slight

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

4.8.2 Viewpoint 2. Near junction between A6 and unclassified road to Clifton.  
(2.9km from Penrith Clock Tower)



Existing views and key components

- Existing Carleton estate development visible in the mid distance above tree planting.
- The main bulk of Penrith is not visible but Beacon Hill is the prominent feature and backdrop to the view north.
- Arable land and mixed woodland in form main characteristic, with Pennines in the far distance.
- High-voltage pylons feature to the east of Penrith.
- Isolated farms and individual dwellings scattered throughout the view.

Predicted views

- Option Areas 1, 2, 3 and 6 not visible.
- Parcels 10-13, 52 and 67 of Option Area 4 not directly visible, although rooftops may be barely visible above existing housing, albeit highly foreshortened and relatively undistinguishable from existing housing.
- Parcels 14 & 15 of Option Area 4 visible, highly foreshortened. Housing would be highly visible to the east of the existing Carleton estate, greatly extending the extents of Penrith. Housing predicted to have less than 0.5° vertical element.
- Part of Option Area 5 visible beneath parcels 14 & 15, further extending the extent of Penrith. Housing predicted to have less than 0.5° vertical element.

## Impact on visual amenity

- **The viewpoint has a low sensitivity**
- The traffic past the site is mainly vehicular, travelling at speed, with Penrith to one side, screened intermittently by mature hedgerows (at car level).
- The location has a strong rural character.

The visual impact of development of each parcel would be:

### Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

### Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	Low	Negligible/slight	2
Parcel 15	Low	Negligible/slight	2
Parcel 52	None	No impact	0
Parcel 67	Negligible	Negligible	1
			5

Overall impact – Negligible/slight

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	Medium	Slight	3
			3

Overall impact – Slight

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.3 Viewpoint 3. Brougham Castle. (2.8km from Penrith Clock Tower)



##### Existing views and key components

- Riverside floodplain with remains of historic Brougham Castle, enclosed with roadside tree-belt planting
- The main bulk of Penrith is screened by existing planting but the recent development of Carleton estate is highly evident with open countryside in front and behind. Beacon Hill is the prominent feature and backdrop to the view north.
- The land in front of Carleton estate, Option Area 5, forms an important and distinct green buffer between Penrith and Brougham Castle.
- Recent large house and well-maintained garden on opposite riverbank.
- View gained by numerous visitors to famous castle in the ownership of English Heritage and a representative viewpoint from Brougham Castle Bridge (grade II listed) out of season.
- The presence of the A66 impacts on the otherwise rural setting of the castle.

##### Predicted views

- Option Area 5 is entirely visible with housing removing the green buffer the area currently provides. The majority of Option Area 4 not visible, but parcels 14 & 15 visible as areas of open countryside. Housing on Option Area 5 is predicted to have a 2° vertical element. Housing on Option Area 4 predicted to have a less than 2° vertical element.
- Option Areas 1 to 3 and 6 are not visible.



## Impact on visual amenity

- **The viewpoint has a high sensitivity**
- Brougham Castle is a prominent local landmark and heavily promoted as a visitor attraction.
- The Castle is a Scheduled Monument under the management of English Heritage.

The visual impact of development of each parcel would be:

### Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

### Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	Medium	Moderate	5
Parcel 15	Medium	Moderate	5
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			10

Overall impact - Moderate

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	High	Substantial	6
Parcel 26	Medium	Moderate	5
Parcel 53	Medium	Moderate	5
			16

Overall impact – Moderate

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.4 Viewpoint 4. Cross Keys Pub, Carleton Village. (1.5km from Penrith Clock Tower)



##### Existing views and key components

- Predominantly agricultural, expansive view south over the Eden Valley.
- Whinfell Forest forms main focal point in the mid-distance to the south with the Pennines forming the backdrop to the southeast.
- The Frenchfields Sports Stadium is highly visible and noticeable beyond the site.
- Option Area 5 dominates almost the entire viewpoint, with parcels 14 and 15 of Option Area 4 visible between some houses.
- Best representative viewpoint for the houses along Carleton Avenue.

##### Predicted views

- Development of Option Area 5 will prevent view eastwards. Housing on this area is predicted to have a greater than 9° vertical element.
- Development of parcels 14 and 15 would be visible and extend beyond the **current visible line of development on Penrith's eastern edge**. Housing on these parcels is predicted to have a less than 2° vertical element.

Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- It represents the views from numerous dwellings in the area from a pub with an appeal to tourists.
- The viewpoint represents a view encountered by motorists driving from Penrith towards Alston on the A686.

The visual impact of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	High	Moderate	5
Parcel 15	High	Moderate	5
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			10

Overall impact – Moderate

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	High	Moderate	5
Parcel 26	High	Moderate	5
Parcel 53	High	Moderate	5
			15

Overall impact – Moderate

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.5 Viewpoint 5. Junction of A686 and Carleton Hill Road. (1.6km from Penrith Clock Tower)



##### Existing views and key components

- Mixed view with roads, tree planting, agricultural land and distant views all evident.
- Views directed southwards over Option Area 5 towards the Eden Valley, with the top of Brougham Castle visible in the mid-distance.

##### Predicted views

- Development of Option Area 5 will prevent views eastwards. Housing on this area is predicted to have a greater than 9° vertical element.
- Parcel 14 of Option Area 4 visible in opposite direction at sharp bend in Carleton Hill Road. Parcel 15 may be slightly visible. Housing on these parcels are predicted to have a 4° vertical element.

##### Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- It lies on the junction of a road leading to Beacon Edge and other associated footpaths, and is relatively well used by walkers.
- The viewpoint gives direct views over Option Area 5 from both directions of travel along the A686.



The visual impact of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	Low	Slight	3
Parcel 15	High	Moderate	5
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			8

Overall impact – Slight/moderate

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	High	Moderate	5
Parcel 26	High	Moderate	5
Parcel 53	High	Moderate	5
			15

Overall impact – Moderate

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.6 Viewpoint 6. Carleton Hill Road (looking south). (1.6km from Penrith Clock Tower)



##### Existing views and key components

- Parcel 15 of Option Area 4 dominant in natural direction of view.
- Predominantly agricultural with strong tree belts and large agricultural buildings.
- Relatively constrained views but with distant views over the Eden Valley with Whinfell Forest prominent.
- Edge of Carleton estate existing development evident, with streetlamps close by.
- Views directed southwards over Option Area 5 towards the Eden Valley, with the top of Brougham Castle visible in the mid-distance.

##### Predicted views

- Development of parcel 15 will prevent views eastwards. Housing on this area is predicted to have a greater than 9° vertical element.
- Option Area 5 is currently visible, but would not be if parcel 15 was developed. If parcel 15 was not developed, the housing on Option Area 5 is predicted to have a 0.5° vertical element.

Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- It lies on a road leading to Beacon Edge and other associated footpaths, and is relatively well used by walkers.
- **It currently marks the edge of Penrith's development.**

The visual impact of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	High	Moderate	5
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			5

Overall impact – Moderate

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	High	Moderate	5
Parcel 26	High	Moderate	5
Parcel 53	High	Moderate	5
			15

Overall impact – Moderate

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.7 Viewpoint 7. Carleton Hill Road (looking north). (1.6km from Penrith Clock Tower)



#### Existing views and key components

- Parcel 14 of Option Area 4 dominates the view.
- Predominantly agricultural with strong hedgerow and occasional mature tree.
- Backdrop formed by southern slopes of Beacon Hill and the area around the Roundthorn Hotel.

#### Predicted views

- Development of parcel 14 will dominate view and prevent views north and northeast. Housing is predicted to have a greater than 9° vertical element.

#### Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- It lies at the northeast corner of the existing Carleton estate at an access point to a footpath leading towards Beacon Edge, and popular with local walker. It currently marks the edge of Penrith's development.



The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	Low	Slight	3
Parcel 12	Medium	Slight/moderate	4
Parcel 13	High	Moderate	5
Parcel 14	High	Moderate	5
Parcel 15	Low	Negligible/slight	2
Parcel 52	None	No impact	0
Parcel 67	Negligible	Negligible	1
			20

Overall impact –Slight

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.8 Viewpoint 8. Junction of Beacon Edge with Stagstones Road. (1.9km from Penrith Clock Tower)



##### Existing views and key components

- Panoramic views over Penrith and beyond to the fells around Ullswater and across the Eden Valley, with scattered woodland very evident.
- Penrith a mid-distance element.
- Near distance view dominated by undulating pasture with individual trees perhaps marking former field boundaries.

##### Predicted views

- Most of Option Area 4 visible beyond the initial line of fields, encompassing approximately 50% of the field of view available.
- The viewpoint is elevated above the Option Area meaning development would be viewed over still and the main characteristic of the viewpoint – the distant views, would be retained. Housing is predicted to have a 4° vertical element. This will not place it above the horizon.
- All parcels, except 14 & 15 currently abut existing housing and sit naturally in the level topography before the land starts rising.
- Parcels 14 & 15 sit beyond the current line of development and would be viewed without any existing development behind, unless Option Area 5 were developed.
- Option Area 5 is partially visible beyond, at a very oblique angle.

## Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- It lies on Beacon Edge; a road well-known for its views, although not heavily used by walkers due, presumably, to the speed of traffic along it. Two footpaths exit onto the road very nearby.
- The junction leads from the Roundthorn Hotel, and gives lingering views while waiting to join Beacon Edge.

The magnitude of change of development of each parcel would be:

### Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

### Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	Low	Slight	3
Parcel 11	Medium	Slight/moderate	4
Parcel 12	Medium	Slight/moderate	4
Parcel 13	High	Moderate	5
Parcel 14	High	Moderate	5
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	Negligible	Negligible/slight	2
			23

Overall impact – Slight/moderate

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.9 Viewpoint 9. Beacon Edge. (1.5km from Penrith Clock Tower)



##### Existing views and key components

- High quality, panoramic view over Penrith and towards the fells around Ullswater. Further, less dramatic views, over the Eden Valley to the southeast.
- Near distance views dominated by pasture land with strong field boundaries and well defined pattern created by strong boundary hedges.
- Extensive view of Penrith evident in the mid-distance, sitting comfortably within the landscape.

##### Predicted views

- Almost all of Option Area 4 is visible from this viewpoint.
- Due to the elevated nature of this viewpoint development would be viewed over and the main characteristic of the viewpoint – the distant views, would be retained. Housing is predicted to have a 4° vertical element. This will not place it above the horizon.
- Parcels 10, 11, 12 and 57, sit particularly comfortably in the landscape, abutting existing development when viewed from this viewpoint. Parcels 12, 13 & 14 would extend beyond the existing line of development and be perceived to be encroaching further into the countryside. Parcel 15 would be barely visible.
- Parcel 15 may be visible above the current rooflines of sections of the Carleton estate development, but at a very oblique angle and a further distance. Development would not break the horizon.



## Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- It lies on Beacon Edge, and is a popular route for walkers, joining local footpaths.
- The main feature from this viewpoint; the distant views towards the fells, will remain largely unaltered.
- The current edge of **Penrith's development is very evident from here.**

The magnitude of change of development of each parcel would be:

### Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

### Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	Low	Slight	3
Parcel 11	Medium	Slight/moderate	4
Parcel 12	Medium	Slight/moderate	4
Parcel 13	Large	Moderate	5
Parcel 14	Large	Moderate	5
Parcel 15	Medium	Slight/moderate	4
Parcel 52	Low	Slight	3
Parcel 67	Low	Slight	3
			31

Overall impact – Slight/moderate

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	Negligible	Negligible/slight	2
Parcel 26	Low	Slight	3
Parcel 53	Low	Slight	3
			8

Overall impact – Slight

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.10 Viewpoint 10. Inglewood Road (looking west). (1.6km from Penrith Clock Tower)



##### Existing views and key components

- Intensive pasture with agricultural buildings in the foreground.
- M6 and West Coast Main Line beyond with Gilwilly Industrial Estate and housing visible in the mid-distance.
- Views over transport corridor towards Blencathra and fells around Ullswater in the far distance.
- Strong edge-of-town feel with large contrast between built environment and fells in the far distance.

##### Predicted views

- Development of Option Area 3 would prevent any view southwest and west and enclose a currently very open and expansive route.
- If Option Area 3 were developed, subsequent development of Option Areas 2 & 6 would not be visible.
- Housing on this area is predicted to have a greater than 9° vertical element.
- If Option Area 3 was not developed, development on Option Area 2 would be very evident, with housing having a 2° vertical element, although distant views would be retained.
- If Option Area 3 was not developed, development on Option Area 6 would be evident, with housing having a 2° vertical element.

Impact on visual amenity

- **The viewpoint has a low sensitivity.**
- It represents the views from a little-used byway leading from Fair Hill on the edge-of-town, and the views from White Ox Farm and Bleak House.

The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	Low	Negligible/slight	2
Parcel 24	Low	Negligible/slight	2
Parcel 25	Negligible	Negligible	1
			5

Overall impact – Negligible/slight

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	High	Slight/moderate	4
Parcel 55	Medium	Slight	3
Parcel 56	Medium	Slight	3
Parcel 58	Medium	Slight	3
Parcel 69	Negligible	Negligible	1
Parcel 70	Low	Negligible/slight	2
Parcel 72	High	Slight/moderate	4
Parcel 96	High	Slight/moderate	4
Parcel 97	Medium	Slight	3
			27

Overall impact – Slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	Low	Negligible/slight	2
			2

Overall impact – Negligible/slight

#### 4.8.11 Viewpoint 11. Inglewood Road (looking east). (1.5km from Penrith Clock Tower)



##### Existing views and key components

- High quality pastoral view, with undulating land form and defined field boundaries. Beacon Hill as a backdrop.
- Parts of Penrith evident in the mid-distance to the southeast with the Eden Valley beyond in the far distance.
- Woodland and small groups of trees very evident.
- Elevated feel with no land visible beyond the immediate northern horizon.

##### Predicted views

- All of Option Area 1 is visible from this viewpoint in this direction, with the housing predicted to have a greater than 9° vertical element.
- The views of Penrith and beyond into the Eden Valley would be lost, as would the feeling of elevation with no visual references to the wider landscape as a whole.
- Little visual coalescence with Penrith as little current development abuts the area.



Impact on visual amenity

- **The viewpoint has a low sensitivity.**
- It represents the views from a little-used byway leading from Fair Hill on the edge-of-town, and the views from White Ox Farm and Bleak House.

The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	Medium	Slight	3
Parcel 27	High	Slight/moderate	4
Parcel 28	High	Slight/moderate	4
Parcel 29	High	Slight/moderate	4
Parcel 30	High	Slight/moderate	4
Parcel 31	High	Slight/moderate	4
			23

Overall impact – Slight/moderate

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	1
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.12 Viewpoint 12. B5305 link road between A6 and M6 J41. (3.9km from Penrith Clock Tower)



#### Existing views and key components

- Views over undulating agricultural landscape, interspersed with tree belts and hedgerows.
- Manmade elements evident in radio masts, West Coast Main Line and high voltage pylons.
- Gilwilly Industrial Estate visible in the mid distance, with Melkinthorpe Wood a distant backdrop.
- The viewpoint gives a representative view from the M6 around junction 41.

#### Predicted views

- Option Areas 1, 2, 3 and 6 are predicted to be visible, but all obliquely and at a medium distance.
- Option Areas 1, 2 and 3 could all see development break the skyline and appear indistinct from Penrith itself, lacking any visual coalescence.
- Housing on Option Areas 1, 2 & 3 is predicted to have less than 0.25° vertical element. Housing on Option Area 6 is predicted to have a 0.5° vertical face, but this would be below the horizon.

## Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- It represents the view of traffic heading south on the M6 towards Penrith and passengers on the West Coast Main Line. Whilst views would be fleeting, visual receptor numbers would be very high.
- The Option Areas do form the immediate setting of Penrith and, in the case of Option Areas 1, 2 and 3, the skyline.

The magnitude of change of development of each parcel would be:

### Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	Negligible	Negligible/slight	2
Parcel 29	Negligible	Negligible/slight	2
Parcel 30	Low	Slight	2
Parcel 31	Medium	Slight/moderate	3
			9

Overall impact – Negligible/slight

### Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	Negligible	Negligible/slight	2
Parcel 24	Negligible	Negligible/slight	2
Parcel 25	Low	Slight	3
			7

Overall impact – Negligible/slight

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	Low	Slight	3
Parcel 70	Negligible	Negligible/slight	2
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	Negligible	Negligible/slight	2
			7

Overall impact – Negligible/slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	Low	Slight	3
			3

Overall impact – Slight

#### 4.8.13 Viewpoint 13. Near junction of Green Lane and Salkeld Road. (1.5km from Penrith Clock Tower)



#### Existing views and key components

- Mixed use views, with pasture land in the foreground, with housing beyond, Penrith in the mid-distance and the fells around Ullswater in the background.
- Penrith Golf Club highly evident on the opposite side of the road.
- Strong edge-of-town feel with the mixed use in close proximity and road signs and street lamps marking the built-up area.

#### Predicted views

- Option Areas 1 would dominate, preventing any views to Penrith and beyond.
- If left undeveloped, development on Option Area 6 would be visible in the mid distance.

#### Impact on visual amenity

- **The viewpoint has a low sensitivity.**
- It represents the view of traffic heading into Penrith from the Golf Club and Salkeld Road.
- Housing is predicted to have a greater than 9° vertical element from this viewpoint.



The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	High	Slight/moderate	4
Parcel 27	Medium	Slight	3
Parcel 28	High	Slight/moderate	4
Parcel 29	Medium	Slight	3
Parcel 30	High	Slight/moderate	4
Parcel 31	Medium	Slight	3
			21

Overall impact – Slight/moderate

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	Low	Negligible/slight	2
Parcel 56	Low	Negligible/slight	2
Parcel 58	Negligible	Negligible	1
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	Negligible	Negligible	1
Parcel 96	Low	Negligible/slight	2
Parcel 97	Negligible	Negligible	1
			9

Overall impact – Negligible/slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	Medium	Slight	3
			3

Overall impact – Slight

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	Low	Negligible/slight	2
			2

Overall impact – Negligible/slight

4.8.14 Viewpoint 14. Near boundary of Option Area 1 with properties on Fair Hill.  
(1.4km from Penrith Clock Tower)



Existing views and key components

- Predominantly pastureland with evidence of housing along Fair Hill and Salkeld Road visible.
- **Beacon Hill prominent landmark to the site's east.**
- Views south and west over Penrith towards the fells around Ullswater.
- Gilwilly Industrial Estate visible in the mid distance, but much of residential Penrith not visible.

Predicted views

- Option Areas 1 would completely dominate the view, preventing views towards Ullswater.

Impact on visual amenity

- **The viewpoint has a low sensitivity.**
- It represents the views from within the site boundary.

The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	High	Moderate	5
Parcel 27	High	Moderate	5
Parcel 28	High	Moderate	5
Parcel 29	High	Moderate	5
Parcel 30	Medium	Slight/moderate	4
Parcel 31	Low	Slight	3
			27

Overall impact – Moderate

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	Negligible	Negligible/slight	2
Parcel 55	None	No impact	0
Parcel 56	Negligible	Negligible/slight	2
Parcel 58	Negligible	Negligible/slight	2
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	Negligible	Negligible/slight	2
Parcel 96	Negligible	Negligible/slight	2
Parcel 97	None	No impact	0
			10

Overall impact – Negligible/slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	Low	Negligible/slight	2
Parcel 15	Low	Negligible/slight	2
Parcel 52	None	No impact	0
Parcel 67	Negligible	Negligible	1
			5

Overall impact – Negligible/slight

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

4.8.15 Viewpoint 15. Inglewood Road, to the north of Bleak House. (2km from Penrith Clock Tower)



Existing views and key components

- Completely agricultural view over pasture
- Occasional farm houses and buildings visible.
- Strong field boundaries provided by dry stone walling.
- Beacon Hill providing main focal point in the mid-distance with the Pennines just visible in the far distance.
- No visual evidence of Penrith.

Predicted views

- Parcels 30 and 31 dominate the view, with parcels 18 and 27-19 lower down and less visible.
- Development of Option Area 1 would completely alter the character of the **landscape and not display any visual coalescence with Penrith's existing built environment.**

Impact on visual amenity

- **The viewpoint has a low sensitivity.**
- It represents the view of to the north of Penrith, beyond any built environment, and that of the local farms.



The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	Low	Negligible/slight	2
Parcel 27	Low	Negligible/slight	2
Parcel 28	Medium	Slight	3
Parcel 29	Medium	Slight	3
Parcel 30	High	Slight/moderate	4
Parcel 31	High	Slight/moderate	4
			18

Overall impact – Slight

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.16 Viewpoint 16. Penrith Golf Club. (1.7km from Penrith Clock Tower)



##### Existing views and key components

- Elevated, undulating landscape of pasture above Penrith.
- Expansive views towards the fells around Ullswater in the far distance.
- **Clear distinction between Penrith's residential areas and Gilwilly Industrial Estate.**
- Views south towards the Eden Valley.

##### Predicted views

- Most of Option Area 1 is visible, with parcels 28 and 30 particularly prominent.
- Development would completely alter the views, preventing views across towards Ullswater.
- Housing would have a predicted vertical element of 2°
- This viewpoint represents the view from **the club's car park and club house.**
- Option Area 6 would be visible if Option Area 1 was not developed on.

## Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- Penrith Golf Club is a highly visited location by recreational users and promotes itself as having fine views over to the Lake District. It also actively seeks visiting players in addition to members.
- If Option Area 6 was developed, it would clearly show the extension of Penrith beyond Gilwilly Industrial Estate and lack visual coalescence with other residential areas of Penrith. However, the area is already compromised by its proximity to the M6, West Coast Main Line and Gilwilly Industrial Estate.

