



**PENRITH – HEART OF EDEN**  
**2019 – 2032**

*A great place to live, work and visit*

**NEIGHBOURHOOD DEVELOPMENT  
PLAN**

**Penrith Town Council**

**April 2024**

**Penrith Neighbourhood Development Plan  
April 2024**

## Table of Contents

Acknowledgements .....	5
Foreword .....	7
The Consultation Process .....	8
1. Introduction and Background.....	10
2. Penrith: A Historic Town.....	12
3. Key issues for Penrith today .....	14
3.1 Sustainable Development.....	14
3.2 Housing .....	15
3.3 Greenspaces.....	17
3.4 Culture and Leisure .....	17
3.5 Wellbeing .....	19
3.6 Car Parking and Public Transport.....	22
3.7 Traffic Management.....	24
3.8 Penrith Town Centre .....	26
3.9 Employment.....	28
3.10 Tourism .....	29
4. Planning Policy Context.....	30
5. Penrith NDP Vision and Objectives.....	34
Objective 1: Sustainable Development.....	34
Objective 2: Housing .....	34
Objective 3: Greenspaces .....	34
Objective 4: Culture and Leisure .....	34
Objective 5: Wellbeing.....	34
Objective 6: Town Centre Car Parking .....	34
Objective 7: Penrith Town Centre.....	35
6. Neighbourhood Development Plan Policies .....	36
Objective 1: Sustainable Development.....	36
Objective 2: Housing .....	46
Objective 3: Greenspaces .....	50
Objective 4: Culture and Leisure .....	53
Objective 5: Wellbeing.....	56

Objective 6: Town Centre Car Parking .....	59
Objective 7: Penrith Town Centre .....	61
7. Next Steps .....	66
Abbreviations .....	67
Glossary .....	69
Bibliography .....	74
APPENDICES .....	75
APPENDIX I: Penrith - A Historic Town .....	76
APPENDIX II: Future Growth Areas .....	83
APPENDIX III: Social Housing Waiting List (March 2018).....	87
APPENDIX IV: Social Housing: Applicants by Type of Household.....	90
APPENDIX V: Housing Stock and Occupancy: Penrith (2011) .....	91
APPENDIX VI: Rental Costs .....	93
APPENDIX VII: Median Property Price by Ward .....	96
APPENDIX VIII: Penrith Green Spaces .....	97
APPENDIX IX: Leisure and Recreation.....	118
APPENDIX X: Cultural Facilities .....	121
APPENDIX XI: Car Parking.....	122
APPENDIX XII: Public Transport Information.....	133
APPENDIX XIII: Fellrunner Services.....	134
APPENDIX XIV: Service and Retail Offering in Penrith Town Centre .....	135
MAPS .....	136

## Acknowledgements

Penrith Town Council wishes to thank the people of Penrith whose responses and comments contributed to the Neighbourhood Development Plan policies.

Our thanks must go to the following Town Council Members who attended regular Neighbourhood Plan Development Group meetings:

- Councillor Scott Jackson
- Councillor Ron Kenyon
- Past Councillor Julie Monk

The Town Council would like to thank the representatives of local organisations who also attended the Neighbourhood Development Plan Group and who freely gave their time and expertise to develop the document:

- Ms Roe Baker - Cumbria Action for Sustainability (CAfS)
- Mr John Bodger - Penrith Action for Community Transition (PACT)
- Mr P Buckland - Headteacher Queen Elizabeth Grammar School
- Mr Stephen Macaulay - Penrith Chamber of Trade
- Cumbria Youth Alliance
- Newton Rigg as part of Askham Bryan College
- Churches Together

The Town Council is grateful to Michael Wellock, Kirkwells Town Planning Consultants, who provided invaluable advice and support throughout the process.

The following organisations were unable to attend meetings but provided advice and comments on the working documents for which we are also grateful:

- Penrith BID
- Ullswater Community College
- Eden Valley Artistic Network

The Town Council would like to acknowledge Fiona Johnson, a past Town Councillor, the first Chairman of the Neighbourhood Development Plan Group, who started the process and ex Town Councillor Peter G Baker who undertook a lot of work and who also chaired and steered the Neighbourhood Plan process.

Thanks must also go to the officers of Penrith Town Council for all their hard work and support and to the Town Council's Deputy Town Clerk, Rosalyn Richardson for providing support and expertise to the Neighbourhood Development Plan Group, compiling and producing the documents.



Councillor Doug Lawson, Penrith Town Council Chairman

## Foreword

This is the Penrith Neighbourhood Development Plan, PNDP for short which has been consulted upon with the public during three consultation rounds and examined by an Independent Planning Inspector.

The PNDP has been prepared by Penrith Town Council and when finally approved by you, the people of Penrith, the PNDP will become part of the development plan for Westmorland and Furness. This means that the PNDP will then be used to help decide upon planning applications that are considered by Westmorland and Furness Council's Planning Committee.

The PNDP is made up of a set of planning policies and proposals. These are set out in this document and on an accompanying Policies Map.

The policies and proposals in this draft of the PNDP have been put together to help us achieve our Vision for Penrith in 2032 which is that:

**BY 2032, PENRITH WILL BE A SUCCESSFUL, VIBRANT MARKET TOWN PROVIDING A SUSTAINABLE ENVIRONMENT FOR QUALITY OF LIFE, ATTRACTING INVESTMENT AND TOURISM WHILST ENHANCING THE BEST OF ITS BUILT AND NATURAL CHARACTER.**

The PNDP includes policies on:

- Sustainability, or meeting the needs of the present without compromising the ability of future generations to meet their needs, which is a theme connecting all the policies.
- Influencing the type of development in our Conservation Areas so that such development is of high quality and suitable in terms of character and appearance.
- Design and how we make new development more energy efficient, less damaging to the environment and more encouraging of healthy lifestyles.
- Making development accessible to all age groups and sections of the community by public transport, walking, cycling or using mobility aids.
- Making sure that new housing is of high quality and includes a mix of homes to help meet the needs of young renters, first time buyers, empty nesters, the ageing population, and those looking to self-build.
- Protecting those things that are essential for a community to thrive: local greenspaces, recreation facilities and community facilities.
- Working with the District and County Councils to identify and implement improvements to traffic flow both in and around the town, pedestrian access, cycle routes and car parking.
- Enhancing the vitality and viability of the town centre.

## **The Consultation Process**

The views of the public were sought at the very start of the process so that we knew what residents and businesses liked and what their concerns were for Penrith were. From this we developed draft policies based on everyone's comments before consulting again in 2018 to see whether we had included the issues raised during the initial consultation.

It should be noted that the NDP DOES NOT allocate any additional land for development over that proposed by Westmorland and Furness Council in their adopted Local Plan.

The results of the consultation in 2018 were used to inform the revisions to the document and draw up the 'submission version' of the PNDP for the Regulation 14 Consultation which took place February to April 2019.

After a delay due to Covid, Eden District Council (EDC) carried out the statutory Regulation 16 consultation after which an Independent Examiner carried out a public examination before publishing his findings. He made some changes to the plan due to changes in national planning law that had taken place.

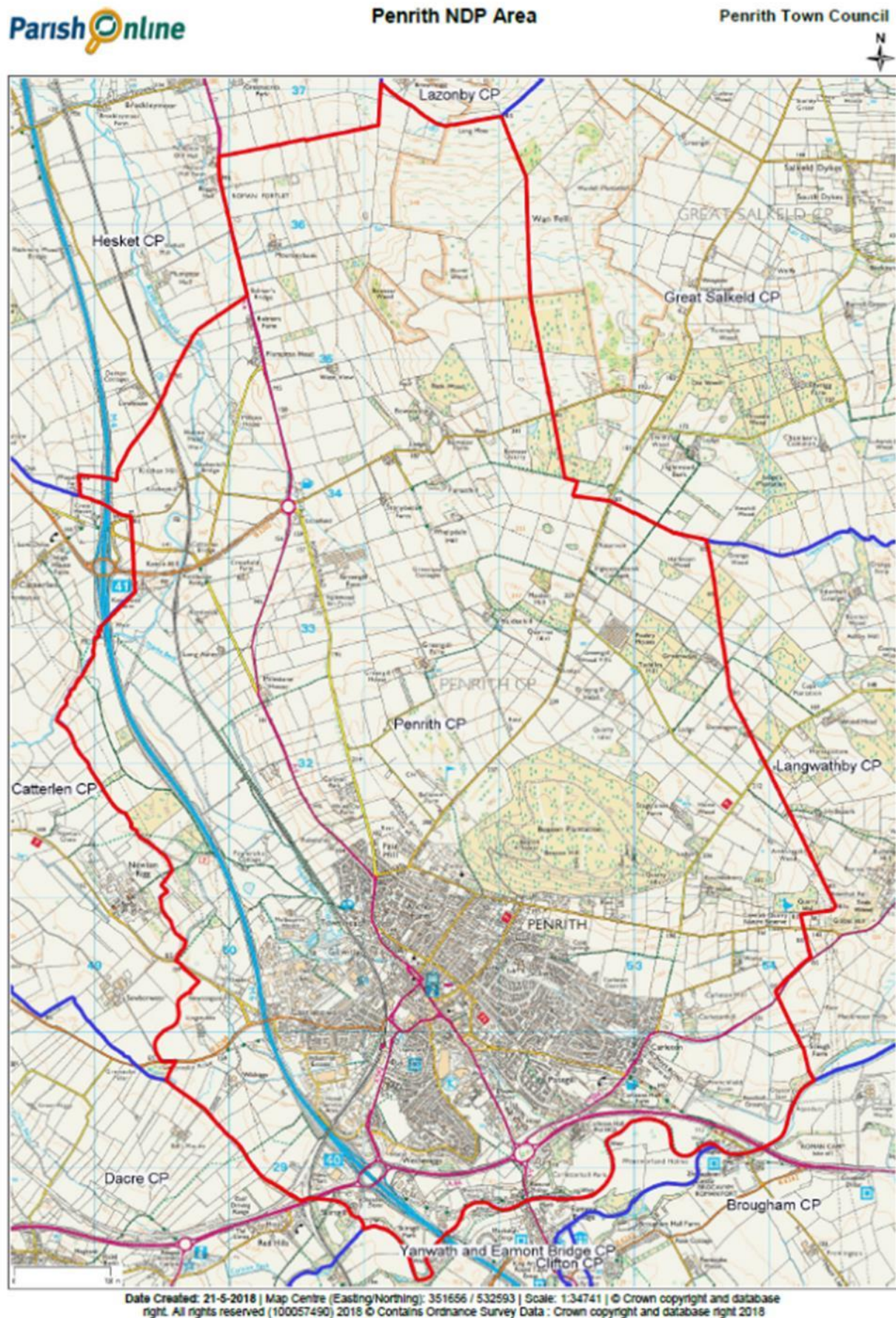
We would like to thank you for your time and interest.



Councillor Scott Jackson, Chair of Penrith Town Council Planning Committee and Penrith Neighbourhood Development Plan Group



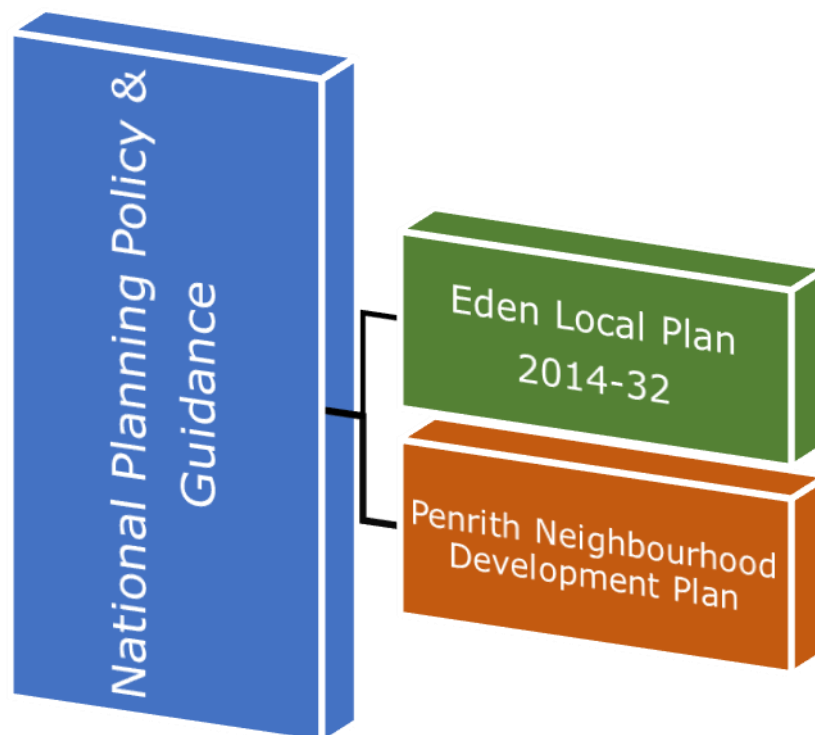
**Figure 1. Penrith Designated Neighbourhood Plan Area**



## 1. Introduction and Background

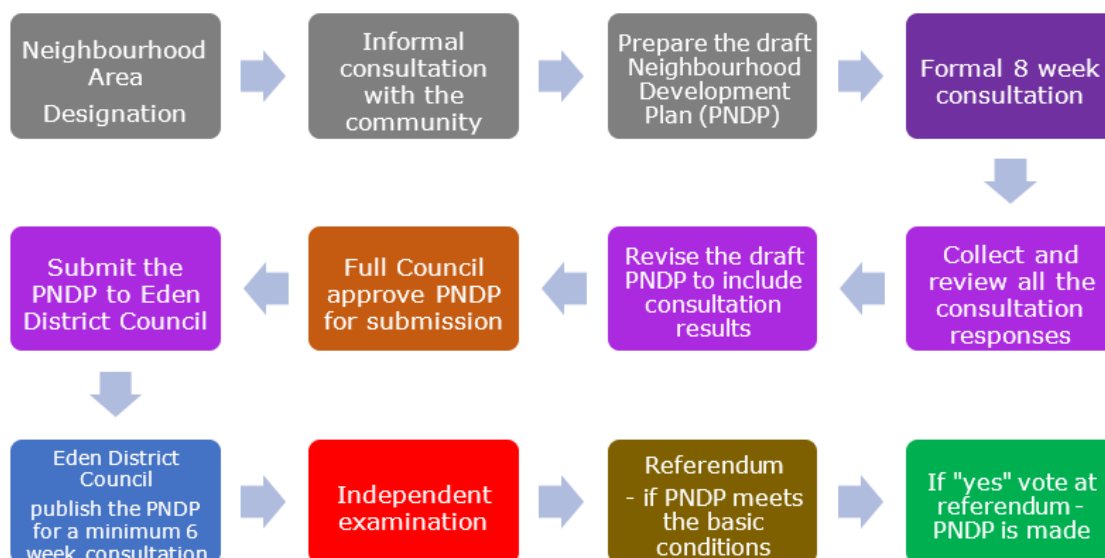
- 1.1 The Localism Act 2011 gives Parish and Town Councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs), to help guide development in their local areas.
- 1.2 The area covered by the Penrith Neighbourhood Development Plan (PNDP) is shown in **Figure 1**. Neighbourhood Development Plans give local people the opportunity to shape and influence development when planning applications are considered by the Local Planning Authority. Once made (i.e. formally approved), the PNDP will form part of the statutory development plan for the Penrith area (**Figure 2**).

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



- 1.3 NDP's must be in general conformity with the local strategic planning framework which, in this area, is set by Westmorland and Furness Council (W&FC) and consistent with national planning policies provided in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). NDP's must plan positively and promote sustainable development. How the PNDP fulfils these requirements is set out in the Basic Conditions Statement that accompanies this plan.
- 1.4 The preparation of a NDP is a complex and lengthy process. The main steps in preparing a Neighbourhood Development Plan are set out in **Figure 3**.

**Figure 3. Neighbourhood Plan Process**



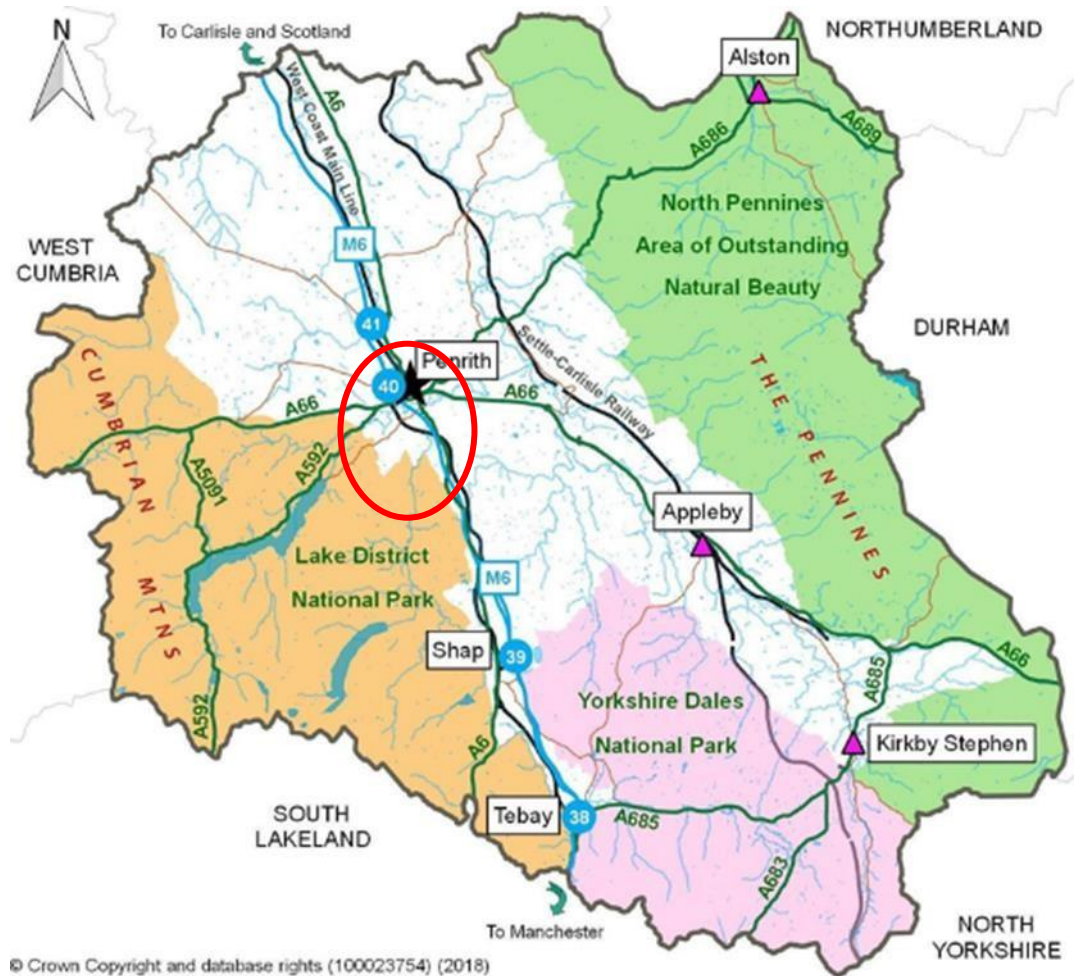
- 1.5 The Executive of EDC designated Penrith as a Neighbourhood Area on 6th September 2016.
- 1.6 A steering group, the Penrith Neighbourhood Development Plan Group (PNDPG), was established by Penrith Town Council to progress the Plan and ensure that it reflects the wishes, interests and aspirations of Penrith’s community. It comprises of Town Councillors, who are members of the Planning Committee, and non-Council members with specific expertise, or an interest in, the proposed policy topics. The PNDPG also includes representatives of Cumbria Action for Sustainability (CAfS), Penrith Business Improvement District (BID), Eden Valley Artistic Network (EVAN), Churches Together, Penrith Action for Community Transition (PACT), Cumbria Youth Alliance, Penrith Chamber of Trade, Queen Elizabeth Grammar School, Newton Rigg College and an individual representing health and minority issues.
- 1.7 The PNDP has been prepared following extensive community engagement and involvement. Full details of the consultations and engagement undertaken can be found in the Consultation Statement that accompanies the PNDP.

## 2. Penrith: A Historic Town

- 2.1 Penrith lies in undulating countryside on the edge of the Eden Valley between the rivers Eamont and Petteril and, today, with its population of about 15,700 (2011 Census 15,200), is the largest of the four towns (the three other towns are Alston, Appleby-in-Westmorland and Kirkby Stephen) in the former Eden District.
- 2.2 The historic legacy of the market town of Penrith has developed around its strategic position at the junction of four routes entering from the north, south, east and west.

Today, Penrith is strategically located adjacent to the M6 Motorway at its junction with the A66, the main east-west trunk road in the north of England. The motorway is the main north-south route linking the south and Midlands with the north of England and Scotland. In addition, Penrith is served by the West Coast Mainline Railway serving London and Scotland. (**Figure 4**).

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



- 2.3 Over the centuries the settlement was the focus for invasion and, too often, destruction. First the Romans (110 AD), followed by the Saxons (616 AD), the Scots (945 AD) and in 1092 the Normans who, in the 1100s, granted Penrith back to Scotland.

The town remained a Scottish possession until 1295 when Penrith was seized by Edward I and restored to the jurisdiction of the English Crown.

Evidence of the town's Scottish heritage is carried on the original 12th Century brass town seal which bears a saltire-like symbol.



- 2.4 The origin of markets in Middlegate and Dockray can be traced back to Medieval times (500 AD to the 15th Century). In 1223 Henry III granted Penrith its Market Charter, giving it the right to hold a market, the source of the town's prosperity over subsequent centuries.
- 2.5 The town is defined by its historic street layout which has survived despite constant redevelopment during the 17th, 18th and 19th centuries. The town is further defined by its Westmorland slate roofed, red sandstone buildings.
- 2.6 The town boasts a number of notable buildings including the remains of a 14th Century castle once home to Richard, Duke of Gloucester, the future King Richard III; the 14th Century Pele Tower of the former Hutton Hall; the 15th Century former merchant's house now known as The Two Lions; Dockray Hall (c1470) which also has links to Richard III; the Grade I Listed Beacon Tower constructed in 1719 on the site of earlier Beacons; and St Andrew's Church (1720).
- 2.7 More detail on the history and development of the town is provided in **Appendix I (page 76)**

### 3. Key issues for Penrith today

This section of the PNDP sets out the key issues facing Penrith today. These have been identified through stakeholder consultations, questionnaire surveys and from an assessment of available evidence contained in our Planning Policy Assessment and Evidence Base Review available on the Town Council website:

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

#### 3.1 Sustainable Development

3.1.1 The key theme that emerged during consultation was the need to promote sustainable development through the PNDP:

- **Nature** – Protect and provide greenspaces, trees, hedgerows, wildlife.
- **Heritage** – Conserve the Town’s history, character, views, landscape.
- **Air quality and climate change** - Improve air quality and support the transition to a low carbon future.
- **Water** – Reduce water consumption, maximise surface water collection and reduce the impact of flooding.
- **Housing** – Provide affordable homes with a range of high-quality community and social facilities.
- **People** – Recognise and respond to the needs of all, especially families, young people and our growing older population.
- **Wellbeing** – Increase individual and community wellbeing by providing high quality community facilities, greenspaces, and facilities for walking and cycling.
- **Inclusiveness** – Create places that foster inclusiveness and are accessible to existing and future communities.
- **Employment** – Encourage better paid jobs, support local and small businesses, and help improve skills and training.
- **Infrastructure** – Encourage renewable and low carbon energy, reduce waste and promote sustainable transport and other infrastructure.

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

3.1.2 Sustainability is particularly important given the national commitment, through the Climate Change Act 2008 (as amended in 2019), to reduce greenhouse gas emissions by 100% from 1990 levels by 2050 and thereby to reduce the risk of major disruption to the global climate, characterised by increasingly extreme weather events and the long-term implications this would have for water supply, food production, biodiversity, landscapes and flood risk. The latter is particularly significant given recent flood events in Cumbria, such as those in 2015.

## 3.2 Housing

- 3.2.1 Whilst we have this “golden thread”, the main sustainable development issues facing the town are those of managing the scale and effect of recent and future housing development, whilst ensuring the delivery of infrastructure to serve current and future needs.
- 3.2.2 This is particularly important given that few new properties are being constructed to the highest sustainability standards that can be achieved. For example, all large developments feature heating systems fuelled by fossil fuels rather than renewable sources.
- 3.2.3 On a positive note, a recently approved development of 149 homes on land off Carleton Road states that 36 of the entire stock on site (24%) would be compliant with **Building Regulations Requirement M4(2)(Category 2 – Accessible and Adaptable Dwellings) (Planning Application Reference No: 19/0426)**: ([www.gov.uk/guidance/housing-optional-technical-standards](http://www.gov.uk/guidance/housing-optional-technical-standards)).
- 3.2.4 Housing delivery across the former Eden District has been well below the previous Core Strategy (2010) target of 239 homes per year. Between April 2003 and March 2015, a total of 1,916 dwellings were completed, resulting in an undersupply of 713 properties or more than 25%. An estimated 1,554 new homes are to be built in the town over the plan period (**Appendix II, page 83**).
- 3.2.5 Delivering an appropriate housing supply is fundamental to maintaining the workforce necessary to support the economy. The Eden Local Plan (ELP) 2014-2032 (Policy LS2 – Housing Targets and Distribution) identifies that 2,178 new homes, 50% of new housing in the District, should be concentrated in Penrith with much of this in large scale, new developments to the east and north of the town. A key issue is to ensure that this housing is appropriate in terms of size, type and tenure (**Appendix V, page 91**).
- 3.2.6 House prices in the Eden district are amongst the highest in Cumbria. A combination of high house prices in relation to incomes (**Appendix VII, page 96**) is making it difficult for many, particularly the young, to buy their own home. The average house price in Eden is 6 times the average gross annual income of those in full-time employment for Penrith and the Borders (Source: EDC August 2018).

To put these ratios in context, 20 years ago house prices were about 4.4 times average annual income. A shortage of high value jobs means that people may seek employment and housing elsewhere.

3.2.7 441 households (source: Penrith Housing Need Survey 2018 – Cumbria Choice Based Lettings) are on the waiting list (June 2018) for social housing in Penrith. (**Appendix III, page 87**)

3.2.8 Most households in need are singles or couples without children, with demand mainly for houses followed by flats. The Housing Need Survey 2018 and public consultation identified need for 1, 2 and 3 bed roomed accommodation.

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

3.2.9 Average rents represent as much as 23% of the net income of those at the lower end of the wage/salary scale (**Appendix VI, page 93**).

3.2.10 Public consultation identified that there is a need to provide affordable housing for younger people to enable them to remain in the area and for a housing offer for older people that is appropriate to their needs, e.g. one to two bed roomed bungalows and ground floor flats (**Appendix III, page 87**).

3.2.11 Currently, many older people are living in properties that, if vacated, could become available for young families (Housing Need Survey 2018).

3.2.12 Some recent housing developments in Penrith are not considered to reflect local character. It is important that the design of new housing is of high quality and complements the local vernacular.

3.2.13 During consultations, members of the public commented that developers are building houses too densely. Residents of affordable housing complained that gardens and greenspaces are inadequate for their wellbeing, particularly those with young families. Flats and apartments in the town centre were not in proximity to play areas.



3.2.14 Consultation responses from the public stated that they believed that where garages are built, the majority on new developments are too narrow to accommodate some modern cars.



3.2.15 There are no national standards for the number of parking spaces provided for individual properties on new developments. Consequently, developers may plan for the minimum (1.3) parking space as recommended by CCC, rather than the number needed relative to the size of the prospective household.

### 3.3 Greenspaces

3.3.1 A key issue is to protect important greenspaces, play areas, more formal outdoor sport and recreation areas and facilities. These are important not only for the open space they provide, but also for the opportunities they offer for all forms of recreation and relaxation that support the continued health and wellbeing of the town.



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

3.3.3 The town is expanding. There are few developed land sites available centrally to meet economic and residential development needs, and as a consequence some greenspaces may be at risk of development unless protected (**Appendix VIII, page 97**).

### 3.4 Culture and Leisure

3.4.1 Penrith Leisure Centre is an important asset in the town, however, the consultation identified that there is a concern that the needs of young people are not being met, particularly during the evening. Respondents to the PNDP questionnaire survey felt there was a need for more indoor facilities, such as a bowling alley or venue for live music. There was also felt to be a need for areas for young people to congregate, such as a BMX track. (**Appendix IX, page 118**). Other than the Leisure Centre, existing facilities are limited. There is a small skate park to the rear of Penrith Leisure Centre.

3.4.2 Many of those consulted also expressed the view that the cost of using existing Leisure Centre facilities (swimming pool; gym; climbing wall) and the tennis courts is unaffordable, particularly for young people.

3.4.3 Penrith Leisure Centre is also the largest multipurpose building in the town and is able to host either a 570 seated or 1,000 standing audience for live music events, exhibitions or plays although these events are very rare. Other venues include the churches which have capacity for 330 persons (Methodist Church) and 500 (St. Andrew's Church) and Penrith Playhouse which has a capacity of 160.

- 3.4.4 Penrith also offers several public houses, a three-screen cinema which also offers live screening of cultural events, restaurants and fast food outlets (**Appendix X, page 121**).

- 3.4.5 The Rheged Discovery Centre at Redhills, 2 miles from Penrith town centre and located outside the Neighbourhood Area, is the main 'cultural' attraction. The venue offers current films, live screenings of cultural events staged in London and other major centres, art exhibitions and lectures. The theatre has tiered seating for 258 people. In addition, there are meeting rooms and an exhibition venue with the capacity to accommodate from 10 to 250 people. The centre offers free parking for 200 cars and is served by an hourly bus service to and from the town. **(Appendix XII, page 133)**
- 3.4.6 Although Penrith is on a national cycle route, there are few designated cycle lanes in the town **(Map B, page 150)**.
- 3.4.7 The only designated outdoor exercise areas, the jogging track and football pitches at Frenchfield and the outdoor gym at Wetheriggs Country Park, are to the south of the town.
- 3.4.8 The town hosts a number of public events such as May Day, Penrith Goes Orange, Artists in Penrith, Penrith on a Plate and Penrith Sparkle as well as the nationally recognised Winter Droving.



### 3.5 Wellbeing

- 3.5.1 Currently Penrith benefits from two medical practices and a community hospital with an assessment unit for minor injuries. However, all three primary healthcare facilities are located on one site to the south of the town so are not easily accessed by communities located to the north of Penrith, other than by private car or the town bus **(Appendix XII, page 133)**.
- 3.5.2 There is some capacity in one of the two existing health centres to accommodate new patients, however, there is more capacity in practices adjoining the parish and whose catchments extend into the parish boundary **(Table 1)**.

**Table 1. Penrith General Practitioners**

General Practice by distance from Penrith town centre	Total number of patients at the practice	'doctor to patient' ratio	Does the Practice have capacity for new patients
Birkbeck Medical Group Miles 0.8	14652	1:1803	Yes, according to recruitment and retention of doctors
Lakes Medical Practice Miles 0.8	10020	1:1670	No
Glenridding Health Centre Miles 13.3	754	1:754	Yes
Temple Sowerby Medical Practice Miles 7.7		No information	
Kirkoswald Surgery Miles 8.8	2482	1.5: 2482	Yes
Court Thorn Surgery (High Heskett) Miles 10.6		No information	

Source: Questionnaire to GPs Practices (June 2018)

3.5.3 Currently, there are 5 dental practices serving the population but at the time of writing (September 2019), none has capacity to offer care under the NHS or privately (**Table 2**) for adult patients.

**Table 2. Penrith Dental Practices**

Dental Practice	NHS patients accepted on referral	New adult NHS patients accepted	Adults entitled to free NHS care accepted	Children accepted as new patients	Urgent NHS dental appointments accepted
Penrith Health Centre			No Information		
My Dentist Gloucester Yard	No	No	No	No	No
Skirsgill Dental Practice			No Information		
Ghyllmount Dental Practice	No	No	No	No	No

**Table 2. Penrith Dental Practices**

<b>Dental Practice</b>	<b>NHS patients accepted on referral</b>	<b>New adult NHS patients accepted</b>	<b>Adults entitled to free NHS care accepted</b>	<b>Children accepted as new patients</b>	<b>Urgent NHS dental appointments accepted</b>
Stricklandgate Dental Practice	No	No	No	Yes (up to 18 yrs)	No
Victoria Road Dental Practice	No	No	No	No	No

Source: Questionnaire to Dental Practices (June 2018) and NHS Website

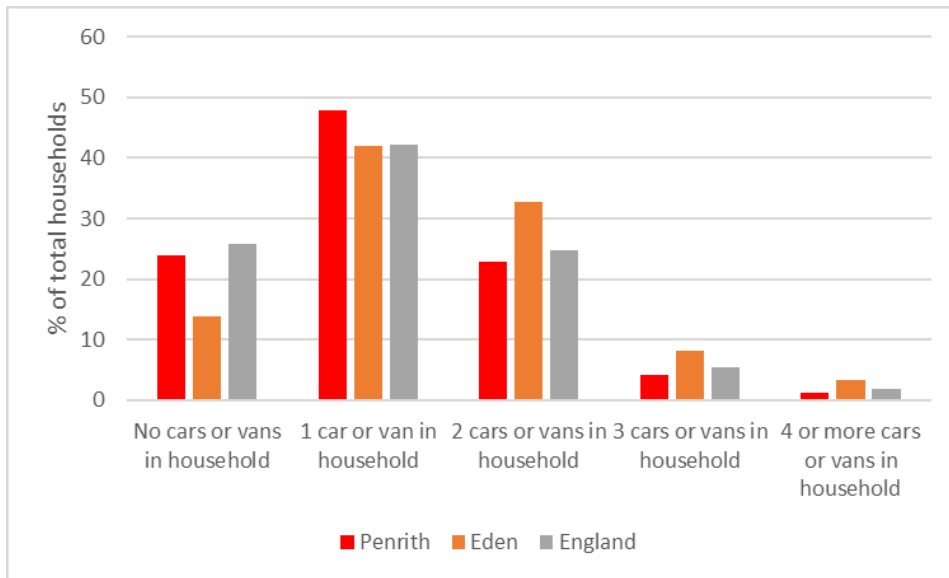
- 3.5.4 There is no specific 'drop-in centre' for socialising, counselling and community meetings in the town and indoor provision such as the Youth Zone facility that can be found at Carlisle, is lacking.
- 3.5.5 On some of the more peripheral housing areas such as Pategill, Raiselands, Scaws and Wetheriggs there is a lack of immediate access to community facilities.

### 3.6 Car Parking and Public Transport

3.6.1 Figures from the 2011 Census show that the average number of cars/vans per household is 1.1:1, as it is nationally (England). In 2011 21.9% of households did not have a car.

Despite this the number of multicar households and the poor provision of off-road car parking means that car parking is considered to be a major problem in Penrith, particularly in the town centre and the nearby older residential areas that were not built to accommodate cars. (**Figure 5**).

**Figure 5. Car/Van Availability** (Source: 2011 Census)



- 3.6.2 The development of areas that previously served as car parks (Southend Road - 440 spaces) alongside the infilling of individual spaces in the town and the building of more houses has resulted in increased demand for car parking but with fewer spaces to serve this demand. (**Appendix XI, page 122 and Map C: Parking in Penrith, page 151**).
- 3.6.3 Lack of affordable long-stay car parking for those working in the town has resulted in drivers leaving their cars in the residential streets near

the town centre which causes a problem for residents and vehicles accessing these areas.

- 3.6.4 There is some on-street car parking which is free-of-charge and time limited and some short-stay free car parking (1 to 3 hours) within supermarket car parks, however this is insufficient to allow time for exploring the town, shopping and enjoying a meal or coffee. Longstay car parking is available within pay and display car parks. Season ticket parking is very limited, and there is a long waiting list. It must be paid fully in advance with no option to pay monthly. Many people employed in the town are in low paid jobs/on short term contracts or part time, this means that buying a parking permit is not an option (**Appendix XI, page 122**).
- 3.6.5 Parking in the 'New Streets' has reduced the width of these roads, in part, to a single carriageway impeding access by emergency vehicles.
- 3.6.6 Some blocks of garages, on estates such as Scaws are used for additional storage rather than parking.
- 3.6.7 There is limited car parking in the town centre for blue badge holders which is accessible to local shops and facilities.
- 3.6.8 Visitor numbers are compromised because of the lack of parking for tour buses, campervans and cars towing a caravan.
- 3.6.9 Currently, only Booths offers an electric charging point within the town. None of the town's corporate car parks offer charging points for electric powered cars although charging points are planned within the town. Charging points (2) are also available at the Rheged Discovery Centre 2 miles outside the town.
- 3.6.10 The decline in public transport connections to outlying communities has resulted in increased car use both for shopping and employment purposes. The town and outlying villages are poorly served by local bus services, creating challenges for employees and employers.
- The town benefits from a regular bus service provided by a national company to/from Carlisle and to the west coast (**Appendix XII, page 133**). The Fell Runner voluntary bus service which provides transport form local villages also comes into Penrith (**Appendix XIII, page 134**).
- 3.6.11 Penrith is served by a local bus company and services run Monday to Saturday 5-8 times per day with 15 stops throughout the town. The services commence at 9.30am and finish approximately 4pm daily.
- This is particularly an issue for those travelling to and from work or school and others who do not have access to a private car as the

services do not run during peak times or in the evenings (**Appendix XII, page 133**).

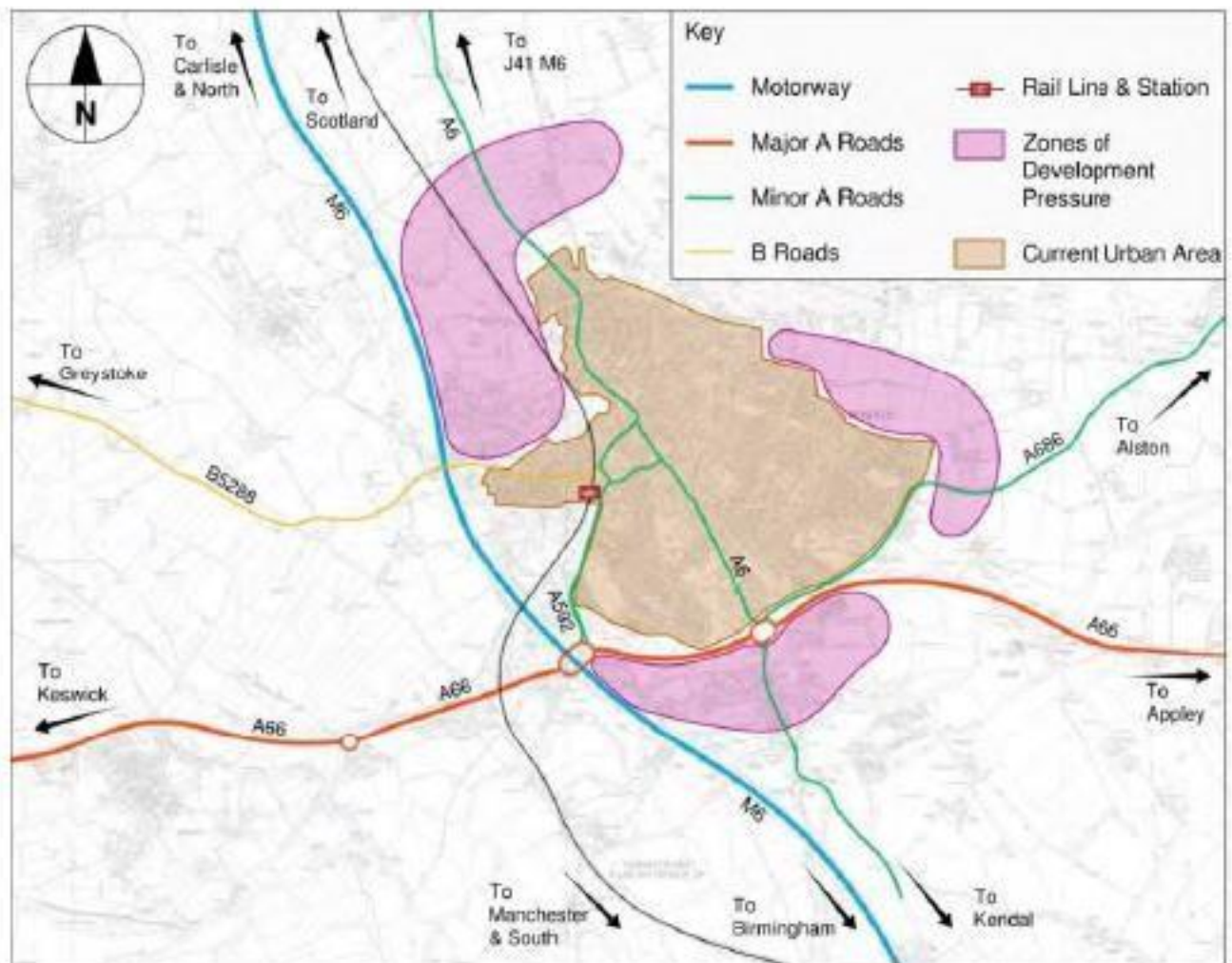
### 3.7 Traffic Management

3.7.1 To reduce traffic congestion there is a need to divert through traffic using the A66, A6, M6, away from the town centre.