The magnitude of change of development of each parcel would be:

### Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	Medium	Slight/moderate	4
Parcel 27	Low	Slight	3
Parcel 28	High	Moderate	5
Parcel 29	Medium	Slight/moderate	4
Parcel 30	High	Moderate	5
Parcel 31	High	Moderate	5
			26

Overall impact – Slight/moderate

### Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	Negligible	Negligible/slight	2
Parcel 55	Negligible	Negligible/slight	2
Parcel 56	Negligible	Negligible/slight	2
Parcel 58	Negligible	Negligible/slight	2
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	Negligible	Negligible/slight	2
Parcel 97	None	No impact	0
			10

Overall impact – Negligible/slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.17 Viewpoint 17. Kemplay Bank Roundabout. (1.1km from Penrith Clock Tower)



#### Existing views and key components

- View dominated by busy roundabout joining A66, A6 and A686, including associated road signs and lighting columns.
- Retail Food Outlet, local hospital and DIY store main built elements.
- Housing visible in the mid-distance with Beacon Hill as the backdrop and main focal point.
- Expansive views towards the fells around Ullswater in the far distance.
- **Clear distinction between Penrith's residential areas and Gilwilly Industrial Estate.**
- Views south towards the Eden Valley.

#### Predicted views

- Option Area 1 may be indirectly visible, albeit to a small degree (less than 0.25° vertical element) above the existing housing, and potentially breaking the skyline. However, this would form such a small element in a busy scene where views are only fleeting.
- The very highest roofs of Option Area 4 might be visible above existing housing, although no sign is predicted to be visible.
- Option Area 5 is predicted to be visible, albeit to a small degree (less than 0.25° vertical element) but is actually entirely screened by planting adjacent to the A66.



- The Option Areas are only viewed when waiting at the eastbound entrance to the roundabout of the A66 or the northbound entrance of the A6.

#### Impact on visual amenity

- The viewpoint has a moderate sensitivity.
- Despite being a very busy road junction, the roundabout is a main access point into Penrith.
- The view is already greatly impacted by the nearby retail buildings.

The magnitude of change of development of each parcel would be:

#### Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	Low	Slight	3
Parcel 31	Negligible	Negligible/slight	2
			5

Overall impact – Negligible/slight

#### Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	Low	Negligible/slight	2
Parcel 15	Low	Negligible/slight	2
Parcel 52	None	No impact	0
Parcel 67	Negligible	Negligible	1
			5

Overall impact – Negligible/slight

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.18 Viewpoint 18. Approach Road to Center Parcs. (5.6km from Penrith Clock Tower)



##### Existing views and key components

- An overwhelmingly agricultural view in the valley floor.
- Small woodland areas and field boundaries feature strongly, with sporadic agricultural buildings.
- Profile Beacon Hill main focal point in the mid-distance with Lakeland Fells visible in the far distance.

##### Predicted views

- Option Areas 4 and 5 are predicted to be visible, but only less than 0.5° vertical element.
- Option Area 4 may show a slight enlargement to the current built mass of Penrith, but distance will greatly reduce any impact of this increase.
- Option Area 5 would be noticeable in the foreground of Penrith, but not greatly increase the footprint of the built mass, due to foreshortening.

##### Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- It represents the typical view from the approach to Center Parcs; one of the Penrith area's most important visitor attractions.

- Whilst not a main element in the view from this viewpoint, Penrith does clearly sit as a small town in a much wider, very rural landscape.

The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	Negligible	Negligible/slight	2
Parcel 14	Low	Slight	3
Parcel 15	Medium	Slight/moderate	4
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			9

Overall impact – Slight

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	Medium	Moderate	5
Parcel 26	Medium	Moderate	5
Parcel 53	Medium	Moderate	5
			15

Overall impact – Moderate

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.19 Viewpoint 19. Mayburgh Henge. (1.7km from Penrith Clock Tower)



#### Existing views and key components

- A view constrained by nearby tree belt planting and ancient earthworks of the Henge.
- Eamont Bridge evident close by.
- Beacon Hill the main focal point and back drop in the mid-distance.
- The A66 between Kemplay Bank and Junction 40 of the M6 highly evident and drawing attention away from other focal points.

#### Predicted views

- All Option Areas are screened by existing residential buildings or mature planting.
- Option Areas 1, 4 and 5 are predicted to be visible to a very small degree.

#### Impact on visual amenity

- **The viewpoint has a high sensitivity.**
- Despite residential development relatively close by, and the disturbance from the A66, the site is a prehistoric monument, managed by English Heritage, and with links to nearby King Arthur's Round Table and Brougham Castle.



The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	Negligible	Slight	3
Parcel 31	Negligible	Slight	3
			6

Overall impact – Slight

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.20 Viewpoint 20. Clifton Church. (3.4km from Penrith Clock Tower)



##### Existing views and key components

- Predominantly agricultural view, dominated by the A6.
- Large pasture fields in the foreground with strong woodland planting beyond and Beacon Hill as the main focal point and backdrop.
- Penrith visible below Beacon Hill.

##### Predicted views

- Option Areas 2, 3 and 6 not visible.
- Option Area 1 is visible directly above the line of the A6 and development would likely break the skyline and clearly lift the area of development above its current limit.
- The majority of Option Area 4 is well screened by the existing housing of the Carleton estate, but parcels 14 & 15 are highly visible and clearly beyond the current extent of Penrith. Parts of Option Area 5 are also highly visible and is clearly beyond the current extent of Penrith.
- Housing on all visible Option Areas is predicted to have a vertical element of around 0.25°.

Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- It is a listed building and a representative viewpoint from the village of Clifton. It is also representative of the view of traffic approaching Penrith along the A6 from Shap.

The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	Negligible	Negligible/slight	2
Parcel 27	Negligible	Negligible/slight	2
Parcel 28	Negligible	Negligible/slight	2
Parcel 29	Negligible	Negligible/slight	2
Parcel 30	Negligible	Negligible/slight	2
Parcel 31	Negligible	Negligible/slight	2
			2

Overall impact – Negligible/slight

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	Negligible	Negligible/slight	2
Parcel 11	Negligible	Negligible/slight	2
Parcel 12	Negligible	Negligible/slight	2
Parcel 13	Negligible	Negligible/slight	2
Parcel 14	Medium	Slight/moderate	4
Parcel 15	Medium	Slight/moderate	4
Parcel 52	None	No impact	0
Parcel 67	Negligible	Negligible/slight	2
			18

Overall impact – Slight

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	Negligible	Negligible/slight	2
Parcel 26	Negligible	Negligible/slight	2
Parcel 53	Medium	Slight/moderate	4
			8

Overall impact – Slight

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.21 Viewpoint 21. B5288 near Pallethill Farm. (4km from Penrith Clock Tower)



#### Existing views and key components

- Relatively close distance views of pasture with woodland beyond.
- Slopes above the M6 north of Penrith visible above the woodland, with Beacon Hill beyond.
- Residential areas beneath Beacon Hill visible.
- Pennines visible in the far distance.

#### Predicted views

- Option Area 1 is visible, but at an oblique angle and development would not break the skyline. Housing is predicted to have a vertical element of  $0.25^{\circ}$ .
- Option Area 2 is barely be visible, screened by topography and existing vegetation.
- Option Area 3 is highly visible, with the slopes of the site facing directly onto this viewpoint. Housing is predicted to have a vertical element of  $0.5^{\circ}$ .
- Option Area 4 is predicted to be barely visible, but is not due to existing planting and buildings.



Impact on visual amenity

- **The viewpoint has a low sensitivity.**
- Few people would view Penrith from this viewpoint, and it represents a typical view along the B5288 heading towards the Castletown area of Penrith.

The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	Low	Negligible/slight	2
Parcel 28	Low	Negligible/slight	2
Parcel 29	Low	Negligible/slight	2
Parcel 30	Medium	Slight	3
Parcel 31	Low	Negligible/slight	2
			11

Overall impact – Negligible/slight

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	Negligible	Negligible	1
Parcel 55	None	No impact	0
Parcel 56	Negligible	Negligible	1
Parcel 58	Negligible	Negligible	1
Parcel 69	Low	Negligible/slight	2
Parcel 70	Low	Negligible/slight	2
Parcel 72	Low	Negligible/slight	2
Parcel 96	Negligible	Negligible	1
Parcel 97	Low	Negligible/slight	2
			12

Overall impact – Negligible/slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.22 Viewpoint 22. Newton Rigg Campus. (4.2km from Penrith Clock Tower)



##### Existing views and key components

- A mixed view containing many different elements, including pasture, woodland, agricultural buildings, high voltage pylons, and Penrith itself. Gilwilly Industrial Estate visible in the foreground with housing beneath Beacon Hill also evident.
- The slopes of the land adjacent to the A6 (Option Areas 1, 2 & 3) very evident.

##### Predicted views

- Option Area 1 is visible, and development would break the skyline and greatly extend the built mass of Penrith. Housing is predicted to have a vertical element of around 2°.
- Parcels 23, 24 & 25 of Option Area 2 are highly visible, albeit slightly foreshortened. The remaining parcels are well screened and relate well to the existing housing of Pennyhill Park. Housing is predicted to have a vertical element of around 2°.
- Parcels 69, 70 & 97 of Option Area 3 are highly visible and development would greatly extend the built mass of Penrith. The remaining parcels are well screened and relate better to the existing development nearby. Housing is predicted to have a vertical element of around 2°.
- Option Area 6 is visible, but in the valley floor and only the roofs of any development would be visible, sitting well in the landscape.

## Impact on visual amenity

- **The viewpoint has a low sensitivity.**
- The viewpoint is on a busy pedestrian and cyclist route between Newton Rigg and Penrith. The cycle route also forms part of the National Cycle Network. However, the views are already compromised by the presence of the motorway, railway and high voltage pylons, and is not in a recognised tourist area, but is merely a passing-through point.

The magnitude of change of development of each parcel would be:

### Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	Low	Negligible/slight	2
Parcel 28	Negligible	Negligible	1
Parcel 29	Low	Negligible/slight	2
Parcel 30	Medium	Slight	3
Parcel 31	Medium	Slight	3
			11

Overall impact – Negligible/slight

### Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	Negligible	Negligible	1
Parcel 20	Negligible	Negligible	1
Parcel 21	Negligible	Negligible	1
Parcel 22	Low	Negligible/slight	2
Parcel 23	Medium	Slight	3
Parcel 24	High	Slight/moderate	4
Parcel 25	High	Slight/moderate	4
			16

Overall impact – Negligible/slight

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	Low	Negligible/slight	2
Parcel 55	None	No impact	0
Parcel 56	Low	Negligible/slight	2
Parcel 58	Negligible	Negligible	1
Parcel 69	High	Slight/moderate	4
Parcel 70	High	Slight/moderate	4
Parcel 72	Medium	Slight	3
Parcel 96	Medium	Slight	3
Parcel 97	High	Slight/moderate	4
			23

Overall impact – Slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	Medium	Slight	3
			3

Overall impact – Slight

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.23 Viewpoint 23. Newton Reigny. (4km from Penrith Clock Tower)



#### Existing views and key components

- A country lane bounded by hedgerows with small-scale pasture fields and strong field boundaries and hedgerows with mature trees.
- A highly rural view with Penrith in the distance beneath the focal point of Beacon Hill.