However, this needs to be achieved without discouraging visitors to the town by using appropriate signage and possibly a Park-and-Ride scheme (**Figure 6**).

#### Figure 6. Strategic Road Context

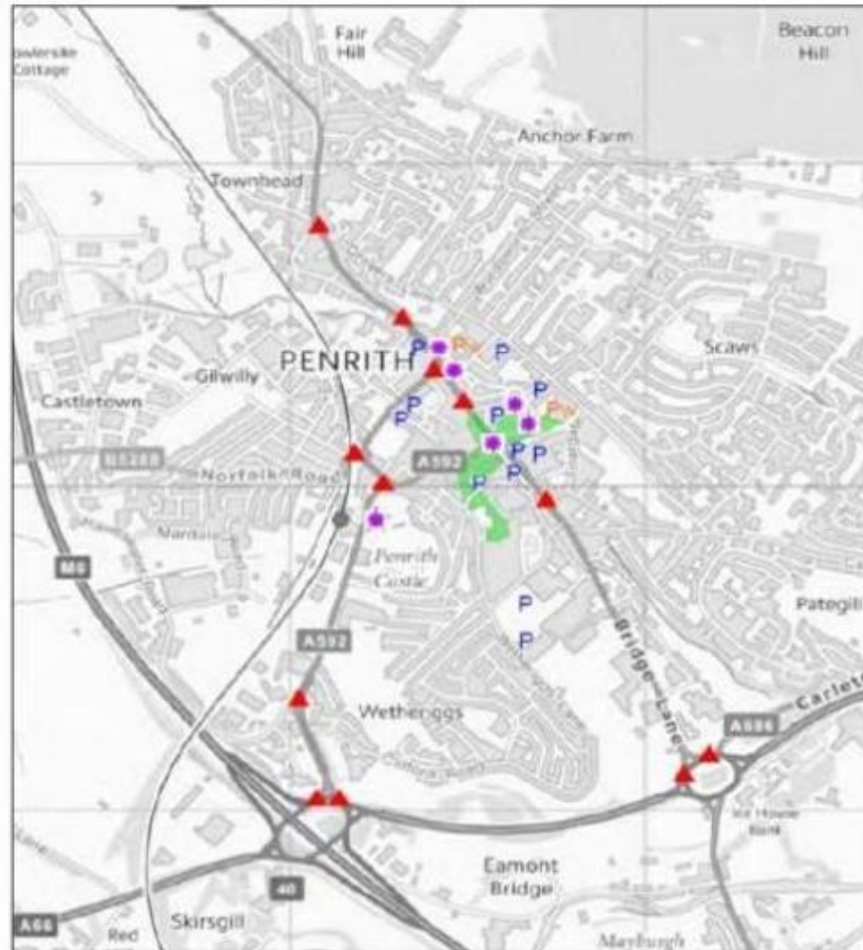
(Source: Penrith Transport Improvements Study 2015)





3.7.2 Interruption to traffic flow on either the M6 or A66 results in traffic displacement, and severe congestion, on the approaches to Penrith and in the town itself (**Figure 7**). There is a need for improved connections that divert through traffic, in particular HGVs, away from the town.

**Figure 7. Pinch points, car parking and public realm**



(Source: Penrith Transport Improvements Study 2015)

- Key**
- P Parking
  - PW Parking (Weekend Only)
  - Public Realm |
  - Historical or Heritage Site
  - Pinch Points

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

**3.8 Penrith Town Centre**

- 3.8.1 A major element of the character of the town is red sandstone and stucco, the predominant materials in which the town’s older buildings were constructed.



The town is at risk of losing some of this character as an increasing number of buildings are being constructed with other, often inappropriate and unsympathetic materials, for example UPVC windows and other synthetic materials where previously they would have been timber.

- 3.8.2 Penrith is a historic town, but many shop fronts are out-of-keeping with their setting, this puts Penrith at risk of appearing to look like ‘just another town’.



- 3.8.3 Other than during “Penrith in Bloom”, the centre of the town and its approaches are almost devoid of vegetation, and in particular trees.
- 3.8.4 During the day, the town centre can be congested with traffic creating dirt and noise pollution which has a negative impact on the pedestrian experience. Much of the street furniture is in a poor state of repair (e.g. damaged seating). Visitors unfamiliar with the town need signage to direct them to banks, retail outlets (by specialism) and places to eat and drink.
- 3.8.5 With online shopping continuing to grow, consumers are redefining what is regarded as a good shopping experience. Penrith, like all town centres, is having to face up to this significant challenge. As more people shop online there is an opportunity to create alternative retail offerings such as antique shops, local artisans selling their products and local coffee houses/places to eat (e.g. locally sourced food products, gifts) which will attract visitors and locals alike.
- 3.8.6 Penrith has a good mix of local shops (**Appendix XIV, page 135**), but public consultation has revealed that the absence of outlets selling, for example, clothing for women, older teenagers and children, results in other local businesses losing footfall to Carlisle and Kendal. While Penrith’s retail offering needs to satisfy local needs, as well as those of visitors, the footfall is insufficient to attract specialist national companies and department stores (**Map D: Penrith Shops and Services, page 152; Map E: Penrith Retail Offer, North, page 153; and Map F: Penrith Retail Offer, South, page 154**).
- 3.8.7 Empty shops (11.4%), particularly in New Squares, considered to be a significant issue and detract from vitality of the town centre.
- 3.8.8 Penrith Farmers’ Market appears to have decreased in size from some dozen stallholders to currently five.
- 3.8.9 Respondents to the public consultation suggested that the town centre is not geared towards pedestrians and their safety. Specific examples cited are the very narrow pavements at The Narrows and the popular crossing points at Little Dockray (Skipton Building Society to Newcastle Building Society) and between the banks (NatWest and HSBC).



- 3.8.10 The town approaches or gateways are considered by many as areas in need of improvement. Specific examples cited are Castlegate, Sandgate and Bridge Lane immediately after the Kemplay Roundabout.



### **3.9 Employment**

- 3.9.1 Penrith supports a largely low wage economy with a high proportion of younger workers employed in the hospitality sector. Unemployment is low (58 persons in March 2018 [source: Cumbria Observatory]) which is thought to be due to the high demand from hotels for housekeeping and waiting staff, as well as younger people moving out of the area to find accommodation and better-paid employment. However, the low figure for those unemployed and claiming benefits disguises, to some extent, the fact that there are vacancies for professionals (e.g. doctors, nurses, solicitors) who are not attracted to the area.
- 3.9.2 Penrith is in the lowest quartile (nationally) for wages. The dominance of jobs offering the minimum wage alongside a lack of opportunities that attract and retain, economically active lower skilled residents, has resulted in an imbalance in the job market.
- 3.9.3 To grow the local economy and meet the needs of employers there is a need to raise and retain the proportion of young people achieving higher level skills. In England, in the year after taking an A level or equivalent at Key Stage 5, overall 89% of students were in education, employment or apprenticeship destinations, i.e. for at least six months, at both age 16 and after they take A level or equivalent qualifications, in the academic year 2016/17 according to the Department for Education. In 2017/18 the figure, provided to us by the schools in Penrith, was only 76%.
- 3.9.4 Alongside tourism, service businesses, such as warehousing, distribution and skilled manufacturing to supply the nuclear industry, should be encouraged.
- 3.9.5 There is a need to ensure that local employment opportunities are provided to support the sustainability of the town. Graduates should be a particular target, both in terms of retaining graduates from higher education establishments and attracting back those young people who have grown up in the town but left to study in other towns and cities.
- 3.9.6 The accessibility of the town by key road links (in particular the M6 / A66 junction), the West Coast Main Line and the bus service to/from Carlisle and west along the A66 makes Penrith an attractive location

for both new and existing businesses. The Eden Local Plan (ELP) 2014 - 2032 allocates strategic employment sites to seek to capitalise on these strengths.

- 3.9.7 The newly re-opened Carlisle Lake District Airport (approximately 25 miles from Penrith) presents opportunities for the future. Commercial passenger flights are available to and from London Southend Airport, Belfast City Airport and Dublin Airport.

### 3.10 Tourism

3.10.1 During the year, there are several events that take place in the town that attract visitors from Cumbria and beyond;

- Marmalade Festival and Penrith Goes Orange (Spring).
- Mayday (May).
- Penrith on a Plate (July).
- Cumbria in Bloom (Summer).
- Britain in Bloom (National BID Gold 2017, Large Town Silver Gilt Winner 2018, and Large Town Gold Winner and Growing Communities Discretionary Award 2019) (Summer).
- Artists in Penrith (Summer).
- Winter Droving (October/November).
- Christmas Events (December).



3.10.2 The tourism sector can provide many jobs for local people if the skills are there. The University of Cumbria and Carlisle College provide courses in tourism and land-based courses are provided by Kendal College, Myerscough College and NR Training at Newton Rigg whilst Kendal and Carlisle Colleges provide courses in catering.

3.10.3 Coach Companies have advised the PNDP that there is little provision for the parking of tour buses or incentives for drivers (meal vouchers

etc) with the consequence that many tour companies now omit Penrith from their itinerary.

- 3.10.4 Penrith is an attractive market town that has an interesting place in history and several historic buildings that could be used in marketing Penrith as a visitor destination and generating benefits from heritage tourism. For example, by making more town trails linking historic locations such as the castle, the yards, the Two Lions and Dockray Hall.
- 3.10.5 The town does not offer any wet weather attractions other than shops, the small museum, the cinema and Penrith Leisure Centre. Signage both to and within the town is inadequate.
- 3.10.6 The Tourist Information Centre is located on the edge of the shopping area and is open 7 days a week during the main season.

#### **4. Planning Policy Context**

- 4.1 The strategic planning policy framework for the Neighbourhood Development Plan area is contained in Eden District Council's Eden Local Plan (ELP) 2014-2032.
- 4.2 The ELP 2014-2032 sets out how the growth of jobs, homes and infrastructure will be managed in the period up to 2032. The Plan was adopted by Eden District Council (EDC) on 11 October 2018. The spatial implications of the ELP 2014-2032 are shown on **Figure 8** of this document. The PNDP must be in general conformity with these strategic planning policies: [www.eden.gov.uk/planning-and-building/planning-policy/eden-local-plan/](http://www.eden.gov.uk/planning-and-building/planning-policy/eden-local-plan/)
- 4.3 During the Neighbourhood Plan process, EDC had also drafted a Penrith Strategic Masterplan (present -2050). The aim of the Masterplan was to provide a long-term vision of what Penrith and Eden might become. The Masterplan was not a development plan document and, following analysis of the public engagement exercise, Eden District Council's Executive resolved to take no further activity with regard to the Masterplan concept in July 2019.
- 4.4 The PNDP must also be consistent with national planning policy which is set out in the National Planning Policy Framework (NPPF) published in revised form in February 2019. This sets out in paragraphs 7 and 8 that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.5 The ELP 2014-2032 sets strategic planning policy for the area. The NPPF sets out the scope of non-strategic policies that can be used in neighbourhood plans to set "more detailed policies for specific areas, neighbourhoods or types of development" (NPPF paragraph 28). This can include:

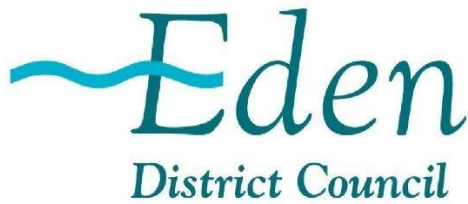
“allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.”

More specifically for neighbourhood plans NPPF paragraphs 29 and 30 state:

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

30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”

## Key to Figure 8.



### Planning Policy Team

Eden District Council  
Mansion House  
Penrith  
Cumbria CA11 7YG

© Crown Copyright and database rights (100023754) (2018)

# Eden District Planning Area Local Plan 2014 - 2032

## Policy Map Legend

- Eden District boundary
- Local Plan Area boundary
- Lake District National Park boundary
- Yorkshire Dales National Park boundary
- Lake District National Park extension area
- Yorkshire Dales National Park extension area
- Inset Maps

1 to 4 - Main town and Market towns; 5 to 19 - Key hubs; 20 to 121 - Villages and hamlets  
Note: All areas outside of the main town and market towns comprises the designated rural area.

### Development in the Right Place

- Flood Risk Zone 2
- Flood Risk Zone 3
- Ethylene Pipeline Hazard Area

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

### Decent Homes for All

- Housing Allocation
- Future Growth Site
- Mixed Use Allocation
- Gypsy and Traveller Site

Policies AL1, AP1, KS1, PEN1, RUR1  
Policy AP1, KS1, PEN1, RUR1  
Policy AL1  
Policy HS7 - Gypsy and Traveller Site

### A Strong Economy

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

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

### A Rich Environment

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

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

### Thriving Communities

- Public Open Space

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



Penrith Inset Map 1



**Figure 8. ELP 2014 to 2032** (Source: EDC: [www.eden.gov.uk/planning-and-building/planning-policy/eden-local-plan/](http://www.eden.gov.uk/planning-and-building/planning-policy/eden-local-plan/))

## 5. Penrith NDP Vision and Objectives

### **PENRITH NEIGHBOURHOOD DEVELOPMENT PLAN 2032 VISION STATEMENT**

**Penrith, Heart of Eden -**

**A great place to live, work and visit.**

**By 2032, Penrith will be a successful, vibrant market town providing a sustainable environment for quality of life, attracting investment and tourism whilst enhancing the best of its built and natural character.**

5.1 In order to address the key issues and achieve the Vision, the following objectives have been identified for the PNDP:

#### **Objective 1: Sustainable Development**

To ensure that all development in the town is sustainable and meets the needs of the present without compromising the ability of future generations to meet their own needs and to promote and pursue a transition to a low carbon economy.

#### **Objective 2: Housing**

To support a level of high-quality housing that retains Penrith's identity, meets housing and social needs encouraging younger people to remain in the area and enhance local population growth.

#### **Objective 3: Greenspaces**

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

#### **Objective 4: Culture and Leisure**

To ensure the town's range of leisure and recreation facilities are enhanced and protected with a particular focus on wellbeing and meeting the needs of young people.

#### **Objective 5: Wellbeing**

To protect health and community facilities and ensure that these have the capacity to support any needs generated by new development and a changing population.

#### **Objective 6: Town Centre Car Parking**

To promote the vibrancy, accessibility and permeability of the town centre, including by cars, by providing adequate car parking for local people and visitors.

### **Objective 7: Penrith Town Centre**

To conserve the historic and notable buildings and improve the appearance of Penrith town centre and its attractiveness as a place to visit for both the local community and visitors.

## **6. Neighbourhood Development Plan Policies**

6.1 This section sets out the planning policies of the PNDP. These will be used to help determine planning applications in the area and shape the future of Penrith as a place to live, work and visit.

The Policies have been prepared by the Neighbourhood Plan Development Group on behalf of Penrith Town Council.

Policies are set out under one of the 7 objectives identified for the PNDP and is accompanied by a Background/Justification section that sets out why the policy is needed the evidence used to develop and justify the policy.

6.2 This section also includes where necessary, explanatory material setting out how the policy will be used when planning applications and proposals are being assessed and prepared.

### **Objective 1: Sustainable Development**

To ensure that all development in the town is sustainable and meets the needs of the present without compromising the ability of future generations to meet their own needs and to promote and pursue a transition to a low carbon economy.

## **Policy 1 Environmentally Sustainable Design**

Development should be designed in such a way that it promotes high quality, environmentally sustainable design. Proposals should, therefore, be informed by, and respect, the town's wider character and the local site context. High quality, contemporary design will be encouraged, which may promote local distinctiveness or, where appropriate, reflect a different aesthetic which expresses 21st Century responses, including design to reduce the impact of climate change. Planning applications will be assessed against the following:

1. Design and Access Statements, where they are required to accompany a planning application, should set out how the proposal achieves high quality design and sustainable development.
2. For planning applications classed as major development (see the Glossary in the PNDP) the Renewable Energy Statement will be encouraged to set out how the proposal meets zero or low carbon targets and includes climate change resilience measures. Commercial building schemes which meet Building Research Establishment Environmental Assessment Method (BREEAM – Good or Excellent Standard) will be supported.
3. If the proposals are an innovative sustainable design solution such proposals will be encouraged to ensure that buildings remain at the forefront of contemporary, sustainable building design and will be assessed for the way in which they include measures for:
  - i Adopting water recycling methods at source;
  - ii Using sustainable building materials;
  - iii Recycling of grey and rainwater;
  - iv Adopting high standards for thermal insulation and using features such as building orientation and natural ventilation to maximise passive solar gain and to aid natural heating and cooling of buildings and
  - v Inclusion of design features that encourage more sustainable lifestyles e.g. electric vehicle charging points, convenient storage of waste for recycling etc.

### **Background/Justification**

- 6.8 Proposals for new housing will be expected to meet the requirements of the Code for Sustainable Homes (CSH), or for commercial development the Building Research Establishment Environmental Assessment Method (BREEAM). The ministerial statement of 25 March 2015 states that:
- “For the specific issue of energy performance, local planning authorities will continue to be able to set and apply policies in their Local Plans which require compliance with energy performance standards that

exceed the energy requirements of Building Regulations until commencement of amendments to the Planning and Energy Act 2008 in the Deregulation Bill 2015.”

- 6.9 Those amendments have not been enacted to date. Setting standards equivalent to the Code for Sustainable Homes Level 4 (CSH4) is consistent with the stated intent of the ministerial statement:

“The government has stated that, from [the enactment of the amendments], the energy performance requirements in Building Regulations will be set at a level equivalent to the (outgoing) Code for Sustainable Homes Level 4. Until the amendment is commenced, we would expect local planning authorities to take this statement of the government’s intention into account in applying existing policies and not set conditions with requirements above a Code level 4 equivalent.”

(Ministerial Statement: The Rt Hon Sir Eric Pickles, Department for Communities and Local Government, 25 March 2015 - [www.gov.uk/government/people/eric-pickles](http://www.gov.uk/government/people/eric-pickles))

- 6.10 Applicants will be encouraged to provide Sustainability Statements, or separate sections in submitted Design and Access Statements to provide comprehensive evidence of the sustainability of each development, demonstrating that the design meets the highest feasible and viable standards.

Measures that could be included for major development include standard methods of assessment such as BREEAM or Code for Sustainable Homes (CSH) equivalents. Following amendments to the Planning and Energy Act 2008 then the standards required by the PNDP and other planning policy will change in accordance with national guidance.

- 6.11 Tackling climate change is a long-standing priority in the UK. Section 19 of the Town and Country Planning Act (as amended by the Planning Act 2008) states that “Development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority’s area contribute to the mitigation of, and adaptation to, climate change”.

The NPPF explains that this provision should be complied with “in line with the objectives and provisions of the Climate Change Act 2008” (footnote 16). The 2008 Climate Change Act commits the UK to reduce carbon emissions by at least 80% by 2050, from a 1990 baseline.

- 6.12 The UK Carbon Plan states that, if this target is to be reached, “by 2050 the emissions footprint of our buildings will need to be almost zero”. The UK Carbon Plan (HM Government, 2011) states that, if this target is to be reached, “The English Housing Survey (2008) identified that nearly 80% of the current housing stock were built more than 34 years ago.

- 6.13 The reality is that homes we build today will still be in use in 2050 when all our housing stock must be almost zero carbon. The homes we build

today must be built to run without emitting greenhouse gas emissions. If this does not happen, costly energy retrofits may be required within the next 30 years, with those costs likely to fall to the homeowner or tax payer.

- 6.14 If we are to limit the increase in global temperature rises to a level that will avoid the worst impacts new development must begin to make the transition to zero greenhouse gas emissions now.

**Relevant District Planning Policies:**

**Eden Local Plan 2014-2032:**

DEV1 General Approach to New Development

DEV2 Water Management and Flood Risk

DEV5 Design of New Development

ENV5 Environmentally Sustainable Design

ENV6 Renewable Energy

**Penrith Town Council Strategic Priorities:**

Health and Wellbeing; Economic Development; Transport; Growth; Community Engagement.

**Policy 2 Energy Use and Reducing Carbon Emissions**

Developers of major commercial proposals above a threshold of 1,000 square metres shall provide at least 15% of the development's total predicted energy requirements from on-site renewable energy generation and storage, unless this can be demonstrated to be neither practicable nor viable.

**Background/Justification**

- 6.15 The planning system should support the transition to a low carbon future (NPPF, para.148).
- 6.16 Policy 2 seeks to set detailed local policy for Penrith so that the national aim of securing radical reductions in greenhouse gas emissions can be met. The Government has set a target to deliver 15% of the UK's energy consumption from renewable sources by 2020.
- 6.17 For the purposes of this policy renewable energy could also include passive solar design; wind turbines; Biomass, ground and air source heat pumps and district heating schemes. Such schemes should be practical e.g. small wind turbines in suitable locations, such as where they would not have significant adverse impacts; and, viable, i.e. they can be



delivered as part of a wider scheme without affecting the financial viability of the development.

- 6.18 Policy 2 should be read in conjunction with Eden Local Plan 2014-2032 policies ENV5 Environmentally Sustainable Design and ENV6 Renewable Energy.

**Relevant District Planning Policies:**

**Eden Local Plan 2014-2032:**

DEV1 General Approach to New Development

ENV5 Environmentally Sustainable Design

ENV6 Renewable Energy

**Penrith Town Council Strategic Priorities:**

Health and Wellbeing; Growth.

**Policy 3 Accessibility and Social Inclusion**

To ensure that all development proposals meet the needs of all groups and sections of the community, those that are within or are adjacent to the urban area should be in a location that can be reasonably accessed by walking, cycling, those with mobility aids, public transport and motor vehicles. To increase accessibility, proposals should incorporate measures and features to ensure that any routes (e.g.

footpaths, streets, roads etc.) through, to and from a site are welcoming, overlooked and safe.

To improve social inclusion proposals should also:

1. Provide high quality, well located, accessible, functional, centralised public open spaces, play areas and public spaces that allow people of all ages and backgrounds to meet and lead healthy and active lifestyles, where feasible and appropriate.
2. Incorporate design features that will allow buildings and spaces the flexibility to adapt and change so they can meet the needs of a changing population e.g. by incorporating design features such as those in the Lifetime Homes Standard that allow flexibility and adaptability to create better living environments for everyone.

**Background/Justification**

- 6.19 The ELP2014-2032 seeks to achieve "Thriving Communities" (Local Plan Objectives 15, 16 & 17). Such communities will have "locally accessible, high quality health care", protected and enhanced community facilities and services where accessibility to them has been maximised, to create a "sense of community and belonging". "Lifetime Homes" are ordinary homes designed to incorporate design features to



support the changing needs of individuals and families at different stages of life.

- 6.20 Policy 3 of the PNDP is a plan-wide, Penrith-wide policy that seeks to ensure that new development in the Neighbourhood Area promotes social inclusion for all sections of the community and delivers the social role of sustainable development.
- 6.21 Planning's main way of contributing to this is in the geographical location of land uses, and their physical accessibility (e.g. through design) of buildings and spaces. Penrith's population is generally a healthy one. In 2011, 79.6% of residents considered themselves to have "very good" or "good" health" and that their day-to-day activities were not limited, but 9.0% of residents considered that day-to-day activities were limited a lot; 10.5% limited a little (Source: 2011 Census).

**Relevant District Planning Policies:**

**Eden Local Plan 2014-2032:**

DEV1 General Approach to New Development

DEV3 Transport, Accessibility and Rights of Way

DEV5 Design of New Development

**Penrith Town Council Strategic Priorities:**

Health and Wellbeing.

## **Policy 4 Conservation Areas in Penrith**

### **A. Penrith Conservation Area**

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

1. Historic street patterns and layouts including former market places, lanes and yards and the Conservation Area's high degree of permeability.
2. The fine grain of built development and the well-defined building hierarchy with buildings generally two storeys in height and not exceeding four storeys unless of exceptional design and having no other significant adverse impact.
3. Vernacular buildings and styles.
4. Retention, re-use and use of local materials, for example red sandstone, Westmorland/Burlington slate and timber in buildings and red sandstone for boundary walls, or sympathetic alternatives that would encourage high quality, innovative design.
5. Irregular roofscapes and the predominance of vertical fenestration including number and size of window openings, materials, sub-division of windows (e.g. mullions), decoration, shutters, window colour and glazing.
6. The retention, renovation and re-introduction of traditional shopfronts in line with the planning policies in this plan and the Eden District Shopfronts Supplementary Planning Document.
7. Key views and vistas within and of the Conservation Area, including the view of Beacon Hill from Penrith Castle.
8. Hard and soft landscaping in local materials with native species planting.

## **Policy 4 Conservation Areas in Penrith**

### **B. Penrith New Streets**

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

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

### **Supporting Town Council Actions**

To work with W&FC to investigate the desirability of designating some of the residential properties in Castletown a Conservation Area.



### **Background/Justification**

- 6.22 Penrith retains a strong sense of identity and local distinctiveness. This stems from the historic market town and the atmosphere this creates, and from the historic built environment with its distinctive red sandstone buildings, narrow streets and passageways. Important in their own right, the town's designated heritage assets, such as the Conservation Areas, help retain the distinctive character of the town

and are attractive to visitors and residents alike and have an important role to play in supporting heritage related tourist visits.

6.23 Much of the central area of the town was designated as a Conservation Area in 1975 and then revised on 27 May 1976, 16 April 1981 and 4 May 2010. (Figure 9).

6.24 Drovers Lane is sandwiched between the Penrith New Streets and Penrith

Conservation Areas; it is one of the main routes into town and is a good illustration of the history and development of the town through various historical periods and different architectural styles. When

proposals affect Drovers Lane, given the area's straddling of the two Conservation Areas, applicants' attention is drawn to the need to consider this area as a whole and not simply as part of the Conservation Area within which it may fall.



Innovative design in the New Streets showing the same house before and after being redesigned.

**Relevant District Planning Policies:**

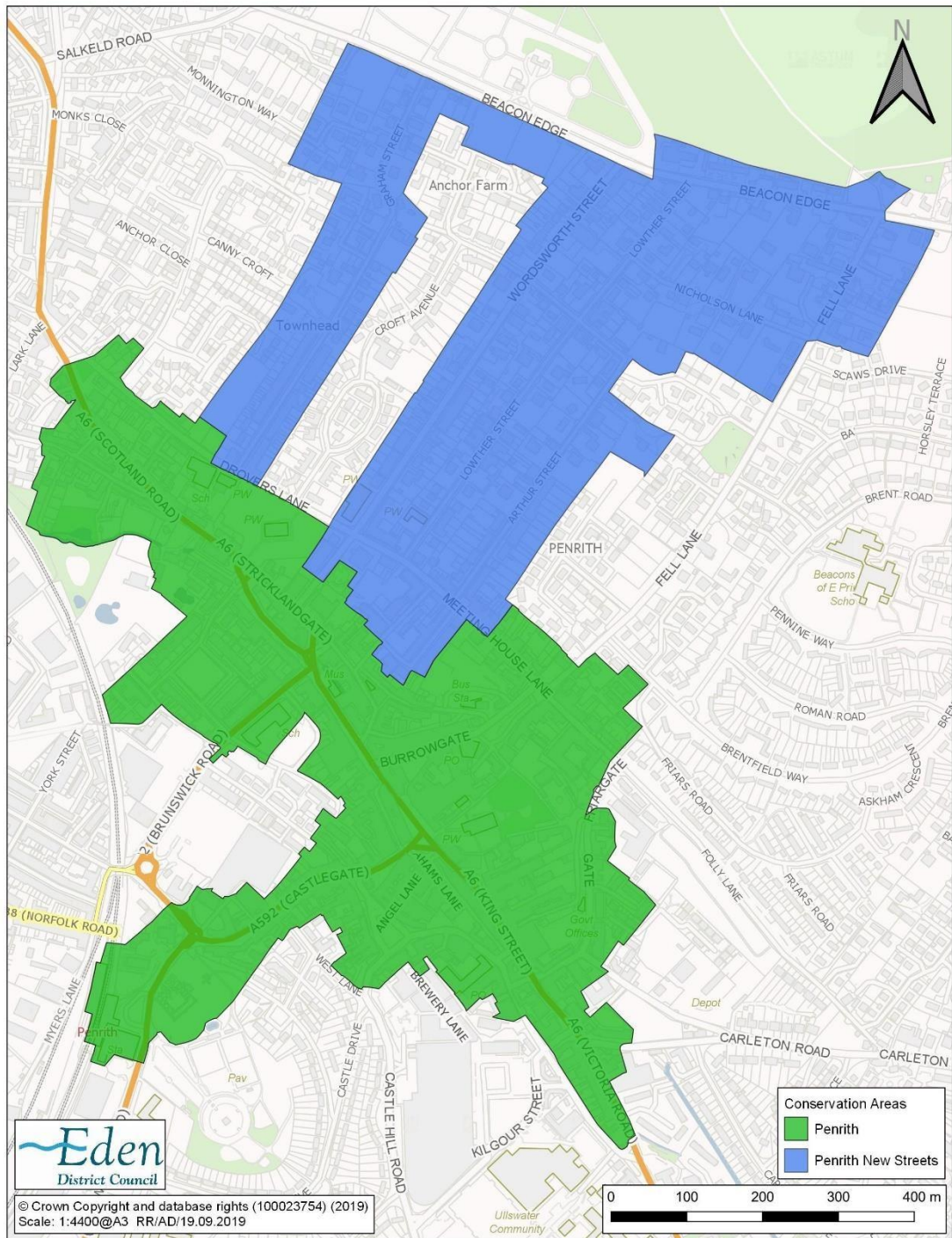
**Eden Local Plan 2014-2032:**

ENV10 The Historic Environment

**Penrith Town Council Strategic Priorities:**

Health and Wellbeing.

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



## Objective 2: Housing

To support a level of high-quality housing that retains Penrith's identity, meets housing and social needs encouraging younger people to remain in the area and enhance local population growth.

- 6.25 Delivering an appropriate supply of new homes is fundamental to maintaining the workforce necessary to support the economy. The ELP 2014-2032 indicates that new housing should be concentrated in Penrith with much of this in large-scale new developments to the east and north of the town. An estimated 1,715 new homes are to be built in the town over the 15 years covered by Eden Local Plan (**Appendix II, page 83**).

## Policy 5 High Quality New Homes

To ensure new housing development is of high-quality design that reinforces local identity and reflects local distinctiveness it should have regard to and will be assessed against the following:

1. Use of sympathetic layouts and building forms when considered in relation to the surrounding context and use of traditional local materials and non-traditional, innovative materials, where the latter are sympathetic to the character of adjacent buildings and the immediate surrounding area.
2. The extent to which the proposal conserves and enhances the visual and landscape character of the immediate vicinity of the site.
3. Whether the location of the development allows access to local facilities and services by means other than the private car.
4. Impact on existing communities in terms of residential amenity and impact on local infrastructure.
5. Whether the traffic generation resulting from the development will have an unacceptable impact on highway safety or will have a severe residual cumulative impact on the road network.
6. Provision of appropriate social and green infrastructure to meet the needs arising from the development, including accessible, usable open greenspace and landscaping of native species, including food plants and fruit trees.
7. Provision of features to encourage wildlife movement, migration, nesting (e.g. bird boxes, bat roosts, hedgehog holes), roosting and foraging.
8. Outside the town centre as defined in the ELP 2014-2032 the provision of off-street car parking provision to meet the standards defined in Part 1 of the Cumbria Design Guide produced by Cumbria County Council as set out below, including garages capable of meeting the needs of contemporary vehicles.
  - 1 bedroom 1 space / garage
  - 2 bedrooms 2 spaces
  - 3 bedrooms 2.5 spaces
  - 4 bedrooms 3 spaces

## **Background/Justification**

- 6.26 The ELP 2014-2032 aims to help meet local housing needs and aspirations by seeking to concentrate the development of new homes within or adjacent to the district's main towns of Penrith, Appleby, Kirkby Stephen and Alston, whilst allowing for some development in rural areas to support rural communities and services. This objective is set within the national planning policy objective of significantly boosting the supply of homes (NPPF, para. 59).
- 6.27 The PNDP does not seek to allocate further sites for development. However, through Policy 6 seeks to ensure that future housing growth meets the needs of the existing and future community. This will help to deliver part of the social role of sustainable development set out in NPPF para. 8:  
"by ensuring a that a sufficient number and range of homes can be provided to meet the needs of present and future generations".  
Policy 6 is aligned to the ELP 2014-2032 objective of supporting the development and maintenance of a variety of decent, affordable housing which meets the needs of all local people (including the older population) and supports economic and community development.
- 6.28 Locally, there is a concern that conditions and obligations on development sites are not enforced. To ensure that this does not happen in the future, and to help inform people of why things do not happen when they should, the town Council can play an important role in identifying such issues and in helping to disseminate the facts to the local community. This type of work is not a land use planning policy matter and has, therefore, been identified as a Supporting Town Council Action.

## **Supporting Town Council Actions**

- a. To work with Eden District Council to ensure that developers deliver on their commitments identified in planning obligations, agreements and conditions.
- b. As well as new build housing there is a significant problem in terms of energy loss and knock-on effects to the cost of heating existing, older homes. The Town Council will seek to work with and encourage others to develop initiatives and take action to address this significant issue.

## **Relevant District Planning Policies:**

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

DEV5 Design of New Development.

### **Penrith Town Council Strategic Priorities:**

Health and Wellbeing; Growth; Community Engagement.



## **Policy 6 Housing Type and Mix**

New housing development should provide a range of types and sizes of dwellings that meet identified local needs in accordance with ELP 2014-2032 Policy HS4. In the case of Penrith, the specific components of local housing needs are as follows:

1. In Penrith, as confirmed by the 2018 Housing Need Survey, the priority should be for the provision of homes to meet the needs of young renters with/without children, first time buyers, empty nesters and the ageing population. The provision of serviced plots, either individually or in groups, for custom and self-build affordable housing will also be supported on sites of 10 or more homes, or where the site has an area of 0.5 hectares or more.
2. Based on the 2018 Housing Need Survey and in consultation with the local community, developers should include bungalows within the mix of homes on individual sites. Extra care housing to meet the needs of the ageing population will also be supported.

### **Background/Justification**

- 6.29 Policy HS4 Housing Type and Mix in the ELP 2014-2032 seeks to secure a suitable mix of homes on development sites this will be informed by using evidence from and set out in ELP 2014-2032 Policy HS4:
- a. Up-to-date local housing need surveys and local housing market assessments.
  - b. Other local housing need information (e. g. relating to elderly people or special needs).
  - c. Location and characteristics of the site.
  - d. The type and mix of housing in the locality, including housing age, condition and occupancy.
  - e. Current housing market conditions and viability.
- 6.30 Since April 2003, 30% of Eden’s housing supply has been provided in Penrith. Recent supply has resulted in the largest amount of housing provision falling into the 2-bedroom apartment/flat and 4 bedroomed detached house categories, with few bungalows and smaller houses being delivered.
- With the focus of the ELP 2014-2032 directing housing development to Penrith, with large sites proposed for allocation at both the northern and eastern edges of the town, housing supply in the area will increase.
- 6.31 Housing needs change and applicants should use the latest available evidence to inform the preparation of their proposals.
- 6.32 Penrith has provided the greatest contribution to the affordable housing supply, with 246 completed units since 2003; 40% of all affordable

housing units. Across the district 56% of all affordable homes built during this period have been two bedroomed; and 44% of all affordable homes built during this period have been flats/apartments.

Nevertheless, when considered against assessments of need the amount of affordable housing provided is not sufficient to keep pace with demand.

- 6.33 Penrith will continue to be the focus of affordable housing supply, with its high level of services and access to transport links. Eden District's population is growing slowly but ageing rapidly. The ageing population is likely to pose some significant challenges for future housing supply. This age group is likely to influence future market housing supply the most, as younger single/couples/families struggle to afford to buy their first home. Evidence from recent sales of 31 flats at Penrith New Squares indicates demand from older population rather than younger first-time buyers. The ageing population will also see greater demand for extra care housing. Cumbria County Council, through the *Extra Care Housing and Supported Living Strategy 2016-2025*, is committed to the development of such housing throughout the County.
- 6.34 *The Self-build and Custom Housebuilding Act 2015* requires that local planning authorities to publicise and keep a register of people who want to self/custom build in their area and to have regard to the Register when exercising planning, housing, land disposal and regeneration functions. *The Housing and Planning Act 2016* also places a duty on local planning authorities to meet demand on the Register by granting development permissions for enough serviced plots to meet demand on a rolling annual basis. Within the former Eden District the recent District-wide *Housing Needs Study* (December 2018) indicated that as many as 445 households would like to move to a self-build property. Such housing can contribute to meeting local, affordable housing demand.
- 6.35 The PNDP seeks to meet such need by seeking the provision of serviced plots, either individually or in groups, for custom and self-build affordable housing on major development sites: sites of 10 or more homes, or where the site has an area of 0.5 hectares or more.

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

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

HS4 Housing Type and Mix

##### **Penrith Town Council Strategic Priorities:**

Health and Wellbeing; Growth.

##### **Objective 3: Greenspaces**

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

## Policy 7 Identifying and Protecting Local Green Spaces

The following areas (**Map A – Policies Maps, page 137 - 149**) will be designated as local green spaces and will be protected from inappropriate development.

C2	Land between rugby pitches and houses on Carleton Road
PE6	Land and wood above Scaws Drive
PE8	Land between Brentfield Way and Meadowcroft
PE9	Folly Lane Allotments
PE12	St Andrew's Churchyard
PN17	Open area at top of Croft Terrace against Beacon Edge
PN18	Field on Beacon Edge
PN24	Fell Lane Pinfold
PN27	Cockell House Gardens / Drovers Lane
PN28	Cockell House Gardens / Macadam Gardens
PN29	Voreda Park Central Space
PN30	Head of Macadam Way
PN31	Pembroke Place
PN32	Land in Voreda Park
PN33	Plimsoll Close
PN34	Cambridge Drive
PN36	St Catherine's Churchyard
PN37	Christchurch Churchyard
PN39	Salkeld Road Allotments
PN40	Coronation Gardens
PN42	Bowscar
PN43	Friends Meeting House Allotment Gardens
PW45	Nichol Hill Nature Reserve and adjacent private gardens
PW46	Thacka Beck Nature Reserve
PW48	Brunswick Square Gardens
PW49	James Street Allotments
PW50	Castletown / Musgrave St / Brackenber Allotments
PW52	Recreation area between Musgrave Street Allotments and Newton Road
PS53	Wetheriggs Country Park

- PP66 Thacka Beck Field
- PP67 Pategill Back Field
- PP70 Open space to south of Eden Housing Association (EHA)
- PP71 Open space to the north of EHA
- PP72 Open space to the north of the former Greengarth site

Development of the designated Local Green Spaces must be consistent with national planning policy for Green Belts.

### Background/Justification

- 6.36 NPPF (paragraphs 99 and 100) gives local communities the opportunity to identify, for special protection, the green areas of importance to them. These Local Green Spaces should be:
1. In reasonably close proximity to the community they serve;
  2. Demonstrably special to a local community and hold a particular local significance, for example because of their beauty, historic significance, recreational value (including as a playing field), tranquillity or the richness of their wildlife; and
  3. Local Green Spaces should be local in character and not an extensive tract of land.
- 6.37 Following an assessment of green and open spaces in the neighbourhood area (**Appendix VIII, page 97**), the areas set out in Policy 7 have been identified as meeting the criteria set out in the NPPF. Views were sought on the suitability of these areas for Local Green Space designation during the summer 2018 informal consultation. Overall, the consultation confirmed that the areas and spaces identified were considered to meet the national planning policy designation criteria. Subsequent responses were also received as part of the Regulation 14 consultation.
- 6.38 When planning proposals are put forward for development on the designated local greenspaces these will be assessed for consistency with national Green Belt policy as set out in national planning policy for Local Green Space. para. 101 of the NPPF.