#### Predicted views

- Option Area 1 is partially visible. Whilst development would not break the skyline it would lack visual coalescence with Penrith. Housing is predicted to have a vertical element of  $0.5^\circ$ .
- Option Area 2 is predicted to be visible but in reality is screened due to existing vegetation.
- Option Area 3 is visible and housing is predicted to have a vertical element of just  $0.25^\circ$

#### Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- Newton Reigny is a small village in a rural location, and Penrith is the focal point while travelling towards it, and distinguishable beneath Beacon Hill.



The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	Negligible	Negligible/slight	2
Parcel 28	Negligible	Negligible/slight	2
Parcel 29	Negligible	Negligible/slight	2
Parcel 30	Medium	Slight/moderate	4
Parcel 31	Low	Slight	3
			13

Overall impact – Slight

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	Negligible	Negligible/slight	2
Parcel 55	None	No impact	0
Parcel 56	Negligible	Negligible/slight	2
Parcel 58	Negligible	Negligible/slight	2
Parcel 69	Negligible	Negligible/slight	2
Parcel 70	Negligible	Negligible/slight	2
Parcel 72	Low	Slight	3
Parcel 96	None	No impact	0
Parcel 97	Low	Slight	3
			16

Overall impact – Negligible/slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.24 Viewpoint 24. Penrith Castle Park and Penrith Castle. (500m from Penrith Clock Tower)



#### Existing views and key components

- A mixed view containing many different elements, including retail, castle ruins, formal park, bowling green, tennis courts/pavilion and residential areas of Penrith. Beacon Hill is the main backdrop.

#### Predicted views

- Option Area 1 is visible from areas within the park and from the castle ruins. Development would break the skyline and greatly extend the built mass of Penrith above its current limit. Housing is predicted to have a vertical element of around 2°.
- Option Area 3 is partially visible from some areas within the park with housing predicted to have a vertical element of around 2°

## Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- The park is a heavily used resource and includes the ruins of Penrith Castle; a notable local landmark, ancient monument and under the management of English Heritage. It is also directly opposite Penrith Railway Station, increasing its potential use by visitors.
- The immediate surroundings are mixed and do detract from the setting of the area as a whole.
- The site is elevated above Penrith.

The magnitude of change of development of each parcel would be:

### Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	None	No impact	0
Parcel 28	None	No impact	0
Parcel 29	None	No impact	0
Parcel 30	None	No impact	0
Parcel 31	None	No impact	0
			0

Overall impact – No impact

### Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	Low	Slight	3
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			3

Overall impact - Slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

### Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.25 Viewpoint 25. Thorpe Farm, Thorpe. (3.8km from Penrith Clock Tower)



#### Existing views and key components

- Predominantly rural, mixed landscape with pasture, village, woodland, and Penrith all visible.
- Beacon Hill forms the backdrop to Penrith and the main focal point.
- West Coast Main Line evident to the south of Penrith.
- Pennines visible in the far distance.

#### Predicted views

- Option Area 1 is visible, although development would not break the skyline. Housing is predicted to have a vertical element of less than 0.5°.
- Option Area 3 is visible although it is screened to some extent by being close to the local horizon and through existing vegetation.
- Option Areas 4 & 5 are predicted to be barely discernible with any housing having a vertical element of less than 0.05°.

#### Impact on visual amenity

- The viewpoint has a **moderate sensitivity**.
- The viewpoint represents the view from the local villages of Thorpe and Sockbridge which have views over the River Eamont towards Penrith.



The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	Negligible	Negligible/slight	2
Parcel 28	Negligible	Negligible/slight	2
Parcel 29	Negligible	Negligible/slight	2
Parcel 30	Negligible	Negligible/slight	2
Parcel 31	Negligible	Negligible/slight	2
			10

Overall impact – Negligible/slight

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	Negligible	Negligible/slight	2
Parcel 70	Negligible	Negligible/slight	2
Parcel 72	Negligible	Negligible/slight	2
Parcel 96	None	No impact	0
Parcel 97	Negligible	Negligible/slight	2
			8

Overall impact – Negligible/slight

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

#### 4.8.26 Viewpoint 26. Road near Glendowlin Lodges. (3.3km from Penrith Clock Tower)



##### Existing views and key components

- A predominantly rural view over pasture fields with strong hedge planting and field boundaries.
- Penrith very evident in the mid-distance with Beacon Hill behind.

##### Predicted views

- Option Area 1 is visible, although development would not break the skyline. Housing would sit comfortably above the existing residential areas, relating well with them. Housing is predicted to have a vertical element of  $0.25^\circ$ .
- Option Area 3 would be visible, and parcels 69, 70 & 97 would be evident as sitting beyond the current limit of Penrith. The remaining parcels would sit comfortably with the existing residential areas.

##### Impact on visual amenity

- **The viewpoint has a low sensitivity.**
- The viewpoint is a best representative viewpoint from locations this distance to the south of Penrith and for the holiday complex of Glendowlin Lodges.
- Distance renders resolvable detail unlikely.

The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	None	No impact	0
Parcel 27	Negligible	Negligible	1
Parcel 28	Negligible	Negligible	1
Parcel 29	Negligible	Negligible	1
Parcel 30	Negligible	Negligible	1
Parcel 31	Negligible	Negligible	1
			5

Overall impact – Negligible

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	Negligible	Negligible	1
Parcel 24	Negligible	Negligible	1
Parcel 25	Negligible	Negligible	1
			3

Overall impact – Negligible

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	Negligible	Negligible	1
Parcel 70	Negligible	Negligible	1
Parcel 72	Negligible	Negligible	1
Parcel 96	None	No impact	0
Parcel 97	Negligible	Negligible	1
			4

Overall impact – Negligible

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – Negligible/slight

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

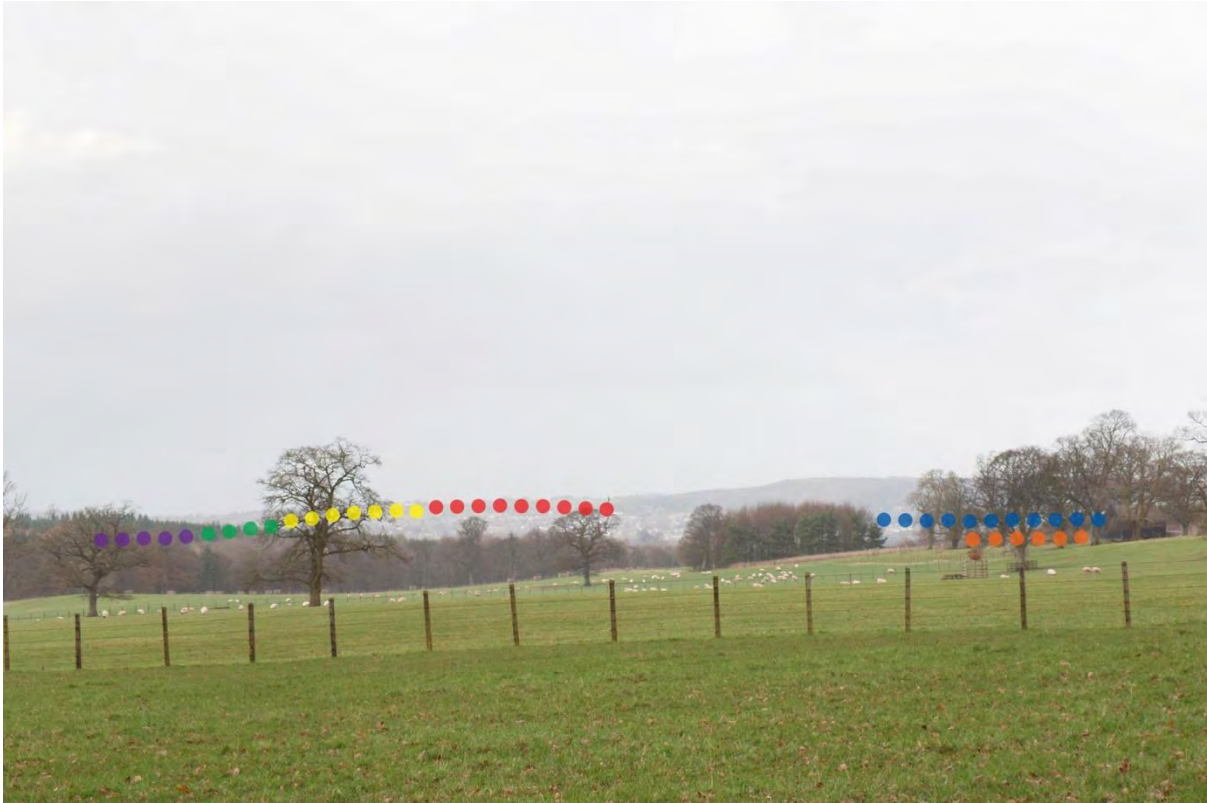
Overall impact – No impact

Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

4.8.27 Viewpoint 27. Lowther Castle park road near Buckholme Drive. (5.8km from Penrith Clock Tower)



Existing views and key components

- A designed parkland landscape with mature woodland on surrounding undulating land.

Predicted views

- Option Areas 1 & 3 are visible above woodland planting, but at over 5km distance, their individual part in the landscape is barely discernible. Housing is predicted to have a vertical element of around  $0.25^\circ$ .

Impact on visual amenity

- **The viewpoint has a moderate sensitivity.**
- The area is a highly designed landscape, in front of a famous listed building and is the location for notable events.
- Distance renders resolvable detail unlikely.



The magnitude of change of development of each parcel would be:

Option Area 1

Parcel	Magnitude of change	Impact	Score
Parcel 18	Negligible	Negligible/slight	2
Parcel 27	Negligible	Negligible/slight	2
Parcel 28	Negligible	Negligible/slight	2
Parcel 29	Negligible	Negligible/slight	2
Parcel 30	Negligible	Negligible/slight	2
Parcel 31	Negligible	Negligible/slight	2
			12

Overall impact – Negligible/slight

Option Area 2

Parcel	Magnitude of change	Impact	Score
Parcel 19	None	No impact	0
Parcel 20	None	No impact	0
Parcel 21	None	No impact	0
Parcel 22	None	No impact	0
Parcel 23	None	No impact	0
Parcel 24	None	No impact	0
Parcel 25	None	No impact	0
			0

Overall impact – No impact

### Option Area 3

Parcel	Magnitude of change	Impact	Score
Parcel 41	None	No impact	0
Parcel 55	None	No impact	0
Parcel 56	None	No impact	0
Parcel 58	None	No impact	0
Parcel 69	None	No impact	0
Parcel 70	None	No impact	0
Parcel 72	None	No impact	0
Parcel 96	None	No impact	0
Parcel 97	None	No impact	0
			0

Overall impact – No impact

### Option Area 4

Parcel	Magnitude of change	Impact	Score
Parcel 10	None	No impact	0
Parcel 11	None	No impact	0
Parcel 12	None	No impact	0
Parcel 13	None	No impact	0
Parcel 14	None	No impact	0
Parcel 15	None	No impact	0
Parcel 52	None	No impact	0
Parcel 67	None	No impact	0
			0

Overall impact – No impact

### Option Area 5

Parcel	Magnitude of change	Impact	Score
Parcel 16	None	No impact	0
Parcel 26	None	No impact	0
Parcel 53	None	No impact	0
			0

Overall impact – No impact

## Option Area 6

Parcel	Magnitude of change	Impact	Score
Parcel 65	None	No impact	0
			0

Overall impact – No impact

### 4.9 Summary of Visual Impacts

Using the scoring system described in 4.6, the cumulative visual impact of each Option Area from all the visual receptors is:

Option Area	Total Score
1	38
2	7
3	27
4	42
5	43
6	7

From this, it can clearly be seen that in general terms, development of Option Areas 5, 4 and 1 would create the most visual impact. However, what the above **results don't show is that the development of some parcels would create far** more visual impact than others, and if these parcels were left un-developed, or used for open space, etc, the visual impact of the Option Area as a whole could be greatly reduced.