Photographs of wildlife seen on the greenspace above Scaws Drive (PE6)

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

To develop management and improvement plans for all parks and protected open spaces, this should include maximising opportunities to make spaces accessible for all users.

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

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

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

ENV4 Green Infrastructure Networks

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

### **Penrith Town Council Strategic Priorities:**

Health and Wellbeing.

#### **Objective 4: Culture and Leisure**

To ensure the town's range of leisure and recreation facilities are enhanced and protected with a particular focus on wellbeing and meeting the needs of young people.

## Policy 8 Protecting and Enhancing Sport, Leisure and Recreation Facilities

The following sport and recreation facilities, also identified on the **Policies Maps, Map A, page 137 - 149**, will be protected in accordance with Eden Local Plan 2014-2032 Policy COM2 Protection of Open Space, Sport, Leisure and Recreation Facilities:

- C1 Carleton Heights play area
- C2 Part of C2 Penrith RUFC (the rugby pitches are already designated as public open space in the Local Plan although the field between the pitches and the houses on Carleton Road is not)
- C4 Hunter Hall School Playing Field
- C5 Frenchfield Sports Centre incorporating Penrith Football Club
- PE7 Scaws play area
- PE10 Friars Bowling Club
- PE11 Beaconside School Playing Fields
- PN16 Milton Street Play Area
- PN19 Penrith Golf Course
- PN21 Fairhill playing field
- PN22 St. Catherine's School Field
- PN41 Bowscar play area
- PW51 Castletown Recreation Area (The Rec)
- PS55 In part PS55 Ullswater CC playing fields (the area to the south of the cricket ground is already designated as public open space in the Local Plan although the field between the cricket ground and Bridge Lane is not)
- PS56 Penrith Cricket Ground
- PS57 Playing field at southern gateway to town between A66 and Clifford Road
- PS58 Clifford Road play area
- PS59 North Lakes School Playing Field
- PS60 Land between Wetheriggs Lane and Astro Turf
- PS62 QEGS Playing Field (some already designated under COM2)
- PS64 Castle Park
- LC Penrith Leisure Centre car park

Proposals for a new youth facility providing indoor and outdoor space will be supported where they would not lead to significant adverse impacts on the amenity of adjacent users and occupiers.

## **Background/Justification**

- 6.39 Policy 8 identifies and seeks to protect the key sport, leisure and recreation facilities in the town. These include, in the main, the town's key outdoor sport and recreation facilities that support football, cricket, golf and other outdoor sports and Penrith Leisure Centre, the town's main indoor sport and recreation facility.
- 6.40 By protecting, enhancing and supporting improvements to sport and recreation facilities, Policy 8 supports ELP 2014-2032 Policy COM2 Protection of Open Space, Sport, Leisure and Recreation Facilities.
- 6.41 The approach set out in Policy 8 is in line with NPPF, para.97 which states:  
"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:  
a. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or  
b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or  
c. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."
- 6.42 The policy also seeks to support the provision of better leisure and recreation facilities for young people, specifically by creation of a place based youth facility, with indoor and outdoor facilities, such as the Youth Zone in Carlisle.
- 6.43 Policy 8 identifies and seeks to protect Penrith Leisure Centre car park in accordance with Policy COM2. Penrith Leisure Centre is designated as Public Open Space in the Eden Local Plan and already protected under Policy COM2.

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

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

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

#### **Penrith Town Council Strategic Priorities:**

Health and Wellbeing.

## **Objective 5: Wellbeing**

To protect health and community facilities and ensure that these have the capacity to support any needs generated by new development and a changing population.

### **Policy 9 Protecting and Enhancing Health and Community Facilities**

There will be a presumption in favour of the protection of existing community facilities. The change of use of existing community facilities, will only be supported for other health, education or community uses such as community halls, local clubhouses, health centres, schools, public houses and children's day nurseries.

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

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

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

### **Background/Justification**

- 6.43 Penrith is identified in the ELP 2014-2032 as Eden's "Main Town" (Policy LS1 Locational Strategy). As the former Eden District's Main Town, Penrith will benefit from development appropriate to that of a larger town. This will include improved town centre facilities, development of strategic employment sites, large-scale new housing sites and an improved strategic road transport network and public transport system.
- 6.44 The PNDP will support the aims of the ELP 2014-2032 strategy of supporting development appropriate to Penrith's role as the former Eden District's Main Town by protecting and enhancing existing community and health facilities that serve the town and the wider surrounding area.
- 6.45 Planning policy in the ELP 2014-2032 also aims to support "Thriving Communities" with community services and facilities, such as schools, healthcare, recreation and other community facilities (Local Plan Policy paragraphs 4.34.1 to 4.24.3).
- 6.46 To ensure that quality of life is maintained and, where possible, enhanced the PNDP identifies and seeks to protect key community



facilities. Being a land use plan the PNDP can protect buildings and land, but not the services run from those buildings. The running of services is not a land use planning matter, however the loss of the buildings from which such services are run is, and development of these buildings will only be permitted in line with the criteria identified in PNDP Policy 9. This policy uses the same criteria as set for rural facilities in Policy COM1 Principles for Services and Facilities in the Eden Local Plan 2014-2032.

- 6.47 Alongside the surrounding countryside, greenspaces and recreation, the town's services and facilities are key elements to ensuring the town retains its valued quality of life. They contribute to achieving the social role of sustainable development identified in national planning policy. They provide accessible local services that meet the needs of the community and support health, social and cultural wellbeing. A particular need has been identified to improve community facilities and access to such facilities on the Pategill, Raiselands, Scaws and Wetheriggs estates. The PNDP seeks to support such improvements.

#### **Supporting Town Council Actions**

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

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

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

COM1 Principles for Services and Facilities

#### **Penrith Town Council Strategic Priorities:**

Health and Wellbeing; Community Engagement.

## Policy 10 Walking and Cycling

The provision and enhancement of walking and cycling links within the town especially between existing and new residential areas and key destinations, such as the town centre, employment sites, schools and other community facilities will be supported. Where appropriate, new development should include walking and cycling infrastructure that is of high-quality design and accessible to all.

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

1. Where necessary and feasible, provision of links to existing open spaces, green infrastructure and watercourses (rivers, becks and streams) and water features (e.g. ponds).
2. Connections to the existing network of walking and cycle path routes, where this is feasible, including ease and directness of any new connections created to the existing footpath and cycle path network (**Map B, page 150**).
3. The design of the foot and cycle paths within the development site should be legible and permeable (structured to provide routes to distinctive places and allow easy navigation around the site).
4. Design that ensures access for all users.
5. Where necessary, inclusion of signage that is of high-quality design, appropriate to the local context and avoids clutter.
6. Routes of all kinds should be designed in such a way so as to be as safe as practicable, appropriately lit and to minimise opportunities for crime.
7. Include native tree and plant landscaping that is easily maintained and suitable to the route and its local context.

### Background/Justification

- 6.48 Policy 10 outlines a set of principles that will be used to ensure that, where appropriate, new development improves the environment for all so that Penrith becomes a walking and cycle friendly town. Some traffic management and sustainable transport measures have already been identified as part of the Infrastructure Delivery Plan (IDP) to support delivery of the Eden Local Plan 2014-2032.
- 6.49 The approach set out in Policy 10 is in line with that set out in the ELP Policy DEV3 and supports the aim of Cumbria's Local Transport Plan 3 (LTP3) to achieve health and wellbeing throughout life. LTP3 highlights people are eating more and doing less physical exercise than in previous generations. LTP3 encourages more people to walk and cycle

to get to school, work, and for other journeys, rather than using their car.

In some cases, e.g. where an existing route is not adjacent or related to existing walking and cycling routes it may not be feasible to create new connections to the existing walking and cycling network.

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

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

DEV3 Transport, Accessibility and Rights of Way

#### **Penrith Town Council Strategic Priorities:**

Health and Wellbeing; Transport.

#### **Supporting Town Council Actions:**

To work with Westmorland and Furness Council to make footpaths and bridleways accessible for all users.

#### **Objective 6: Town Centre Car Parking**

To promote the vibrancy, accessibility and permeability of the Town Centre, including by cars, by providing adequate car parking for local people and visitors.

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

- 6.50 To work with Westmorland and Furness Council:
1. To consider utilising an existing car park, in a non-residential area, for overnight parking for camper vans and touring caravans.
  2. To work with Housing Associations, and Westmorland and Furness Council to create more off street private/residential parking.
  3. To support the provision of electric charging points in public car parks.
  4. To explore opportunities to improve car parking for town residents and provide low cost long-stay car parking (e.g. £1 a day for vehicles parked before 9.00am) for those commuting into the town in connection with employment.
  5. To support the provision of affordable long-stay car parking for visitors.
  6. To support the provision of additional disabled car parking facilities.
  7. To support measures to improve the environment in and around the railway station car park.

## **Background/Justification**

- 6.51 Car parking is a major problem in Penrith, particularly in the town centre and the older residential areas close to the town centre. The former Cumbria County Council commissioned a study into on-street, car parking provision. This study will seek to develop a sustainable approach to car parking that reflects the needs of residents, businesses and other town centre users.

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

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

DEV3 Transport, Accessibility and Rights of Way

#### **Penrith Town Council Strategic Priorities:**

Transport.

## **Objective 7: Penrith Town Centre**

To conserve the historic and notable buildings and improve the appearance of Penrith town centre to increase its attractiveness as a place to visit for both the local community and visitors.

### **Policy 11 Penrith Town Centre Improvements**

Development to improve the appearance of the town centre will be supported. Where the following three tests are met, namely that the contribution is necessary to make the development acceptable in planning terms, is directly related to the development and is reasonably related in scale and kind to that development, new development should seek to include or make contributions to the following:

1. Improve the key gateways (entry points such as Castlegate, Bridge Lane and Ullswater Road) to the town centre and the main routes through the town.
2. To incorporate native species of street trees and other planting at key gateways and through routes.
3. Measures to improve the environment for walking and cycling, including possible pedestrianisation of areas in the town centre.
4. High quality public realm, including public art, that meets the needs of all town centre users and that includes street furniture that is consistent in design and style with that in the Town Council style guide (see Supporting Town Council Actions), can be easily maintained and avoids clutter by way of over-provision and poor siting of street furniture.
5. Provide suitable signage directing users to key locations and buildings.

### **Supporting Town Council Actions**

- a. To work with Westmorland and Furness Council to develop a thriving monthly market/farmers' market and explore the potential transfer of the town's Market Charter to the Town Council.
- b. To explore with the owners the impediments to the letting of the empty retail units in New Squares and to explore the option of using open space in this area for events and functions.
- c. To develop a style guide on future street furniture, signage, soft and hard landscaping, lighting and their on-going maintenance.
- d. To identify support packages to encourage a mix of retail premises in Middlegate, Devonshire Street, King Street, Corn Market, Great Dockray and the pedestrianised area centred on Angel Lane.

- e. To work with property owners, W&FC and stakeholders to enhance the gateways, in particular Castlegate.
- f. To support the 'Keep Penrith Clean' campaign and Plastic Clever Penrith.
- g. To work with Penrith Business Improvement District (BID) and Chamber of Trade to encourage local retailers and restaurants to use, and publicise their use of, local products in order to encourage a reputation with residents and visitors of Penrith as a 'Food Town'; and
- h. To work with Westmorland and Furness Council, Penrith BID and the Chamber of Trade to encourage shopfront improvements.

### **Background and Justification**

- 6.54 Strategic planning policy for Penrith town centre is set in the ELP 2014-2032 (**Figure 11**) including the boundary of the town centre and the defined Primary Shopping Frontages. The PNDP does not seek to amend or duplicate these policies but seeks to provide more detailed supporting planning policy and Town Council actions. This is particularly important given the challenges facing all town centres as shopping habits continue to change.
- 6.55 The PNDP also seeks to support the work of BID which is a partnership between businesses and organisations that are based in the centre of Penrith, including the Town Council, working together to improve trading conditions in the town.
- 6.56 The BID has the mission to:
1. Create a desirable and safe environment for visitors and the community with a clear identity of Penrith.
  2. Building relations with the towns businesses to support and develop business practices.
  3. Attract, retain and promote quality businesses and retail that support the community.
  4. To promote economic development and multi-media marketing services.
  5. To ensure accessibility into Penrith for traders and their stakeholders.
- 6.57 The range of measures identified in Policy PNDP11 will help to support the work of the BID and to provide a planning framework within which future decisions can take place.
- 6.58 Where public realm improvements impact on the highway, consultation should take place with Westmorland and Furness Council and such improvements should take into account the Penrith Transport Improvements Study.

6.59 With town centres in general facing challenging times a variety of initiatives will be supported such as the community initiative to bring the Two Lions building back in to use. This Grade II\* listed building in New Squares, owned by W&FC has the potential to be used for community use such as exhibition space, a gallery, a tourist information centre or a community hub.

**Relevant District Planning Policies:**

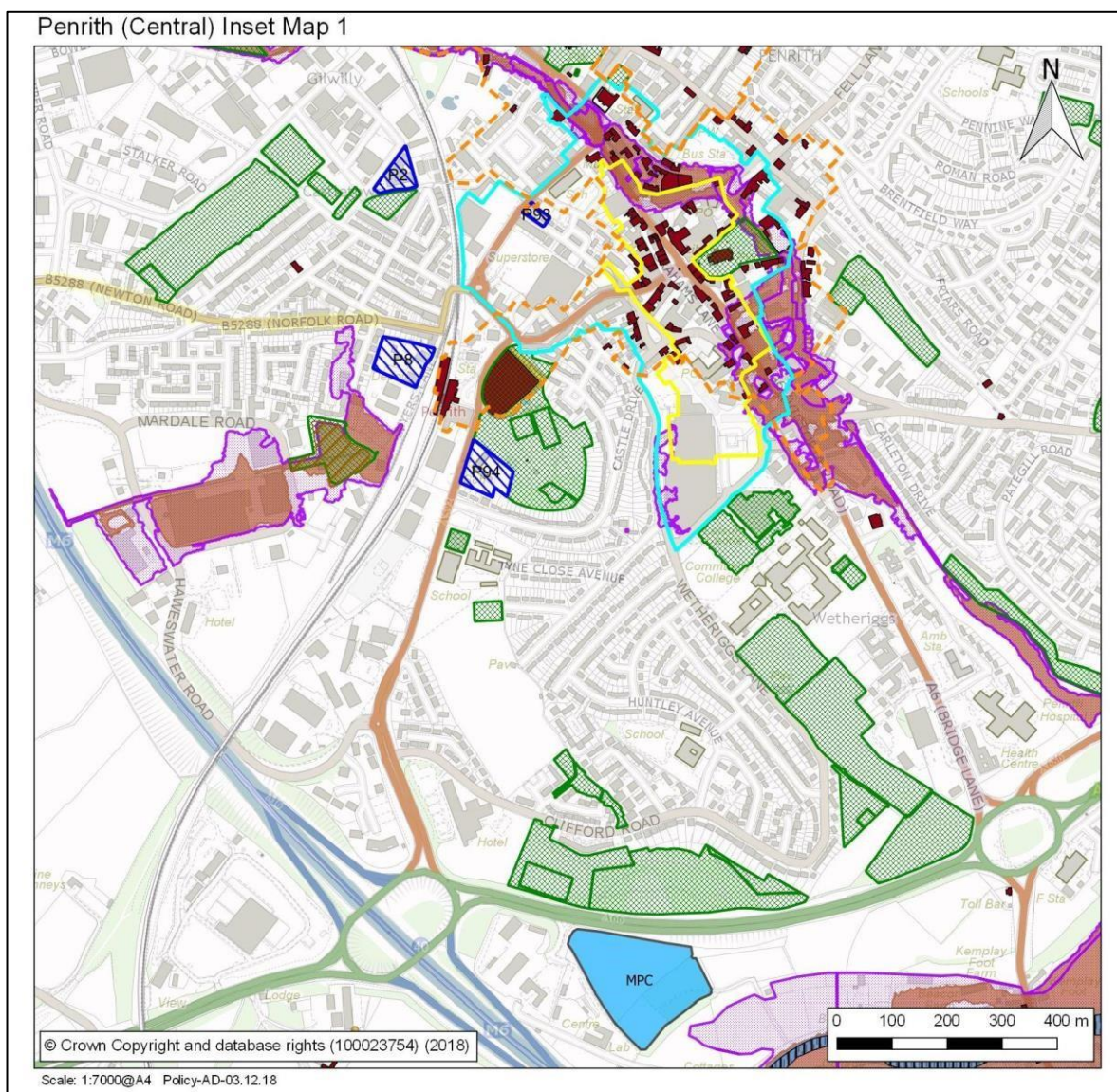
**Eden Local Plan 2014-2032:**

EC7 Town Centres and Retailing

**Penrith Town Council Strategic Priorities:**

Economic Development; Transport; Growth.

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



# Key to Figure 11. Penrith Town Centre, Eden Local Plan 2014-2032



## Planning Policy Team

Eden District Council  
Mansion House  
Penrith  
Cumbria CA11 7YG

© Crown Copyright and database rights (100023754) (2015)

# Eden District Planning Area Local Plan 2014 - 2032

## Policy Map Legend

- Eden District boundary
- Lake District National Park boundary
- Local Plan Area boundary

### Development in the Right Place

- Flood Risk Zone 2
  - Flood Risk Zone 3
  - Ethylene Pipeline Hazard Area
- Policy DEV2 - Water Management and Flood Risk  
Policy DEV2 - Water Management and Flood Risk

### Decent Homes for All

- Housing Allocation
  - Reserve Housing Site
  - Mixed Use Allocation
  - Gypsy and Traveller Site
- Policies AL1, AP1, KS1, PEN1  
Policy PEN1  
Policies AL1, PEN1  
Policy HS7 - Gypsy and Traveller Sites

### A Strong Economy

- Employment Allocation
  - Primary Shopping Area
  - District / Town Centre
- Policies AL1, AP1, KS1, PEN1  
Policy EC7 - Town Centres and Retailing  
Policy EC7 - Town Centres and Retailing

### A Rich Environment

- County Wildlife Site
  - Limestone Pavement Order
  - Local Nature Reserve
  - National Nature Reserve
  - Regionally Important Geological and Geomorphological Site
  - Site of Special Scientific Interest
  - Special Area of Conservation
  - Special Protection Area
  - Ancient Woodland
  - Area of Outstanding Natural Beauty
  - Wind Energy Suitable Area
  - Proposed Air Quality Management Area
  - Groundwater Source Protection Zone 1
  - Groundwater Source Protection Zone 2
  - Conservation Area
  - Historic Parks and Gardens
  - Listed Building
  - Scheduled Ancient Monument
- Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV2 - Protection and Enhancement of Landscape and Trees  
Policy ENV3 - The North Pennines Area of Outstanding Natural Beauty  
Policy ENV6 - Renewable Energy  
Policy ENV7 - Air Pollution  
Policy ENV9 - Other Forms of Pollution  
Policy ENV9 - Other Forms of Pollution  
Policy ENV10 - The Historic Environment  
Policy ENV10 - The Historic Environment  
Policy ENV10 - The Historic Environment  
Policy ENV10 - The Historic Environment

### Thriving Communities

- Public Open Space
- Policy COM2 - Protection of Open Space, Sport, Leisure and Recreation Facilities



## Policy 12 Shopfront Design

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

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



## **Background/Justification**

- 6.60 The history and character of Penrith, as a market town, are important to residents and visitors alike. Leisure and tourism are important to the local economy and the town's character and appearance are a fundamental part of what makes it attractive. The buildings and spaces and the design of shopfronts are an important part of this character. Penrith has many high-quality shopfronts of differing designs and historical periods.
- 6.61 Policy PNDP12 seeks to set detailed planning policy for the creation of new, and alterations to existing, shopfronts when planning permission is required. This policy should be read in conjunction with EDC's Shopfront and Advertisement Design Supplementary Planning Document.

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

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

EC7 Town Centres and Retailing

### **Penrith Town Council Strategic Priorities:**

Economic Development; Transport; Growth.