Using the same scoring method, the cumulative visual impact from the development of each individual parcel is:

Option Area	Parcel	Total Score	Option Area	Parcel	Total Score
Option Area 1	18	<b>22</b>	Option Area 4	10	<b>8</b>
	27	<b>30</b>		11	<b>14</b>
	28	<b>36</b>		12	<b>15</b>
	29	<b>35</b>		13	<b>21</b>
	30	<b>48</b>		14	<b>41</b>
	31	<b>43</b>		15	<b>43</b>
Option Area 2	19	<b>1</b>		52	<b>3</b>
	20	<b>1</b>		67	<b>13</b>
	21	<b>1</b>	Option Area 5	16	<b>33</b>
	22	<b>2</b>		26	<b>33</b>
	23	<b>8</b>		53	<b>45</b>
	24	<b>9</b>	Option Area 6	65	<b>7</b>
	25	<b>9</b>			
Option Area 3	41	<b>15</b>			
	55	<b>8</b>			
	56	<b>15</b>			
	58	<b>14</b>			
	69	<b>15</b>			
	70	<b>15</b>			
	72	<b>24</b>			
	96	<b>16</b>			
	97	<b>18</b>			

This clearly indicates that development of the following parcels would create a particularly large degree of visual impact:

- Parcels 30 & 31 in Option Area 1
- Parcels 14 & 15 in Option Area 4
- Parcels 16, 26 and 53 in Option Area 5

#### 4.10 Summary Against Planning Policy

Theme	Policy	Summary
Landscape Character	Structure Plan policy E37 Local Development Plan policy NE1	The development of any of the Option Areas will impact on the landscape character in their immediate vicinity and within the area themselves. Part of Option Area s 4 (Parcels 10 – 13, 52 and 67) and Option Area 2 (Parcels 19-22) are very well screened and adjacent to existing areas of residential development. The development of remaining parcels in those Option Areas and the remaining Option Areas will have a more noticeable effect on the character of the surrounding area, although there would be scope to retain and enhance some local characteristics through layout and additional boundary planting.
Historic Environment Scheduled Ancient Monuments	Structure Plan policy E38 Local Development Plan policy B8	Parcels 14 & 15 of Option Area 4, and much of Option Area 5 is visible from Brougham Castle and could lead to an reduction in the detached feel the Castle currently has from Penrith. However, the A66 already has a major <b>detrimental impact on the Castle’s setting</b> .  Option Areas 1 and 2 are very evident from Penrith Castle and Castle Park and development could result in the edge of the town encroaching beyond the natural visual envelope, whilst currently, the edge of the town can be read from this area. No impact would be evident at any other local Grade 1 or Grade 2* listed buildings in the area around Penrith.
Woodlands and Trees	Structure Plan policy E40 Local Development Plan policy NE13	Few noteworthy trees or hedgerows exist on the Option Areas, but boundary planting and areas of public open space would allow the creation of meaningful planting to take place and be managed. There is scope to continue the woodland planting on the north embankment of the A66 as it passes Carleton Hall Farm to continue around the southeastern edge of Option Area 5 to give a larger planting belt and to screen any development within the area.

## 5.0 Summary and Conclusions

The development of Greenfield sites is always likely to encounter opposition because of negative landscape or visual impact. However, to accommodate the housing numbers Eden District Council have to provide, there is no alternative but to explore the suitability of such sites.

This report has assessed the likely impact that housing at 30 dwellings/hectare will have on the landscape of the site and immediate area, and on the visual impact development would have on the area as a whole. From the analysis, it is clear that the development of some Option Areas will have less of an overall negative impact than others, and that the development of some individual parcels within each Option Area will have less negative impact than others.

In general terms, it is apparent that development of Option Area 2 would cause the least landscape impact, followed by Option Areas 1, 3 & 6, with development of Option Areas 4 & 5 creating the greatest landscape impact. With regard to visual impact, Development of Option Areas 2 & 6 would cause the least impact, followed by Option Area 3, Option Area 1, with Option Areas 4 & 5 causing the greatest visual impact. However, certain parcels within each Option Area cause greater levels of impact than others, and mitigation of these impacts could sometimes significantly reduce the overall impact for the Option Area concerned.

At a larger scale, it is apparent that Option Areas 1, 2 & 3 extend Penrith into open countryside to the north. It is also clear **that this area doesn't** offer any natural or obvious barriers to further development in the future. Development here would allow the character of Penrith, sitting beneath The Beacon, to be retained. This area, already subject to impact from the A6, M6 and West Coast Mainline, would be less sensitive than land around the River Eden, Brougham Castle and backdropped by the Pennines. It may be, therefore, that if Penrith is to expand in the future (beyond the current Development Plan period), this would be the direction in which it should.

## 5.1 Option Area 1

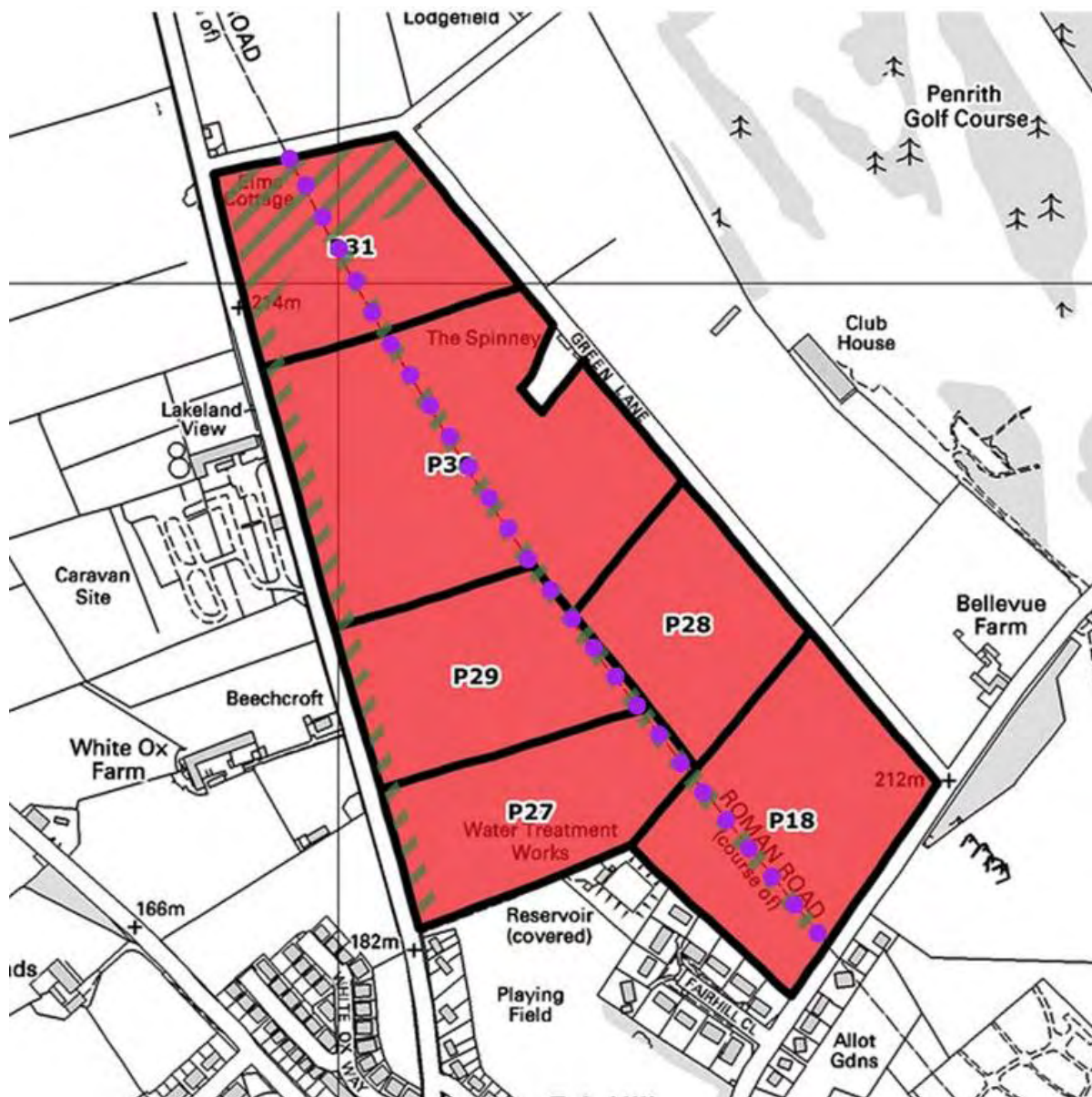
This Option Area scores the joint second-lowest in terms of landscape impact development would cause, but in terms of visual impact, development of the area would cause the third largest level of impact.

In very general terms, the areas with highest visibility of the Option Area (outside of the immediate vicinity) are areas to the west of Gilwilly, around Newton Rigg, Newbiggin and land to the northeast and southwest of Tirril. The visual receptors within these areas are generally low sensitivity due to being outside any formal landscape classification areas and not being within areas highly visited by tourists. Sensitivity is also reduced, particularly for those receptors closer to the area, due to the presence of the M6, West Coast Mainline, A6 or A66, which already create a large negative impact.

In terms of landscape impact, some is inevitable, as the land use would change from agricultural to developed land, for which is very difficult to mitigate. However, tree and hedgerow removal, where unavoidable, could easily be mitigated for within detailed landscape schemes for individual sites. One specific measure to **reduce the area's landscape impact is** to acknowledge or maintain if the route of the Roman Road. This could be achieved very simply through incorporating its route into any development street-plan, or providing a linear open-space.