## **7. Next Steps**

- 7.1 The Penrith Neighbourhood Development Plan (PNDP) has been formally consulted on during the Regulation 14 and 16 consultation and undergone examination in public by an independent Planning Inspector in February 2021.
- 7.2 The examiner considered that the PNDP met the basic conditions and was legally compliant, however there was a delay whilst he considered Beacon Hill specifically deciding that it was an extensive tract of land and therefore could not be included. His final report was released in March 2022. The Examiner made a number of recommendations including the deletion of polices relating to green spaces and leisure and recreation spaces.
- 7.3 Following a further consultation on green spaces as agreed by Eden District Council (now Westmorland and Furness Council) it was agreed that these policies could be retained and a report produced recommending whether or not the PNDP is put to local referendum (all those eligible to vote in the neighbourhood area).
- 7.4 If there is a majority vote (50% of turnout +1) at the referendum, Westmorland and Furness Council (W&FC) will then "make" the PNDP part of the district's development plan. The PNDP will be used alongside W&FC's development plan policies to help make decisions on planning applications in Penrith.

## Abbreviations

The following list of abbreviations are used within the Neighbourhood Plan

BID	Business Improvement District
BREEAM	Building Research Establishment Environmental Assessment Method
CAfS	Cumbria Action for Sustainability
PC	Penrith Carleton (Ward)
CCC	Cumbria County Council
CSH	Code for Sustainable Homes
DEV	Development (Policies as in Eden Local Plan 2014-2032)
EDC	Eden District Council
ENV	Environment (Policies as in Eden Local Plan 2014-2032)
HS	Housing Strategy (Policies as in Eden Local Plan 2014-2032)
LTP	Local Transport Plan
NDP	Neighbourhood Development Plan
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
NWAS	North West Ambulance Service
PACT	Penrith Action for Community Transition
PE	Penrith East (Ward)
PN	Penrith North (Ward)
PNDP	Penrith Neighbourhood Development Plan
PNDPG	Penrith Neighbourhood Development Plan Group
PP	Penrith Pategill (Ward)
PS	Penrith South (Ward)
PW	Penrith West
RC	Roman Catholic
QEGS	Queen Elizabeth Grammar School

SSSI	Site of Special Scientific Interest
SuDS	Sustainable Drainage Systems
UCC	Ullswater Community College
W&FC	Westmorland and Furness Council

## Glossary

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a. Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b. Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- c. Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- d. Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Ancient woodland:** An area that has been wooded continuously since at least 1600 AD. It includes ancient semi-natural woodland and plantations on ancient woodland sites (PAWS).

**Archaeological interest:** There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

**Climate change adaptation:** Adjustments to natural or human systems in response to actual or expected climatic factors or their effects, including from changes in rainfall and rising temperatures.

**Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**Designated heritage asset:** A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

**Development plan:** Is defined in section 38 of the Planning and Compulsory Purchase Act 2004, and includes adopted local plans, neighbourhood plans that have been made and published spatial development strategies, together with any regional strategy policies that remain in force. Neighbourhood plans that have been approved at referendum are also part of the development plan, unless the local planning authority decides that the neighbourhood plan should not be made.

**Green infrastructure:** A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Historic environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

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

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

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

**Local Planning Authority:** The public authority whose duty it is to carry out specific planning functions for a particular area. All references to a local planning authority apply to Westmorland and Furness Council.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The development plan for the area is the Eden Local Plan 2014-2032.

**Main town centre uses:** Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). Neighbourhood plans: A plan prepared by a Parish Council or Neighbourhood Forum for a designated neighbourhood area.

**Older people:** People over or approaching retirement age, including the active, newly-retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs.

**Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

**Out of centre:** A location which is not in or on the edge of a town centre but not necessarily outside the urban area.

**Out of town:** A location out of centre that is outside the existing urban area.

**People with disabilities:** People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs.

**Planning condition:** A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

**Planning obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Playing field:** The whole of a site which encompasses at least one playing pitch as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

**Previously developed land or brownfield land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

**Primary shopping area:** Defined area where retail development is concentrated.

**Primary and secondary frontages:** Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses.

**Renewable and low carbon energy:** Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

**Setting of a heritage asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Strategic Environmental Assessment:** A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Supplementary planning documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for



development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.

**Town centre:** Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but exclude small parades of shops of purely neighbourhood significance. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.

## Bibliography

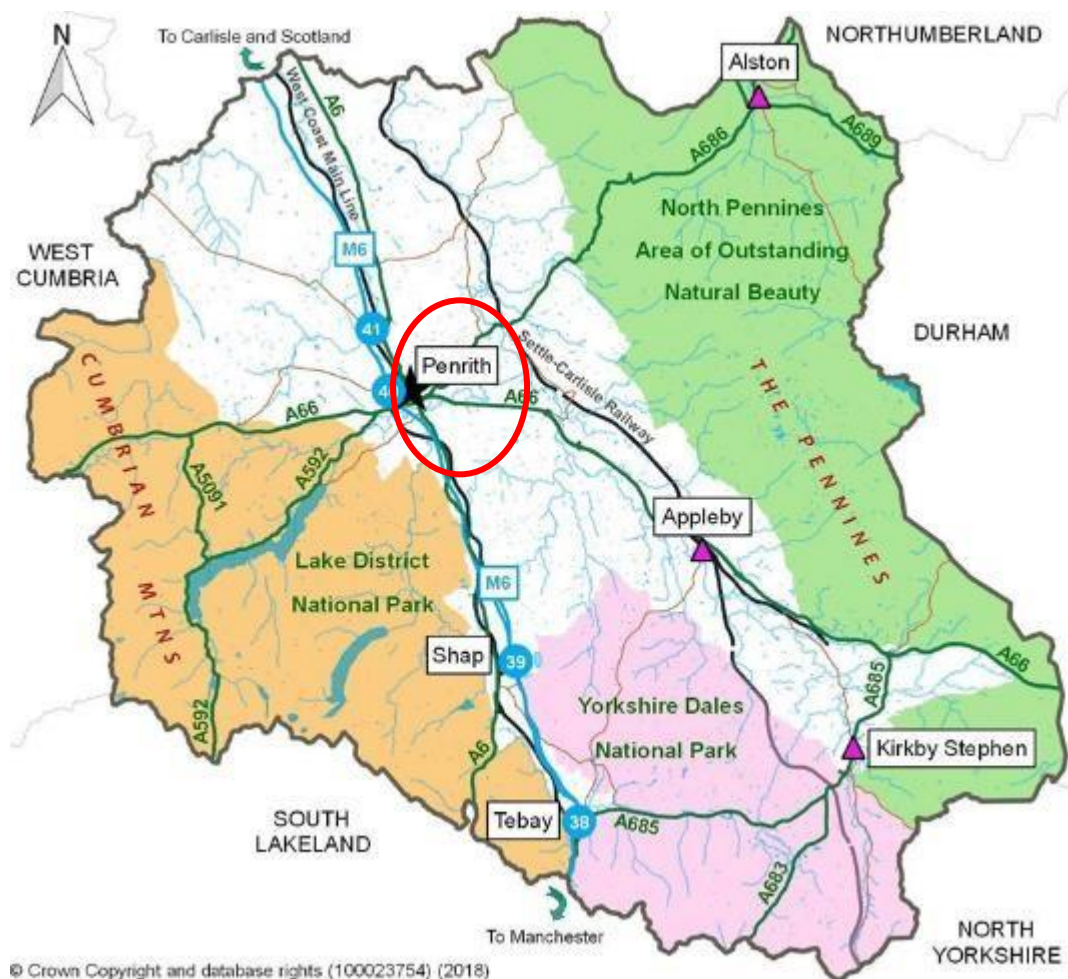
- Archaeological Assessment Report (Penrith)(c2000) – Cumbria County Council with English Heritage
- Conservation Area Partnership Scheme Action Plan (1988) – Eden District Council
- Eden Local Plan 2014-2032, Eden District Council
- Eden Local Plan 2014-2032; Infrastructure Delivery Plan (Oct 2015) Eden District Council
- English Housing Survey (2008) – Department for Communities and Local Government
- Heritage Unlocked (2002 to 2006) – English Heritage (series of guidebooks)
- Ministerial Statement (23.3.2015) – Rt Hon Sir Eric Pickles, Dept for Communities and Local Government
- National Planning Policy Framework (2012 and 2018) – Dept for Communities and Local Government
- National Planning Policy Guidance (July 2018) – Dept for Communities and Local Government
- Penrith. A Historical Record in Photographs (c2000) – A Penrith Museum Album – Eden District Council
- Penrith Housing Need Survey (July 2018) – Penrith Town Council / Eden District Council
- Penrith Transport Improvements Study (Sept 2015) Cumbria County Council – Mott MacDonald
- Planning and Energy Act (2008) H.M Government
- Planning Policy Background and Evidence Base Review (2017) – Penrith Town Council
- Shopfront and Advertisement Design. Supplementary Planning Document (Oct 2006) – Eden District Council
- The Carbon Plan (2011) HM Government

## APPENDICES

## APPENDIX I: Penrith - A Historic Town

- A1.1 Penrith is strategically located in the north of England just off the M6 motorway (the main north-south route) at its junction with the A66 (the main east-west trunk road) and is also served by the West Coast Main Line Railway. The town lies on the edge of the Eden Valley between the River Eamont and River Petteril, in an area of undulating countryside.
- A1.2 Penrith is the main town serving the Eden Valley and lies less than 3 miles outside the boundary of the Lake District National Park, so serving as a gateway to the Lakes and the North Pennines Area of Outstanding Natural Beauty. The town is about 20 miles south east of the city of Carlisle and 20 miles east of Keswick (Figure 4)

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



- A1.3 Penrith's historic legacy has arisen from its crucial positioning on an axis of roads crossing Cumbria, from east to west and north to south. Strategically, over the centuries the settlement became a focus for invasion and, too often, destruction. Yet the Crown, Penrith's longstanding patron, favoured the town, with its rich nearby manors.
- A1.4 Prior to the Roman invasion of Cumbria in 79AD, what is now the town, was in an area controlled by Brythonic (British Welsh/Cumbric speaking) tribes, with Pictland (part of modern Scotland) being north of the line between the Clyde and Forth rivers.
- A1.5 In the Mid Sixth Century, Rheged was ruled by Urien and later his sons. The area around Penrith was eventually conquered by German Angles (Saxons) based in Northumbria in around 616AD and remained under their control for the next 424 years. During this period there was some settlement by Norwegian Viking allies, who had been expelled from Ireland, as well as hostile raids and invasion by Danish Vikings.
- A1.6 In 927AD, at Eamont Bridge just outside Penrith, a meeting of five major kings took place, one of whom was the "King of Strathclyde and Cumbria", with Strathclyde not being part of Scotland at the time. The "King of the Scots" was also present. This date is taken as the founding of the present "Kingdom of England" of which Penrith was then a part. 18 years later in 945AD the last "King of Cumbria" was defeated in battle at Dunmail Raise, near Grasmere, and Cumbria was granted to Malcolm I of Scotland for the next 147 years.
- A1.7 In 1092 the Normans travelled north and ended the Scottish occupation by capturing Carlisle. Cumbria was reincorporated into England, but the kingdom of Strathclyde was not.
- A1.8 In the 1100s Penrith was granted back to Scotland, and St. Andrew's Church was established in Penrith. Evidence of the town's Scottish heritage is carried on the original 12th Century brass Town Seal which bears a saltire-like symbol and is housed in Penrith Museum.
- A1.9 In 1223, Penred (later Penrith) was acknowledged as a market centre, when Henry III granted the village a market charter giving it the right to hold a market, the source of Penrith's commercial prosperity over the subsequent centuries. By doing this, it allowed villagers the chance to purchase necessities as well as catching up with local news and other locals in the village of Penred.
- A1.10 Little documentary evidence exists for the occupation of Penrith before the 12th Century. However, St Andrew's Church stands within an oval enclosure that may indicate pre-Norman settlement.



- A1.11 In 1223 Henry III also instructed Brian de Insula to supply with timber those who had come to live in Penred, and who were willing to take up burgage plots (land rented from the King). The timber was for building burgages (houses) and shops and Burrowgate seems likely as the original site of the market.
- A1.12 At the time of the Conquest (1066), Penrith was in Scottish hands, but had been seized by the Normans in 1086. Penrith continued to be claimed by the Scots but in 1242 a compromise was brought about whereby Penrith was recognised as a Scottish possession, one which the Scottish King (Malcolm III) held as tenant-in-Chief of the English Crown. This situation was to last until 1295, when Edward I seized back Penrith and restored it to the jurisdiction of the English Crown. Edward's determination to impose English rule on Scotland was responsible for much hatred between the two Nations. It seems likely that the ferocity of subsequent Scottish raids on Penrith, which destroyed the town several times during the thirteenth and fourteenth centuries, notably in 1297 and 1345, was motivated by the desire to avenge the atrocities of Edward.



- A1.13 In 1308 the tenants of Penrith petitioned the King, complaining that their lands, tenements and corn had been destroyed by the Scots. The present layout of the town may reflect those troubled times, with several open spaces into which cattle and goods could be brought for safety. Therefore, there are so many alleyways (ginnels) leading from the fronts to the rear of buildings. The conflict was not resolved until the Union of 1603.

- A1.14 By the mid fourteenth Century, the town was in decline which may have been due to the attrition by the Scots. However, this was a period of recession in the country, not helped by outbreaks of plague (Black Death).

- A1.15 In the fourteenth Century William Strickland, later Bishop of Carlisle, diverted the River Petterill to bring a supply of water into the town by building the 'Thaka Beck' (now Thacka Beck), which runs through the centre of Penrith. Brook Street runs along the line of Thaka Beck. The beck was covered over in the late eighteenth or early nineteenth Century.

- A1.16 Penrith Castle was built at the end of the 14th century by Ralph Neville, who played a key role in the defence of the Scottish border. Ralph Neville (about 1364–1425) was granted the manor of Penrith in 1396 and built the castle soon afterwards. As warden of the West March, he was responsible for the defence of this area against the Scots. Contrary to



what might be expected, the castle was not built at the highest point of the hill, which lies 170 metres away. Its location was chosen because it was probably the site of an old Roman fort, the banks and ditches of which could be conveniently re-used for their defensive function. The castle demonstrated Ralph's powerful position and his dominance over this area of Cumbria. His son Richard, 16th Earl of Warwick and 6th Earl of Salisbury, made it his headquarters, probably building the 'Red Tower' and improving the entrance defences.

- A1.17 In 1379 and 1399 William Strickland was granted licences to build a fortified tower which may have referred to Hutton Hall, a 14th-century Pele Tower near St Andrew's church.
- A1.18 Following the death of Richard Neville ('the Kingmaker'), in 1471, the castle was granted to Richard, Duke of Gloucester who later became King Richard III. The future king resided at the castle for periods between 1471 and 1485, as he held the position of Sheriff of Cumberland. His role was to secure the county against the Scots and keep rival local families under control. Richard carried out alterations at the castle, transforming it into a suitable residence. Large windows, probably to light private apartments, were inserted in a raised external wall. A new gatehouse and a tower were also constructed at this time.
- A1.19 After Richard became king, the castle remained Crown property, but it was not used again as a permanent residence. Surveys from the mid 16th century describe the castle as having begun to fall into disrepair and it was being used as a source of building material. Therefore, the threat from Scotland must have abated by this time.
- A1.20 After brief use during the Civil War as the headquarters for the Parliamentarian general John Lambert, the castle was further dismantled (1648). Various farm buildings and a house were cleared from the site before Castle Park was laid out in 1920. Also associated with Richard III is Dockray Hall, this dates from about 1470 but, today, is mainly late sixteenth century construction.
- A1.21 The Two Lions building was originally constructed in the 15th century as a middle-class merchant's dwelling that was transformed, by Gerard Lowther, into a nobleman's mansion. Gerard Lowther was married to Lucy Dudley, of Yanwath, second cousin to Queen Elizabeth I's favourite, and possible lover, Robert Dudley, Earl of Leicester.
- A1.22 Penrith had become a thriving and prosperous settlement and by 1687 was one of the most important market centres in Cumberland, having the best markets for corn, salt, wool and meat as well as being good for cloth and hemp. The markets were made up of farmers, who transported their goods using horse and cart. During the markets the horses were put into stables behind the inns.

A1.23 At its peak Penrith had 57 public houses. These public houses were not only used for drinking, but also gave locals space to sell their goods on market days.

A1.24 Throughout the 17th, 18th and 19th centuries Penrith underwent a period of constant redevelopment with the result that much of the built fabric of the town dates from this period. This rebuilding took place broadly within the existing medieval street pattern. The town contains several important buildings from this period, such as St Andrew's Parish Church which was erected in 1720.



A1.25 The coming of the railway also contributed to Penrith's prosperity, promoting tourism and assisting in the carriage of goods and the distribution of farm produce. The line from Lancaster to Carlisle opened in 1846, followed by the Eden Valley Railway in 1862 and the Cockermouth, Keswick and Penrith Railway in 1865.



A1.26 In 1848 a Westmorland-wide outbreak of cholera drew attention to the town's insanitary state. Thacka Beck was still used as the main sewer and livestock were slaughtered in the middle of town which left the streets running with blood and offal. Consequently, in 1851, the Penrith Local Board of Health was formed, and a scheme was adopted to form a new waterworks to abstract water directly from the River Eamont (1854).

A1.27 The late Nineteenth Century marked the start of an era of rapid development with the advent of Penrith Urban District Council in 1894. Local subscriptions financed the building of the Jubilee Cottage Hospital on Beacon Edge, which was succeeded, in 1987, by the present Penrith Hospital. In addition, townsfolk raised money to build a drill hall and concert hall in Portland Place which served as Penrith's social and recreational centre for 70 years, latterly staging hugely popular Saturday night dances, as well as hunt balls, marathon jives and beauty contests until it was destroyed by fire in 1963. The site is occupied currently by Voreda House formerly a tax office and now home to Cumbria Partnership NHS Foundation Trust.

In 1890, the golf club took over the racecourse site off Salkeld Road to the north of the town.



- A1.28 In 1905 to 1906 two Eighteenth Century houses were converted to create Penrith Town Hall which, thanks to pressure from locals, retains much of its original facade. The Alhambra in Middlegate opened in 1910 as a roller-skating rink, theatre and public hall and later became the town's first cinema. In subsequent years the telephone was introduced, and the Urban District Council took measures to provide the town with electric lighting. The Council also brought in a new and pure water supply from Hayeswater, improved the sewers and provided a sewerage treatment works at Whinfell.
- A1.29 Against much local opposition the Urban District Council created Castle Park, the recreation ground adjacent to Penrith Castle which was opened in 1923. Another large area for recreation was formed in 1928 when Kilgour's Field was purchased to create a football pitch extended in the 1930s by the addition of the adjoining Foundry field to form the home of Penrith Football Club until 2002. Today the site, together with a former car park, is home to retail premises and residential accommodation known as Penrith New Squares (opened 2013).
- A1.30 The 1920s saw building of the first council houses, mainly on an area of land called Scumscaw, now the Wetheriggs Estate. Building continued after the Second World War with the construction (1949) of many more houses on Flatt field to the north of Folly Lane, now Scaws housing estate, and at Pategill. Residential development at Carleton commenced in the 1960s and continues today.
- A1.31 The Gilwilly Industrial Estate, located in the Castletown area, was developed in the 1940s and today houses more than 60 local, county and national firms and continues to expand. The 'Penrith bypass' section of the M6 Motorway was opened in 1968 which contributed to the growth of the Gilwilly Industrial Estate. Ghyll Mount Penrith 40 Business Park was developed in the mid-1990s and has been home to the regional office of the Environment Agency since opening in 1999.