In terms of visual impact, much of this would be **caused through the area's** elevated location and consequent wide area of visibility; it is partly visible from approximately 9300 hectares within an 8.5km radius. When assessed, it has been scored on the basis of the surrounding landscape remaining in its current state. If this were to be the case, it is unlikely that Option Area 1 could be recommended for housing, as it would create a stark finger of development emanating from Penrith, which would appear arbitrary and would not sit naturally in the landscape. However, when considered with the potential development of nearby Option Areas 2 and 3, it would form part of a much larger and more cohesive development area and would not look as isolated. This in itself would greatly help to reduce its visual impact.

With the exception of parcel 18, all the parcels score higher than parcels within any other Option Area on the west of Penrith (Areas 2, 3 and 6), with parcels 30 & 31 scoring particularly highly; parcel 31 scores the highest out of all parcels assessed. However, when assessed, it has been scored on the basis of the surrounding landscape remaining in its current state. Based on this, only parcel 18 could be developed in isolation without creating an unacceptable visual impact. The rest of Option 1 can be developed, however, if Option Areas 2 and 3 are also developed as the area would then form part of a much larger and more cohesive development area and would not look as isolated. This in itself would greatly help to reduce its visual impact.



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Mitigation measures for the Option Area as a whole could include: -

- Retention of existing tree and hedge planting, wherever possible.
- Reinforcing roadside tree planting along both Green Lane and Inglewood Road to emphasise the historic road layout and reduce the visual impact of house frontages.
- Allowing a buffer zone alongside Inglewood road to reduce the impact of development on an existing rural road, and to allow for large native species to be planted (indicated by green hatch on map below).
- Ensuring tree planting is prominent along the ridge line as viewed from the west of Penrith so **the existing agricultural ridge isn't replaced by** rooflines and built form (indicated by green hatch on map below). This



could combine with acknowledging the route of the Roman Road (indicated by purple dotted line on map below).

- Ensuring street patterns run roughly parallel to Green Lane and Inglewood Road to reduce any appearance of fragmentation of the site and the visibility of parked cars.
- Ensuring houses face on to Inglewood Road and Green Lane to prevent these existing routes becoming merely rat-runs and to provide active streets.
- Ensuring street-lighting is provided using full cut-off light fittings to prevent visual impact at night over a large area.

Specific mitigation measures should focus on reducing the impact caused by any development of parcels 30 and 31, by increasing the buffer between development and Inglewood Road, and the northern tip of parcel 31 to reduce any stark, arbitrary and unnatural looking boundaries between developed and non-developed land, perhaps by utilising such land as public open space, or simply leaving it undeveloped.

## 5.2 Option Area 2

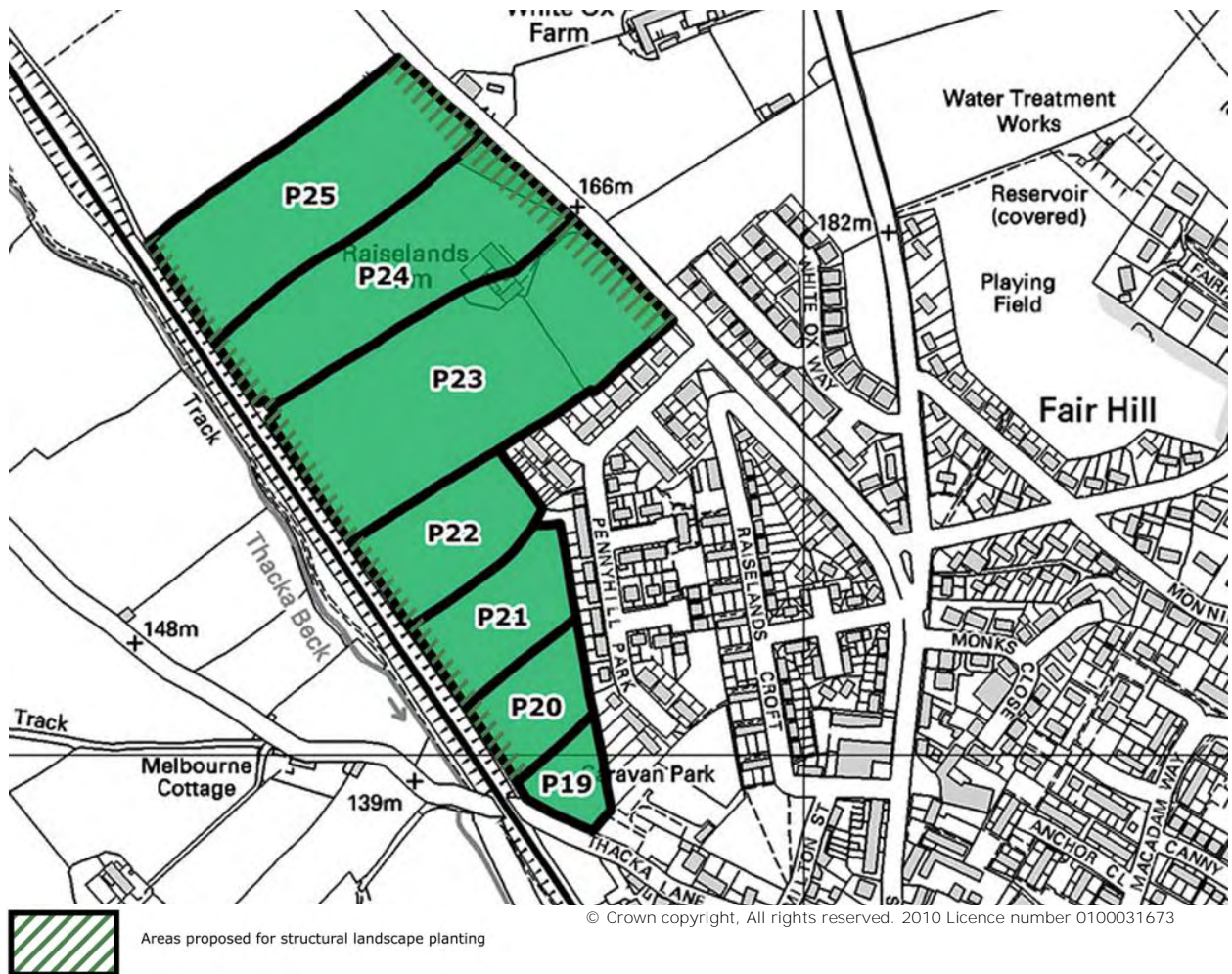
This Option Area scores the lowest in terms of the landscape impact development would cause, while in terms of visual impact, the area scores joint lowest.

In very general terms, the areas with highest visibility of this Option Area (outside of the immediate vicinity) are areas to the west of the M6 and around the Newton Rigg campus. There are few visual receptors of this Option Area and those that there exist are generally low sensitivity due to being outside any formal landscape classification areas and not being within areas highly visited by tourists. Sensitivity is also reduced, particularly for those receptors closer to the area, due to the presence of the M6, West Coast Mainline, A6 or A66, which already create a large negative impact.

In terms of landscape impact, some is inevitable, as the land use would change from agricultural to developed land, for which is very difficult to mitigate. Tree and hedgerow removal, where unavoidable, could easily be mitigated for within a detailed landscape scheme for individual sites, but there are some mature hedgerows crossing the site which are worthy of retention within a structural landscape plan.

In terms of visual impact, the Option Area is partly visible over approximately 4900 hectares within an 8.5km radius. Many of the parcels within the Option Area are immediately adjacent to the existing housing of Pennyhill Park, and this ensures they would relate very well with **Penrith's existing development. Parcels 19-22** also sit very well between Pennyhill Park and the West Coast Mainline, ensuring that their development would have very little impact at all. Parcel 23 benefits from its proximity to the existing housing, and would comfortably accommodate housing, particularly if parcels 19-22 had already been developed.

Parcels 24 & 25 would cause a larger degree of visual impact compared to other parcels within the area, but still far lower than almost parcel in other Option Areas. Their development should follow the development of the other adjacent parcels, but should also not be dependent on the development of adjacent Option Areas as is the case elsewhere.



Mitigation measures for the Option Area as a whole could include: -

- Retention of existing tree and hedge planting, wherever possible, particularly a hedge line running between parcels 22 and 23.
- Reinforcing roadside tree planting along the A6 to help reduce road noise and to mirror roadside planting suggested alongside Inglewood Road and Green Lane (indicated by green hatch on map below).
- Install a buffer zone of mature planting alongside the West Coast Mainline, ensuring any trees proposed do not cause hindrance to the railway in the autumn (indicated by green hatch on map below).
- Ensure the highest density of housing is adjacent to Pennyhill Park with lower density in parcels 24 and 25.
- Ensure a feathered edge (ie. Lower densities) to any development towards the northwest edge (parcel 25) of the Option Area to help the transition between the built environment and open countryside.
- If development beyond this parcel is anticipated in the future, then the edge should be designed to allow this.
- Ensuring street-lighting is provided using full cut-off light fittings to prevent visual impact at night over a large area.

### 5.3 Option Area 3

This Option Area scores the joint second-highest in terms of landscape impact development would cause, while in terms of visual impact, development of the area would cause the second lowest level of impact.

In very general terms, the areas with highest visibility of the Option Area (outside of the immediate vicinity) are areas to the west of Gilwilly, around Newton Rigg and Newbiggin. The visual receptors within these areas are generally low sensitivity due to being outside any formal landscape classification areas and not being within areas highly visited by tourists. Sensitivity is also reduced, particularly for those receptors closer to the area, due to the presence of the M6, West Coast Mainline, A6 or A66, which already create a large negative impact.

In terms of landscape impact, some is inevitable, as the land use would change from agricultural to developed land, for which is very difficult to mitigate. However, this Option Area does contain a large amount of large mature tree planting with some substantial hedgerows, and were these to be protected, the landscape impact would be far lower. There is also an element of landscape impact due to the presence of the existing White Ox Farm, which lends its name to nearby streets, and may well be lost with development, causing a minor negative impact.

In terms of visual impact, most would be caused due to the way the parcels extend north from Penrith and may not relate to the existing built-form of the town. The Option Area is partly visible from approximately 8500 hectares within an 8.5km radius making it the second-most visible in terms of area.