## APPENDIX II: Future Growth Areas

(Source: Eden District Council Local Plan September 2018) Land for Housing is allocated on the following sites:

Ref	Address	Area (ha)	Indicative Phasing			Total
			2014-2019	2019-2024	2024-2032	
E3	Carleton-land at Longacres	9.69		120	141	261
E4	Land at Carleton Hall Farm	3.8		32	54	86
N1a	Salkeld Road / Fairhill	10.5		125	125	250
N2	White Ox Farm	3.95		54		54
N3	Raiselands	3.27			76	76
P2	Gilwilly Road	0.33			14	14
P8	Myers Lane, Norfolk Road	0.63			20	20
P54	Belle Vue Farm, Salkeld Road	2.8			63	63
P93	Barn and Yard, Brunswick Road	0.1		4		4
P94	QEGS Annexe, Ullswater Road	0.58			18	18
	<b>Total</b>		<b>0</b>	<b>335</b>	<b>511</b>	<b>846</b>

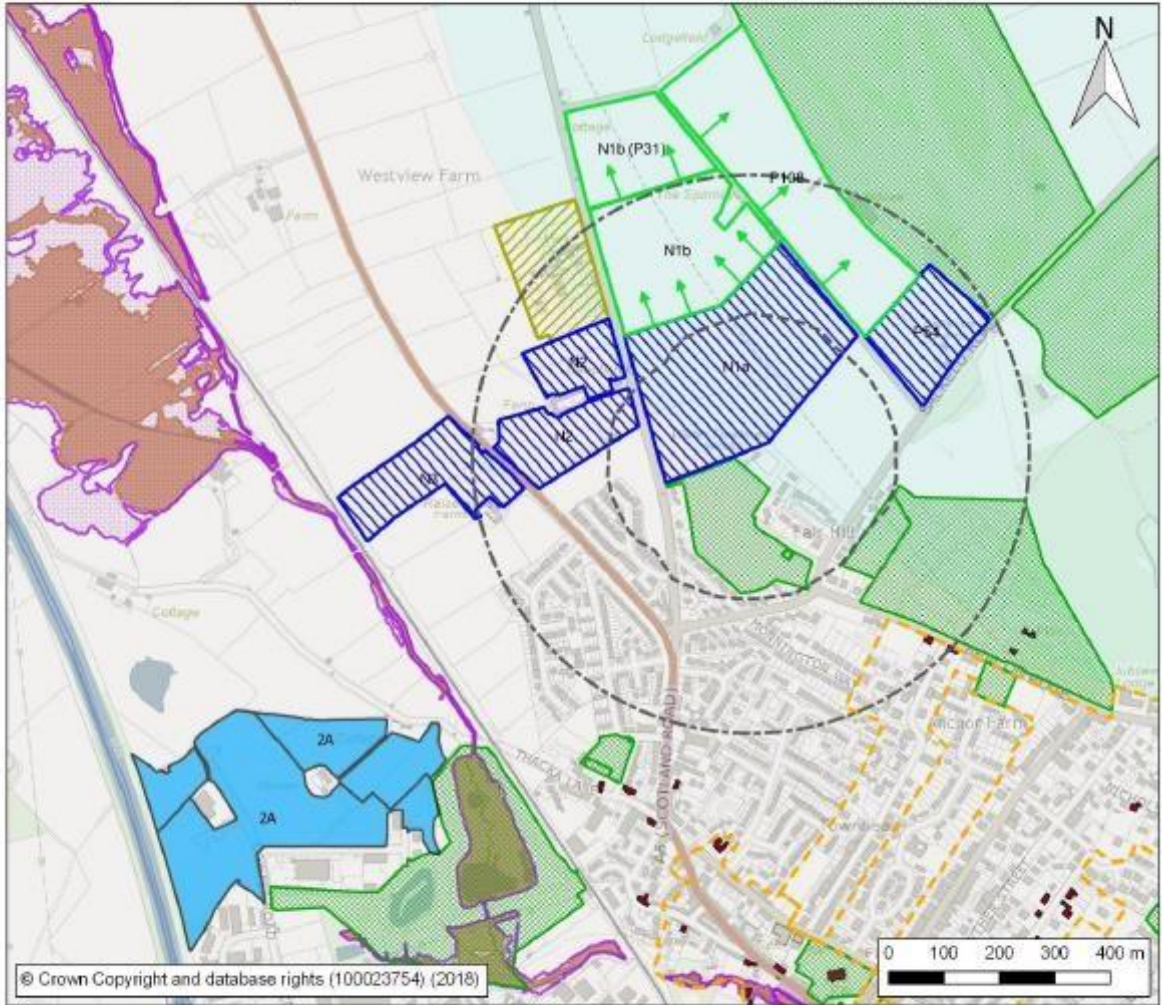
Land for employment use (Use Classes B1-B8) is allocated on the following sites:

<b>Ref</b>	<b>Address</b>	<b>Developable Area (ha)</b>
2A	Gilwilly Industrial Estate extension	11.91
MPC	Skirsgill	3.29
	<b>Total</b>	<b>15.2</b>

Long-term strategic growth is also supported at Newton Rigg College and on Gilwilly Industrial Estate Phase 2B Gypsy and Traveller accommodation is allocated as an extension to Lakeland View, Penrith

# Penrith North

Penrith (North) Inset Map 1

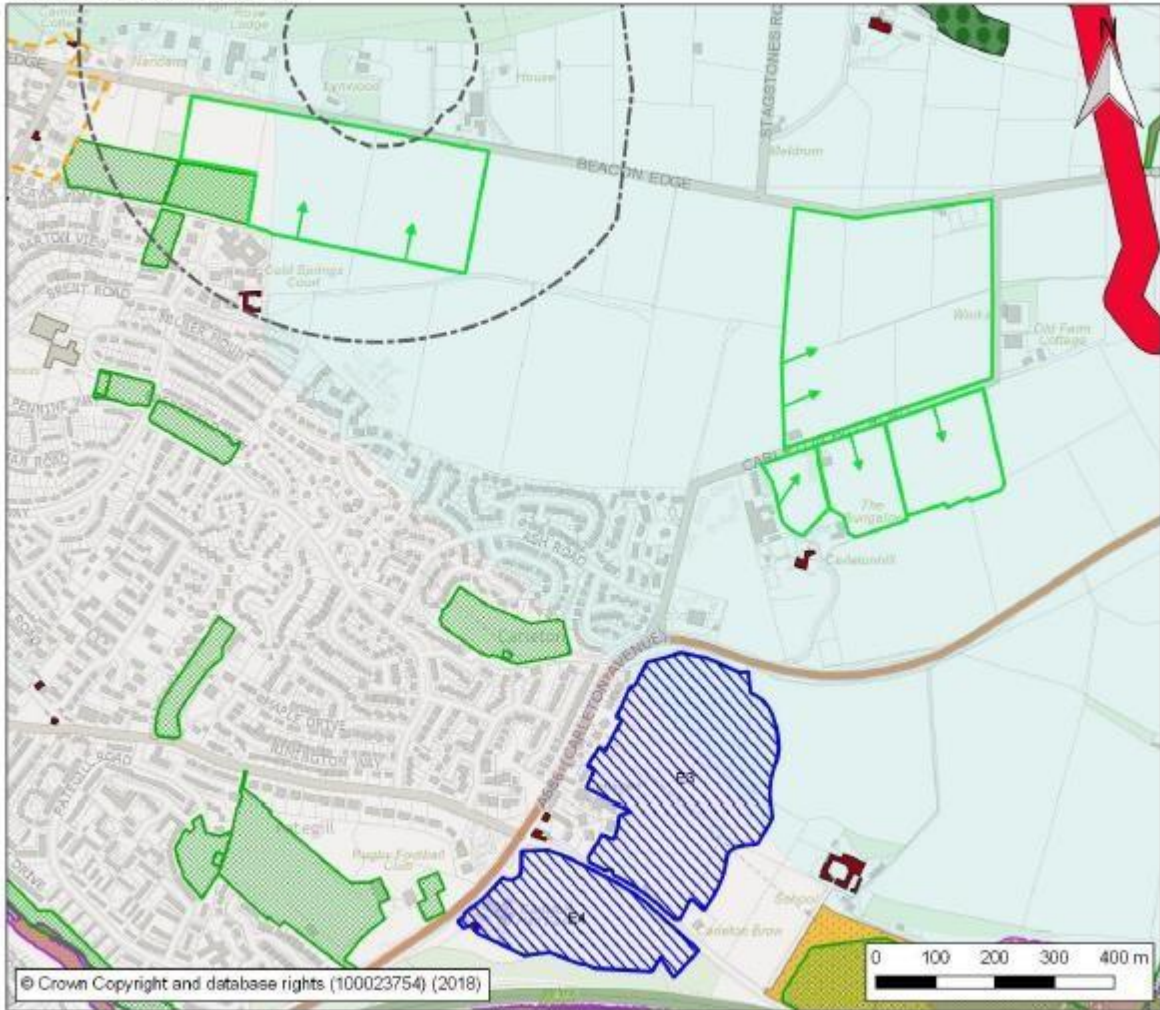


## Key

-  Housing Allocation
-  Future Growth Site
-  Public Open Space
-  Employment Allocation
-  Gypsy and Traveller Sites





# Penrith East

Penrith (East) Inset Map 1



Scale: 1:7000@A4 Policy-AD-28.03.18

## Key

-  Housing Allocation
-  Future Growth Site
-  Public Open Space
-  Employment Allocation
-  Gypsy and Traveller Sites 77

**APPENDIX III: Social Housing Waiting List** (March 2018)

Property Type	Bungalow		House		Ground Floor Flat		First Floor Flat		Maisonette	
	Bedrooms	Count	Bedrooms	Count	Bedrooms	Count	Bedrooms	Count	Bedrooms	Count
Number of Bedrooms	1	90	1	140	1	100	1	118	1	30
	2	32	2	93	2	18	2	12	2	12
	3	3	3	46	3	0	3	0	3	0
	4+	0	4+	1	4+	0	4+	0	4+	0
	<b>Total</b>	<b>125</b>	<b>Total</b>	<b>280</b>	<b>Total</b>	<b>118</b>	<b>Total</b>	<b>130</b>	<b>Total</b>	<b>42</b>

**Note:** There are 459 active applicants to Eden’s Housing Register that have listed ‘Penrith’ as their first choice area preference to live. The total above shows 695 as households are able to specify more than one preferred property type. **Source:** Eden District Council, Housing Department (Sept 2019)

Penrith Regulation 14 Draft Neighbourhood Development Plan – January 2019

**Social Housing Waiting List:** Age Breakdown of Active Applicants who Listed Penrith as their first preferred choice to Live (September 2019)

Age Group of Main Applicant	Count	Property Size Needed				Property Type Wanted				
		1	2	3	4+	First Floor Flat or Above	Ground Floor Flat	House	Bungalow	Maisonette
17-20	27	22	4	1	0	18	9	15	4	6
21-25	43	36	7	0	0	20	16	26	2	2
26-30	69	42	21	6	0	18	19	49	13	7
31-35	62	30	21	11	0	16	18	43	9	6
36-40	41	18	18	4	1	9	7	31	9	6
41-45	30	13	10	7	0	7	5	25	5	4
46-50	40	23	8	9	0	9	12	27	15	6
51-55	38	24	8	6	0	8	7	26	6	1
56-60	24	17	4	3	0	2	4	14	9	1
61-65	23	18	3	2	0	5	5	9	18	1



Age Group of Main Applicant	Count	Property Size Needed				Property Type Wanted				
66-70	17	15	2	0	0	3	5	5	9	0
71-75	21	16	5	0	0	8	5	8	9	1
76-80	10	10	0	0	0	1	0	0	8	0
81-85	7	6	1	0	0	4	2	1	5	0
86+	7	7	0	0	0	2	4	1	4	1
Total	459									

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

Those who Listed 'Penrith' as Their First Choice Preference (September 2019)

Household Type	Count
2 Adults (Couple)	51
2 Adults (Non-Couple)	7
2+ Adults (Non-Couple)	3
Couple 1 Child	25
Couple 2 Children	22
Couple 3 Children	9
Couple 4+ Children	9
Couple Over 55	29
Parent 1 Adult Child	6
Parent 2+ Adult Children	5
Single 1 Child	40
Single 2 Children	23
Single 3 Children	6
Single 4+ Children	9
Single Person	163
Single Over 55	49
Unclassified	3
<b>Total</b>	<b>459</b>

## APPENDIX V: Housing Stock and Occupancy: Penrith (2011)

### 1. Tenure by Ward

Tenure/Ward (Penrith Town)	Carleton	Pategill	East	West	North	South	TOTAL
Owned with/without mortgage or in shared ownership	595	339	843	866	1387	778	<b>4808</b>
Social rented	30	237	203	292	139	196	<b>1097</b>
Private rented or living rent free	71	87	154	330	297	186	<b>1125</b>
<b>TOTAL</b>	<b>696</b>	<b>663</b>	<b>1200</b>	<b>1488</b>	<b>1823</b>	<b>1160</b>	<b>7030</b>

### 2. Property Size (number of bedrooms) by Ward

Number of Bedrooms/Ward (Penrith Town)	Carleton	Pategill	East	West	North	South	TOTAL
1 Bedroom	11	109	108	226	100	132	<b>686</b>
2 Bedrooms	200	248	354	514	469	322	<b>2107</b>
3 Bedrooms	321	260	546	464	779	582	<b>2952</b>
4 Bedrooms	140	37	161	234	361	94	<b>1027</b>
5+ Bedrooms	24	9	31	50	114	30	<b>258</b>

<b>Number of Bedrooms/Ward (Penrith Town)</b>	<b>Carleton</b>	<b>Pategill East</b>	<b>West</b>	<b>North</b>	<b>South</b>	<b>TOTAL</b>
<b>TOTAL</b>	<b>696</b>	<b>663</b>	<b>1200</b>	<b>1488</b>	<b>1823</b>	<b>7030</b>

**Owned:** Owned with a loan/mortgage or shared ownership (part ownership and paying rent to Freeholder). 81

## APPENDIX VI: Rental Costs

### Affordable Rent

PENRITH	AVERAGE WEEKLY RENT		
	(£)	(£)	(£)
<b>Number of Bedrooms</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>Houses</b>	90.15	106.90	120.20
<b>Flats</b>	84.83	101.47	
<b>Bungalows</b>		104.04	

### Social Rent

PENRITH	AVERAGE WEEKLY RENT		
	(£)	(£)	(£)
<b>Number of Bedrooms</b>	<b>1</b>	<b>2</b>	<b>3</b>
<b>Houses</b>	82.23	97.93	112.21
<b>Flats</b>	79.86	93.60	102.90
<b>Bungalows</b>	90.13	99.86	109.46

Source: Eden District Council June 2018

Property Size	Eden Mean Monthly Rent
1 Bed	£419
2 Bed	£524
3 Bed	£619
4+ Bed	£829

Source: Valuation Office June 2019

**Table 3.4 Cost of Alternative Tenure Options by Housing Market Area**

<b>Tenure Option</b>	<b>Monthly Rent/ Total House Price HMA 1A Penrith Urban</b>
Social Rent	£421
Affordable Rent	£434
Market Rent - Lower Quartile	£494
Market Rent – Median	£542
Market Sale - Lower Quartile	£122,000
Market Sale – Median	£165,000
Market Sale – Average	£195,218
Starter Home	£156,174
Shared ownership (50%)	£82,500
Shared ownership (25%)	£41,250
Help to buy	£123,750
Discounted sale	£117,131

**Source:** Data produced by: Land Registry

© Crown copyright and database right 2018.

This data is licensed under the Open Government Licence v3.0;

© 2018 Zoopla Limited. All rights reserved; CLG

**Table 3.4** is an extract from Eden District Council’s District wide housing need survey ([www.eden.gov.uk/housing/housing-documents/](http://www.eden.gov.uk/housing/housing-documents/))

### 3. Tenure by Property Size (number of bedrooms)

Tenure/Number of Bedrooms	1	2	3	4	5+	TOTAL
Owned with/without mortgage or in shared ownership	110	1203	2345	931	219	<b>4808</b>
Social rented	345	424	306	12	10	<b>1097</b>
Private rented or living rent free	231	480	301	84	29	<b>1125</b>
<b>TOTAL</b>	<b>686</b>	<b>2107</b>	<b>2952</b>	<b>1027</b>	<b>258</b>	<b>7030</b>

**1 bedroom:** Includes households who indicated '0 bedrooms'. This is because all households where someone usually lives must have at least one room used as a bedroom.

### 4. Tenure by Occupancy (number of persons)

Tenure/Size of Household (persons)	1	2	3	4	5	6 or more	TOTAL
Owned with/without mortgage or in shared ownership	1421	1883	669	625	172	38	<b>4808</b>
Social rented	552	303	111	90	33	8	<b>1097</b>
Private rented or living rent free	456	345	161	114	42	7	<b>1125</b>
<b>TOTAL PROPERTIES</b>	<b>2429</b>	<b>2531</b>	<b>941</b>	<b>829</b>	<b>247</b>	<b>53</b>	<b>7030</b>
<b>TOTAL PERSONS</b>	<b>2429</b>	<b>5062</b>	<b>2823</b>	<b>3316</b>	<b>1235</b>	<b>318</b>	<b>15183</b>

Office for National Statistics. National Census 2011. All households in area E36001975.

## APPENDIX VII: Median Property Price by Ward

Ward	Price (£) Flat/Maisonette	Price (£) Terrace	Price (£) Semi	Price (£) Detached
<b>Carleton</b>	249,632	151,995	213,495	275,000
<b>East</b>	138,500	130,875	175,000	278,750
<b>North</b>	110,000	152,750	209,950	314,950
<b>Pategill</b>	116,000	145,000	–	–
<b>South</b>	127,500	–	153,000	213,500
<b>West</b>	117,500	138,000	186,750	–