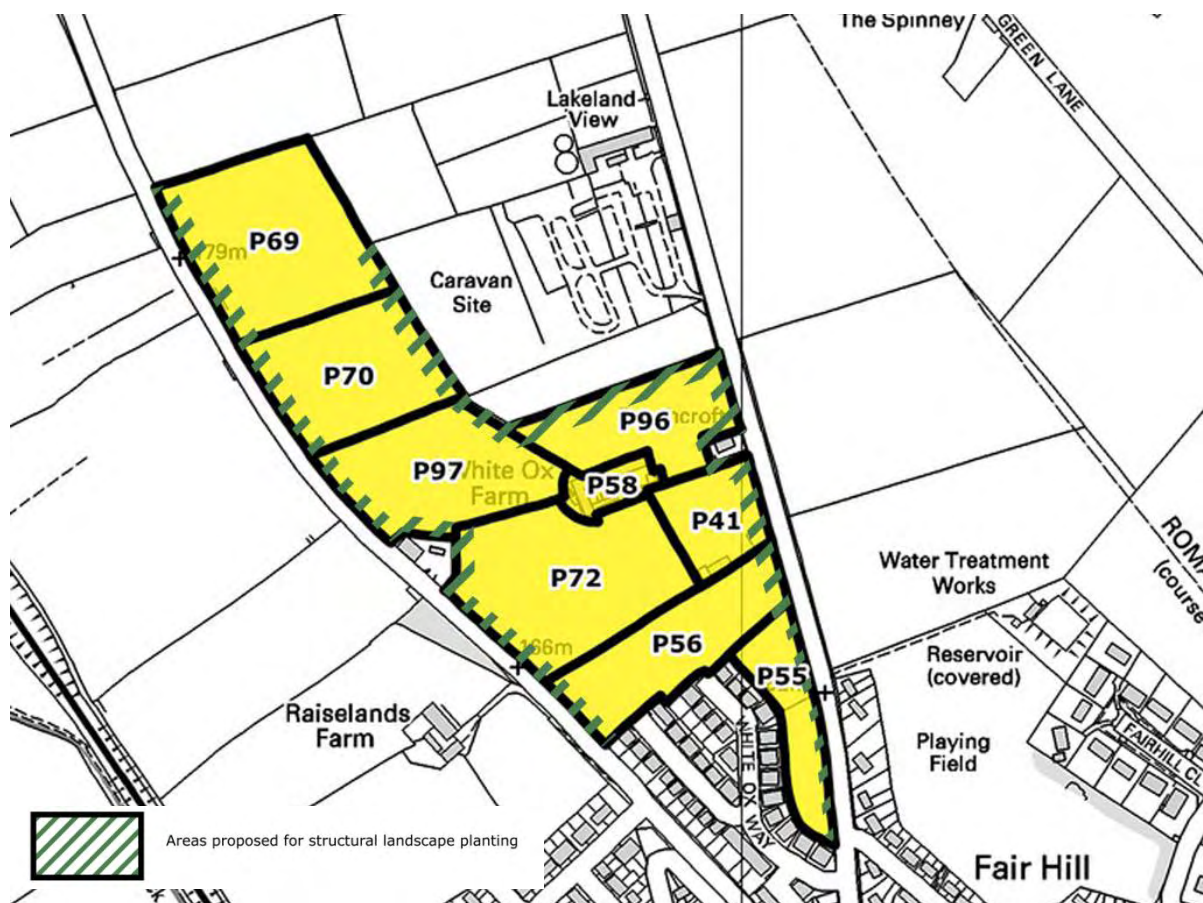
When assessed, it has been scored on the basis of the surrounding landscape remaining in its current state. If this were to be the case, it is unlikely that parcels 72, 97, 70 and 69 could be recommended for housing, as it would create a stark finger of development emanating from Penrith, which would appear arbitrary and would not sit naturally in the landscape. However, when considered with the potential development of nearby Option Area 2 and particularly Option Area 3 above it, it would form part of a much larger and more cohesive development area and would not look as isolated. This in itself would greatly help to reduce its visual impact.

Parcels 55 & 56 could be developed without causing any significant visual impact due to being adjacent to existing housing. This in itself would help reduce the impact of the development of parcel 72, which scored highest in terms of visual impact. However, its score is still far below that of all but one parcel in Option Area 1, parcels 14 & 15 in Option Area 4 and all of Option Area 5.

There is a mature and significant hedgerow with mature large trees which should be retained. This may need to be broken through to allow access to parcels 69, 70 & 97, but ideally should be left intact with access to those parcels provided off the A6. This large hedgerow feature would allow for a change of character between the parcels to its southeast and those to its northwest. This would prove beneficial as parcels 69, 70 & 97 would appear distinct from the adjacent Option Area 2 and may require considerable landscape mitigation in the form of a buffer zone both alongside the A6 and the adjacent caravan park. If Option Area 1 was not developed, then development of parcels 69, 70 & 97 may prove too great an intrusion into open countryside, but with development of Option Area 1, from most receptors, such development would relate well to the larger overall development of this area.

Because this Option Area sits between Option Areas 1 and 2, its development, more than any other, is dependent on what takes place either side of it. It would therefore seem sensible to create a masterplan for all three Option Areas to ensure a logical and coherent design is achieved.

Whilst the northern boundary of parcel 25 is with open countryside, it may prove advantageous to allow development up to this boundary. If Option Area 3 was developed then parcels 97, 70 and 69 would extend further into open countryside above it, and perhaps allow for development beyond the northern boundary to take place with minimal visual impact. If it was considered at a later date that parcel 25 was the limit of acceptable development, then landscape mitigation may be possible in the adjacent field rather than precluding this possibility at this stage.



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Mitigation measures for the Option Area as a whole could include: -

- Retention of existing tree and hedge planting, wherever possible, particularly between parcels 72 and 97.
- Reinforcing roadside tree planting along the A6 and Inglewood Road to help reduce road noise and to mirror roadside planting suggested alongside the opposite side of Inglewood Road and Green Lane.
- Allowing a buffer zone alongside the A6 and Inglewood Road to allow for large native species to be planted.
- Ensuring street patterns run roughly parallel to the A6 and Inglewood Road to reduce any appearance of fragmentation of the site and the visibility of parked cars.
- Ensuring houses face on to Inglewood Road to prevent this existing route becoming a rat-run. This would also be desirable alongside the A6, but less essential due to the different nature of the road.
- Ensuring street-lighting is provided using full cut-off light fittings to prevent visual impact at night over a large area.

## 5.4 Option Area 4

This Option Area scores the joint highest in terms of landscape impact development would cause, and the second-highest in terms of visual impact.

In very general terms, the areas with highest visibility of the Option Area (outside of the immediate vicinity) are areas around Brougham Castle, Clifton and land to the north and northwest, and the area around Whinfell Park and to the west of Whinfell Forest. The visual receptors within these areas tend to have a higher sensitivity than those to the west of the town due to their more rural setting away from the transport corridor of the M6/A6/West Coast Main Line. The Option Area is partly visible from approximately 7700 hectares within an 8.5km radius making it the third-most visible in terms of area. However, the **vast majority of the area's visibility is caused by parcels 14 & 15.**

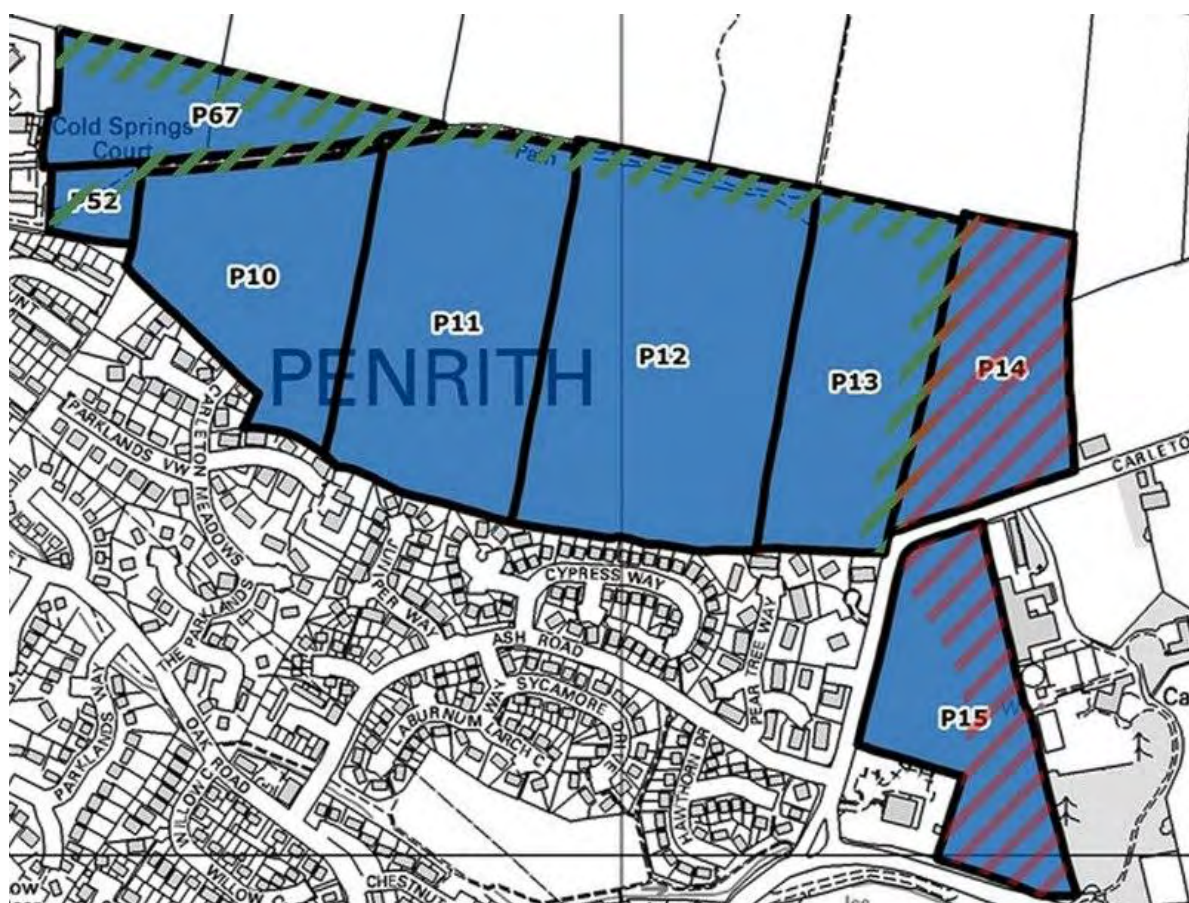
In terms of landscape impact, some is inevitable, as the land use would change from agricultural to developed land, for which is very difficult to mitigate. The area does have a good network of hedgerows and mature trees, the retention of which would be highly beneficial, particularly on the boundary. The footpath network should also be retained, particularly with Green Lane running along the northern boundary and between parcels 10 and 67. If this can be achieved, then there seems no reason that development of parcel 67 could not be considered, but it is important to maintain the green lane as an important element.

In terms of visual impact, all but parcels 14 and 15 score relatively low with the impact limited to the immediate area and views along Beacon Edge. From the wider area, the parcels sit very well within the existing landscape and cannot be seen. They fill an area bounded by existing development and framed within an established boundary formed by Carleton Hill Road. Their development could be mitigated for from receptors with visibility by ensuring the boundary with the open countryside is a feathered one, and not a stark line of rear boundary fences, as is currently the case with the properties along Cypress Way and Pear Tree Way. Possible measures could include providing a buffer between housing and **the area's boundary to allow for large native tree planting which would also** help the whole area sit favourably within the landscape.

Parcels 14 and 15 score highly in terms of visual impact. Their potential visual impact compares to that which would be caused by the development of parcels 30 and 31 within Option Area 1, but they differ in that they sit beyond the natural boundary of Carleton Hill Road and the existing neighbouring development, and extend into what can be considered true open countryside, whereas there are no such obvious boundaries to Option Area 1. Parcel 14, and to a greater extent, parcel 15 are highly visible from Brougham Castle (which is a very sensitive receptor) and help contribute towards an existing visual separation between the castle and Penrith.

There is some existing development potential within parcel 15, providing development is constrained towards a smaller section formed by Carleton Hill Road and the veterinary centre. This would ensure a separation is retained between Carleton Hill Road and Carleton Hill Farm, reduce impact from Brougham Castle, and still allow views from Carleton Hill Road and the footpath between parcels 13 & 14 to be retained over open countryside towards the castle and beyond.

Parcel 14 sits above a sharp turn in Carleton Hill Road, and is separated from adjacent parcel 13 by a public footpath. Development of this parcel would be very difficult to mitigate and would always appear to be beyond the natural developable area. It would be ideal if a section of parcel 14 nearest the boundary with parcel 13 could be utilised for structural landscape improvements and increased large native tree planting to help improve the landscape character and ensure the eastern edge of any development sits comfortably within the landscape. If development was essential within parcel 14, and the more sensitive areas of parcel 15, then mitigation, such as structural planting, may be required in adjoining land, to ensure a gentle transition between development and open countryside occurs.



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Areas proposed for structural landscape planting



Areas considered most sensitive in terms of visual impact, if developed.



Mitigation measures for the Option Area as a whole could include: -

- Retention of existing tree and hedge planting, wherever possible.
- Providing structural landscaping consisting of large native species and hedgerows along Carleton Hill Road and adjacent to the public footpath extending north from Carleton Hill Road. Also along the existing green lane, particularly where it cuts between parcels 67 and 10.
- Allowing a buffer zone along the northern boundaries of parcels 67, 11, 12 and 13, and eastern boundaries of parcel 13 to reduce the impact of development on the open countryside and to avoid a stark development boundary.
- Ensuring a separation between any development within parcel 15 and Carletonhill Farm is maintained, and that views from the public footpath towards Brougham Castle and beyond are maintained.
- Ensuring street patterns run roughly east-west to reduce any appearance of fragmentation of the site and the visibility of parked cars.
- Ensuring street-lighting is provided using full cut-off light fittings to prevent visual impact at night over a large area.
- Providing structural buffer planting within parcel 14.

## 5.5 Option Area 5

This Option Area scores the joint highest in terms of landscape impact development would cause, and highest in terms of visual impact.

In very general terms, the areas with highest visibility of the Option Area (outside of the immediate vicinity) are areas around Brougham Castle, Clifton and land to the north and northwest, and the area around Whinfell Park and to the west of Whinfell Forest. The visual receptors within these areas tend to have a higher sensitivity than those to the west of the town due to their more rural setting away from the transport corridor of the M6/A6/West Coast Main Line. The Option Area is partly visible from approximately 4300 hectares within an 8.5km radius making it the second-least visible in terms of area. However, its impact on some very sensitive receptors would be very substantial.

In terms of landscape impact, the site has a very rural feel, with the main bulk of Penrith screened and views directed over the Eden Valley and towards Brougham Castle. The A66 does reduce any feeling of isolation, but it still retains an overwhelmingly rural feel. Rights of way would be affected, although this could be mitigated. However, the area does form a very important green space separating Penrith from Brougham Castle, and reduction of this could cause **great impact to Brougham Castle's setting. The area also currently** allows views from Carleton Hill Road and the footpath between parcels 13 and 14 over open countryside and Brougham Castle. As approached from the east along the A66, the area helps define the edge between the open countryside and Penrith with any existing housing sitting beyond a ridge line back from the road. There is also a section of the Roman Road, the route of which is found in Option Area 1. A large section has already been developed upon within the Frenchfield sports development, and this would be the last remaining section before Penrith.

In terms of visual impact, all the parcels score very highly, exceeded only by parcels 29, 30 and 31 in Option Area 1 and parcels 14 & 15 in Option Area 4. Option Area 5 should be read in conjunction with parcels 14 and 15 of Option Area 5 as they share many features and characteristics. As with parcels 14 & 15, they protrude beyond a clearly defined natural boundary of developable land in Penrith, and unlike parcels 30 and 31, could not easily be mitigated or made to sit comfortably within the landscape.

There is some development potential within a section formed roughly by the veterinary centre, the houses of Harthwaite Garden and behind the existing buildings of Carleton Avenue. Whilst this would undoubtedly have a substantial impact on the existing residents, such housing would still be sitting back within an existing development envelope. It would also only be viewed at a very oblique angle from all receptors, thereby reducing its impact visually. This section also coincides with a ridgeline in the area as viewed from the A66 and Brougham Castle, and behind which development would not be visible in its entirety. Structural planting along this boundary should not be necessary and would actually prevent views over towards the Eden Valley and Brougham Castle as is currently the case.

Beyond this area, any development would be very noticeable both from Brougham Castle and the A66 approach to Penrith, standing high above the road, being fully visible and breaking the skyline. It would be possible to screen development if the steep embankment on parcel 53's boundary were planted, but this would still result in the loss of a green space separating Penrith from Brougham Castle and also impact the approach into Penrith from Alston along the A686. This non-developed area would also link to another non-developed area proposed within parcel 15.



Areas considered most sensitive in terms of visual impact, if developed.

Mitigation measures for the Option Area as a whole could include: -

- Retention of existing tree and hedge planting, wherever possible.
- Ensuring a separation between any development and the A66/Brougham Castle is maintained, and views from Carleton Hill Road over open countryside are maintained.
- Ensuring street-lighting is provided using full cut-off light fittings to prevent visual impact at night over a large area.

## 5.6 Option Area 6

This Option Area differs from the other five studied, as it is proposed to be predominantly employment land, but with the possibility of accommodating some housing development if required.

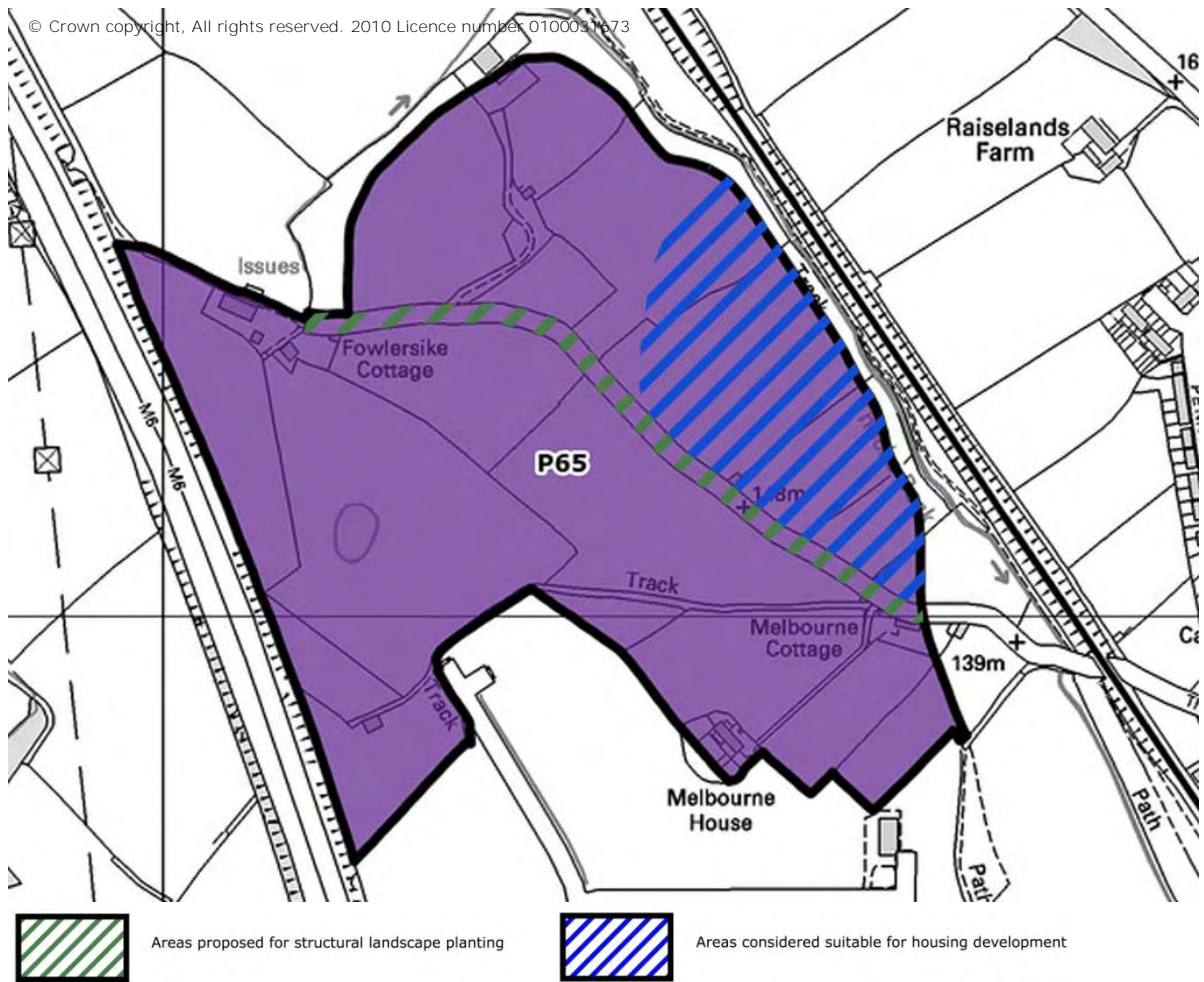
This Option Area scores the joint lowest in terms of landscape impact development would cause, and also joint lowest in terms of visual impact.

In very general terms, the areas with highest visibility of the Option Area (outside of the immediate vicinity) are areas either side of the M6 and West Coast Mainline corridor, south of Junction 41 and the area around Option Area 1. Outside of this area, there are very few visual receptors. The Option Area is partly visible from approximately 3700 hectares within an 8.5km radius making it the least visible in terms of area.

In terms of landscape impact, the main threat would come from the loss of historic rights of way, but these could easily be accommodated within any development plan, or diverted if needed.

In terms of visual impact, development could actually prove beneficial as the area currently has a neglected feel to it and is blighted by the proximity of the M6 and West Coast Mainline. However, because the area is also very close to Gilwilly Industrial Estate, and the motorway, it is unlikely that the housing would provide better use of the land than employment development for the majority of the area.

A section adjacent to Option Area 2, on the opposite side of the railway line, could be utilised for housing if access were possible over the railway line. Housing in this section would further reinforce a sizeable area of housing development to this area of Penrith as it would be read in conjunction with not only Option Area 2, but also areas 1 and 3, should they be developed, and particularly if the area of land between the Option Area and the railway could be brought in. A natural boundary between housing and employment land could be provided by Thacka Lane, and landscape improvements along this route could **double as a visual barrier between Penrith's industrial and housing areas**, improving the image of the town as viewed from the motorway.



Mitigation measures for the Option Area as a whole could include: -

- Structural landscape planting alongside Thacka Lane.
- Retention of existing hedge and tree planting where possible.
- Ensuring street-lighting is provided using full cut-off light fittings to prevent visual impact at night over a large area.