**Source:** Cumbria Observatory (Sept 2019)

## Average Household Income by Constituency and District

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

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



## APPENDIX VIII: Penrith Green Spaces

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Carleton Ward</b>				
<b>C1</b>	<b>Carleton Heights Play Area</b>	Open amenity space in new housing development between Becksides and Sycamore Drive.	Fenced-off play equipment and separate area with goal posts and ball wall. Funding for play equipment raised by nearby residents.	3.618 acres of unfenced open space with full public access.  Owned by W&FC who advise it is protected in the Local Plan.  <b>Policy 8</b>
<b>C2</b>	<b>Penrith RUFC and adjoining land</b>	Bordered by houses and the Pategill playing field. Large car park used by a local employer as a weekday offsite car park. A 20 minutes' walk from the town centre.	Home to Penrith Rugby Union Football Club (RUFC) and the Town's squash club and tennis club.  Rugby pitches together with clubhouse, squash courts and tennis courts belonging to Penrith RUFC.  Club house let for use by community groups and as a conference venue. Car Park used for regular car boot sales. Forms a wildlife corridor linking PP53 to farmland.	17.87 acres. of fenced sports area, with public access, on the eastern edge of the Town.  Rugby pitches are already protected in W&FCs Local Plan.  <b>Policies 7 and 8</b>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Carleton Ward</b>				
<b>C4</b>	<b>Hunter Hall School Playing Field</b>	<p>On the south eastern perimeter of the Town and adjacent to Frenchfield Sports Centre.</p> <p>A 9 minutes' walk from Carleton Village and 2 minutes' walk from the planned new development.</p> <p>This private preparatory school serves the whole of the Town and beyond.</p>	<p>School playing field essential to the development and wellbeing of the pupils.</p> <p>Element of the wildlife corridor formed by C5 and PP54.</p>	<p>5.82 acres of privately-owned fenced playing field.</p> <p><b>Policy 8</b></p>
<b>C5</b>	<b>Frenchfield Sports Centre incorporating Penrith Football Club</b>	<p>At the south eastern perimeter of the Town and adjacent to the A66.</p> <p>Planning permission has been granted for a new housing development a few minutes' walk from the playing field. Carleton village is a few minutes' walk however the facility is used by residents from all over the Town and beyond.</p>	<p>Sports pitches and pavilion with changing rooms, also used for meetings.</p> <p>Used every weekend by parkrun and for football matches. Grounds also used by archery club, rugby clubs, triathletes, runners, cyclists and the public. Part of the site is home to Penrith Football Club who have their own pitch and stadium.</p> <p>Sited on a wildlife corridor (River Eamont) that extends from Ullswater down the length of the Eden Valley. Linked to PP54 by an underpass (A66)</p>	<p>41.51 acres of sports pitches enclosed by sandstone walls and fencing. Football Stadium leased by Penrith Football Club</p> <p>Owned by W&amp;FC who advise that it is protected in the Local Plan.</p> <p><b>Policy 8</b></p>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith East Ward</b>				
<b>PE6</b>	<b>Land and Wood above Scaws Drive</b>	On the northern edge of the Town with housing to three sides of this significant and well-used area of grass and woodland. Well used by residents of the Scaws Estate, the New Streets and the Town. A 15 minutes' walk from the centre of Town but as few minutes from local houses.	The grass and woodland have survived the development of Penrith and is greatly valued as a place for dog walking, relaxing, brambling, picnics and children's' games.  Affords a beautiful view to the Lakeland Fells and the Solway estuary.  A recognised habitat for wildlife including red squirrels, deer, foxes as well as wild flowers. Element of a wildlife corridor with PN14.	7.017 acres of unfenced grassland and woodland accessible to the public.  Owned by W&FC. Green area above Scaws Drive given designated village green status by CCC June 2019.  <b>Policy 7</b>
<b>PE7</b>	<b>Scaws Play Area</b>	In the middle of the Scaws Estate with housing to three sides - Eden Mount, Brentfield Way and Pennine Way and Beaconside School.	A valuable greenspace in the middle of a heavily developed residential area. Play area is used extensively by children and the open area by people for dog walking, exercise and relaxation.	0.86 acres of unfenced land with a multi-games area.  Owned by W&FC who advise that it is protected in the Local Plan.  <b>Policy 8</b>
<b>PE8</b>	<b>Land between Brentfield Way and Meadowcroft</b>	In the middle of the Scaws Estate and surrounded on three sides by housing (Brentfield Way and Meadowcroft).	Significant recreation area used extensively by local children as a play area and by local residents for dog walking, exercise and relaxation.	1.407 acres of unfenced open area with public access.  Owned by W&FC who advise it is protected in the Local Plan.  <b>Policy 7</b>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith East Ward</b>				
<b>PE9</b>	<b>Folly Lane Allotments</b>	Below the houses on Folly Lane and above developments next to site of former gas works.	Important amenity for local residents as allotments.  Access by allotment holders only.	3.635 acres. Owned by PTC.  Bounded by sandstone wall, hedge and wire fence.  <b>Policy 7</b>
<b>PE10</b>	<b>Friars Bowling Club</b>	Off Friargate and bounded by residential developments and the Folly Lane Allotments. A 3 minute walk from the Town centre.	Important recreational amenity for local residents.  Access restricted to persons playing and watching bowls.	0.44 acres of privately-owned land laid to grass bounded by fences.  <b>Policy 8</b>
<b>PE11</b>	<b>Beaconside School Playing Fields</b>	In the centre of the Scaws Estate and adjacent to Beaconside School.	School playing field essential to the development and wellbeing of the pupils.	2.14 acres of fenced playing field with no public access. Owned by W&FC.  <b>Policy 8</b>
<b>PE12</b>	<b>St Andrew's Churchyard</b>	Off Market Square in the centre of Penrith and surrounded by historic buildings.  A 2 minute walk from the centre of Town.	Used extensively by locals and visitors alike.  Mature trees and wild flowers make this a popular space at lunch time for local workers.  Full public access at all times of the day.	The setting for the Grade 1 Listed Parish Church with an ancient churchyard to one end and old garden at the other. 2.14 acres bounded by low sandstone wall and iron railings but with full public access at all times of the day. Area near the Mansion House is owned by W&FC and the remainder by the Church Commissioners.  <b>Policy 7</b>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith North Ward</b>				
<b>PN16</b>	<b>Playground and recreation area at Milton Street</b>	Playground and recreation area on the edge of the Raiselands development to the west of the Town and bounded by houses (Raiselands Croft, Milton Street, Thacka Lane) and a caravan site.	The only recreation/community area in this part of the Town.  Equipped with goal posts and play equipment.	1.15 acres of playground, bounded by walls and fence, but with public access  Owned by W&FC.  <b>Policy 8</b>
<b>PN17</b>	<b>Open area at top of Croft Terrace against Beacon Edge</b>	Area on Beacon Edge opposite the entrance to Penrith Cemetery with houses to west (Graham Street) and south (Croft Terrace).  Easy access on foot from properties in New Streets Conservation Area.	Local residents applied, unsuccessfully, to register this area as a 'village green'.  Affords the only view, from above the residential area, across the Town to the eastern fells of the Lake District.  Used extensively by children, local residents and dog walkers.  Wildlife corridor with PN18 linked to PN14 via PN28.	0.8 acres of greenspace overlooking the Town.  Unfenced on lower (south) side offering easy access.  Advised by W&FC that this is protected in the Local Plan.  <b>Policy 7</b>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith North Ward</b>				
<b>PN18</b>	<b>Field on Beacon Edge next to area PN17</b>	Opposite the entrance to Penrith Cemetery with houses to east (Wordsworth Street) and south (Croft Terrace).	<p>One of a diminishing number of green spaces in the Town.</p> <p>With PN17 affords the only view across the Town to the Eastern fells of the Lake District.</p> <p>Wildlife corridor with PN17 linked to PN14 via PN28.</p>	<p>0.7 acres. A privately-owned area that is used for grazing.</p> <p><b>Policy 7</b></p>
<b>PN19</b>	<b>Penrith Golf Course</b>	The Town's only golf course on the northern edge of and overlooking the Town. Bisected by Salkeld Road	<p>This popular 18-hole golf course is an important venue for recreation.</p> <p>Open to members and visitors. Public access via footpath from Beacon Edge.</p> <p>Excellent views to the Lakeland Fells and the Solway estuary.</p> <p>Forms a link for wildlife between open farmland and PN14.</p>	<p>Formerly Penrith Racecourse so has long been a grassed area. 104.68 acres.</p> <p>W&amp;FC advise that this site is designated in the Local Plan under Policy COM2 however the early holes are not included in the Local Plan.</p> <p><b>Policy 8</b></p>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith North Ward</b>				
<b>PN21</b>	<b>Fairhill Playing Field</b>	<p>Playing field close to northern boundary of Town.</p> <p>A new housing development is being built around it.</p>	<p>The Fairhill Community Group, with support from the Town Council, purchased (2017) new play equipment for use by local children and goal posts funded by PTC (2018).</p> <p>Grassed area used by children and dog walkers.</p>	<p>8.02 acres of enclosed land with full public access.</p> <p>Owned by PTC. W&amp;FC advise that it protected within the Local Plan</p> <p><b>Policy 8</b></p>
<b>PN22</b>	<b>St Catherine's School Field</b>	<p>School playing field, with small car parking area for staff, bounded on three sides by housing (Drovers Lane, Macadam Gardens and Graham Street).</p> <p>Just 7 minutes' walk from the centre of the Town.</p>	<p>School playing field essential for the development and wellbeing of the pupils.</p> <p>One of two greenspaces central to the Town.</p>	<p>1.12 acres bounded by fences and hedge.</p> <p>Owned by the Catholic Church.</p> <p><b>Policy 8</b></p>
<b>PN24</b>	<b>Fell Lane Pinfold</b>	<p>Area of woodland adjacent to rear of properties in Fell Lane, below entrance to Lonsdale Villa.</p>	<p>Originally used for holding stock.</p> <p>Dense, well established woodland that is a habitat for wildlife and a green oasis in an area of housing.</p> <p>No public access.</p>	<p>1.02 acres of quite dense native woodland bounded by walls and very visible in the area.</p> <p>Owned by W&amp;FC.</p> <p><b>Policy 7</b></p>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith North Ward</b>				
<b>PN27</b>	<b>Green Space on Cockell House Gardens / Drovers Lane</b>	Surrounded by residential properties	Green space with a small parking area in the centre with mature trees on the entrance to a residential estate.  Requested for Inclusion by the public during the Reg 14 Consultation	Open green space, unfenced totalling 0.25 acres  Owned by W&FC  <b>Policy 7</b>
<b>PN28</b>	<b>Green Space on corner of Cockell House Gardens and Macadam Gardens</b>	In a housing estate surrounded by residential properties	Area of grassland with a mature tree and bushes on a prominent position at the entrance to the estate, often used by young people for free play	0.18 acres of open unfenced green space adding to the character of this green open estate. Owned by W&FC  <b>Policy 7</b>
<b>PN29</b>	<b>Green Space in Centre of Voreda Park</b>	Area of open green space in the centre of the estate surrounded by residential properties.	Area of open green space bisected by a footpath and with a small car park to one side. Area contains mature trees and is used extensively by children on the estate for free play, walkers and dog walkers. Requested for inclusion by public during Reg 14 Consultation.	Approximately 0.36 acres of unfenced green space.  Owned by W&FC  <b>Policy 7</b>



Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith North Ward</b>				
<b>PN30</b>	<b>Green Space at Head of Macadam Way</b>	Area of open green space between residential flats at the head of Madadam Way fronted by a footpath and parking area.	Open green space containing mature trees and shrubs, a 'green lung' in the estate. Requested for inclusion during Reg 14 Consultation.	0.10 acres unfenced. Owned by W&FC. <b>Policy 7</b>
<b>PN31</b>	<b>Pembroke Place</b>	Surrounded by residential property on the Anchor Farm housing estate.	Requested for inclusion during the Reg 14 consultation. Grassed open green space with mature trees used by children on the estate for free play and by walkers and dog walkers taking exercise.	Grassed open space of 0.10 acres adding to the open feel of the estate. Owned by W&FC. <b>Policy 7</b>
<b>PN32</b>	<b>Land in Voreda Park</b>	Multiple small areas of open grassland with some mature trees and shrubs surrounded by residential properties.	All together an extensive bit of green spaces bisected by footpaths with mature trees. Used by children for free play and by others for exercise. Along with other green spaces on the estate good for wildlife. Requested for inclusion during Reg 14 Consultation.	8 areas in total with a combined acreage of approximately 0.65 unenclosed acres. Owned by W&FC. <b>Policy 7</b>
<b>PN33</b>	<b>Plimsoll Close</b>	Small area of open green space with mature trees and shrubs surrounded by residential properties.	Along with other green spaces on the estate, good for wildlife. Used in conjunction with other spaces for children to play, walking and dog walking	0.2 acres of unfenced green space with mature trees and bushes. Only accessible by footpath. Owned by W&FC. <b>Policy 7</b>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith North Ward</b>				
<b>PN34</b>	<b>Cambridge Drive next to Greencroft</b>	Open green space at the entrance to Cambridge Drive surrounded by residential properties.	Grassed area with mature trees connected to other grassed areas by footpaths. Used by children playing, walkers and dog walkers. Along with other green spaces on the estate good for wildlife. Requested for inclusion during Reg 14 Consultation.	0.15 acres of unfenced land with mature trees and shrubs.  Owned by W&FC.  <b>Policy 7</b>
<b>PN36</b>	<b>St Catherine's Churchyard</b>	Small churchyard surrounded by houses. A 6-minute walk from the Town centre.	The setting for St Catherine's Church and with public access.  A quiet space for reflection.	0.1 acres, bounded by sandstone walls.  Owned by the Church Commissioners.  <b>Policy 7</b>
<b>PN37</b>	<b>Christchurch Churchyard</b>	Between Stricklandgate (A6 to the north of the Town centre) and Drovers Lane. Just 5 minutes' walk from the Town centre.	A former site for local burials so with local family connections.  A well-used public footpath from Drovers Lane to Stricklandgate passes through the churchyard.  Potential for development as parking for a Community Hub for the estates to the north of the Town.	This 2.5-acre site is bounded by sandstone walls and forms the setting for the church.  Owned by the Church Commissioners.  <b>Policy 7</b>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith North Ward</b>				
<b>PN39</b>	<b>Salkeld Road Allotments</b>	<p>Located off Salkeld Road behind houses on Beacon Edge.</p> <p>A 20-minute walk from the Town centre but close to residential areas.</p>	<p>Important amenity for local residents as allotments particularly as many houses, on the new developments, have very small gardens.</p>	<p>1.9 acres surrounded by hedges and fences. Access by allotment holders only.</p> <p>Owned by PTC.</p> <p><b>Policy 7</b></p>
<b>PN40</b>	<b>Coronation Gardens</b>	<p>Located off Portland Place between Voreda House and the Town Hall.</p> <p>A 5-minute walk from the Town centre.</p>	<p>Created in 1938 to celebrate the Coronation of King George VI.</p> <p>Currently partly tended by Penrith Community Gardeners.</p>	<p>Community garden and artworks covering an area of approximately 40 meters by 30 meters.</p> <p>Owned by W&amp;FC.</p> <p><b>Policy 7</b></p>
<b>PN41</b>	<b>Bowscar Play Area</b>	<p>Located at Bowscar surrounded by houses in the hamlet.</p>	<p>Formalised play area with swing used by the community.</p>	<p>Small fenced play area and surrounding land of 0.09 acres currently owned and managed by W&amp;FC who advise it is protected in the Local Plan.</p> <p><b>Policy 8</b></p>
<b>PN42</b>	<b>Bowscar Open Space</b>	<p>Located at Bowscar surrounded by houses in the hamlet.</p>	<p>Non formalised play area used by children and the community for informal gatherings.</p>	<p>Small piece of land 0.12 acres currently owned by W&amp;FC.</p> <p><b>Policy 7</b></p>
<b>PN43</b>	<b>Friends Meeting House Garden and Allotments</b>	<p>Located next to and behind the Friends Meeting House surrounded by residential houses</p>	<p>A small green oasis in the middle of houses for people and wildlife to enjoy</p>	<p>0.22 acres owned by the Friends Meeting House</p> <p><b>Policy 7</b></p>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith West Ward</b>				
<b>PW45</b>	<b>Nichol Hill Nature Reserve and adjacent private gardens</b>	Between the railway line and Foster Street and an 8 minutes' walk from the Town centre but a short walk from the residential areas to the north of the Town.	A haven for wildlife in a heavily developed area on the edge of the Gilwilly Industrial Estate. An important element of a wildlife corridor (PW32, PW34, PW35, PW36 and PW37).  Open access to the public. Until recently the reserve was under the protection of Cumbria Wildlife Trust.	6.25 acres of native woodland.  Some owned by W&FC and some private land.  Open access to the part owned by W&FC.  <b>Policy 7</b>
<b>PW46</b>	<b>Thacka Beck Nature Reserve</b>	Located between the M6 motorway and the railway line, to the edge of northern edge of the East Lakes Business Park (Gilwilly).  A 22 minutes' walk from the centre of Town.	A popular area for bird watchers, dog walking and relaxation.  Public access.  An important wildlife corridor with PW31, PW34, PW35, PW36 and PW37.	33.54 acres of hay meadows, wet grassland, and scrub, centered on an attenuation pond and the beck, established as part of the Town's flood defenses.  Area managed and owned by Cumbria Wildlife Trust.  <b>Policy 7</b>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith West Ward</b>				
<b>PW48</b>	<b>Brunswick Square Gardens</b>	Surrounded by the houses that form Brunswick Square and a 5 minutes' walk from the centre of Town.	Private garden for the use of residents of this attractive square.  Largely to grass, with a goal post for the children, surrounded by mature shrubs and trees.	0.5 acres making Brunswick Square a quiet haven in central area of Town.  Privately owned by the residents of the square.  <b>Policy 7</b>
<b>PW49</b>	<b>James Street Allotments</b>	Bordered by industrial buildings, Gilwilly Road, York Street and James Street on the edge of Castletown.  A 9 minutes' walk from the Town centre but a few minutes from the local properties.	Important amenity for local residents as allotments. Access by allotment holders only.  Forms an important piece of the wildlife corridor between PW31, PW32, with PW35, PW36 & PW37.	0.7 acres bounded by railings and a sandstone wall.  Owned by PTC.  <b>Policy 7</b>
<b>PW50</b>	<b>Castletown/ Musgrave Street /Brackenber Allotments</b>	Bordered by Newton Road, Gilwilly Lane, Gilwilly Road and Musgrave Street between the Industrial Estate and Castletown residential area.	Known by a number of names these allotments are an important amenity for residents of Penrith. Allotment gardens and hen runs. Part of the wildlife corridor with PW31, PW32, PW33, PW34, PW36 and PW37.  Permissive path runs around the outside of the allotments used by residents going to and from work and those walking their dogs.	6.95 acres bounded by fence and sandstone wall.  Owned by PTC.  <b>Policy 7</b>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith West Ward</b>				
<b>PW51</b>	<b>Castletown Recreation Area</b> (The Rec)	In the centre of Castletown bounded on 3 sides by Gilwilly Road, Gilwilly Lane and the industrial estate.	<p>Donated to the Town in perpetuity (covenanted).</p> <p>Site accommodates a play area, football pitch (Castletown United, Castletown Juniors and Wetheriggs United).</p> <p>Castletown Recreation Hall. Used regularly by the community for sports and events.</p> <p>Part of the wildlife corridor with PW31, PW32, PW34, PW35 and PW37.</p>	<p>3.8 acre field with sandstone boundary wall enclosing the community building and small children's fenced play area.</p> <p>Owned by W&amp;FC who advise it is protected in the Local Plan.</p> <p><b>Policy 8</b></p>
<b>PW52</b>	<b>Recreation area</b> between Musgrave Street allotments and Newton Road	On the edge of the Castletown residential area and bordered by new residential development, Newton Road and Castletown Allotments with access via a gate from Newton Road.	<p>An Informal area of grassland used by local children for recreation, and dog walkers and people accessing the permissive footpath around the allotments.</p> <p>Part of the wildlife corridor with PW31, PW32, PW34, PW35 and PW36.</p>	<p>0.45 acres, accessible area of grassland.</p> <p>Owned by W&amp;FC who advise that it is protected in the Local Plan.</p> <p><b>Policy 7</b></p>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith South Ward</b>				
<b>PS53</b>	<b>Wetheriggs Country Park</b>	<p>Located just north of A66 (between the North Lakes Hotel at J40 and Kemplay Roundabout) bounded on one side by houses on Clifford Road.</p> <p>A few minutes' walk from the Wetheriggs Estate.</p>	<p>A valuable buffer zone between the busy A66 National East-West highway and the housing estate.</p> <p>Publicly accessible with woodland path with seats and fitness equipment.</p> <p>With PS39 part of a wildlife corridor along the Town's southern edge connected to PS40 to PS43.</p>	<p>17.23 acres, area of grassland and native trees forming a green boundary to the Town.</p> <p>Owned by W&amp;FC who advise that it is protected in the Local Plan.</p> <p><b>Policy 7</b></p>
<b>PS54</b>	<b>The Crescent</b>	<p>Between the North Lakes Hotel (Clifford Road) and Wetheriggs Country Park.</p> <p>A few minutes' walk from the Wetheriggs Estate.</p>	<p>Football pitch (goal posts in the Summer months only) used for pre-season training and for friendly fixtures when main pitches are undergoing maintenance.</p> <p>Accessible to the public at all times.</p> <p>Part of a wildlife corridor with PS38 and PS40 to PS43.</p>	<p>2.5 acres mown grass.</p> <p>Owned by W&amp;FC who advise that it is protected in the Local Plan.</p> <p><b>Policy 8</b></p>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith South Ward</b>				
<b>PS55</b>	<b>Ullswater Community College Playing Fields</b>	To the southern side of the Town, bounded by Bridge Lane, Wetheriggs Lane, Clifford Road and Penrith Cricket Club	<p>School playing field used for sports and recreation (athletics, cricket, rugby, football, hockey).</p> <p>Essential for the wellbeing and development of pupils.</p> <p>Continuous with PS55 and 56 thus forming a wildlife corridor with PS38 and 39.</p>	<p>9.9 acres fenced school playing field.</p> <p>Owned by W&amp;FC.</p> <p>Playing field to the south of the Cricket Ground is already designated as public open space in the Local Plan.</p> <p><b>Policy 8</b></p>
<b>PS56</b>	<b>Penrith Cricket Ground</b>	Adjoining school playing field bounded by Bridge Lane and Wetheriggs Lane.	<p>Thriving cricket club that offers coaching to local children and regularly holds matches during the season.</p> <p>Cricket pitches and a clubhouse that is hired to local groups.</p> <p>Continuous with PS53, 54 and 56 thus forming a wildlife corridor.</p> <p>Access only for training and events.</p>	<p>3.521 acres privately owned land part enclosed with fences and sandstone wall.</p> <p><b>Policy 8</b></p>



Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith South Ward</b>				
<b>PS57</b>	<b>Playing Field</b> at southern gateway to Town between A66 and Clifford Road	At the southern gateway to the Town bordered by the A66, Bridge Lane and Clifford Road. A 15 minutes' walk from the Town centre.	Currently used by UCC as a playing field. Forms a wildlife corridor with PS53, PS54 and PS55.  No public access.	6.96 acres bounded by fencing.  Owned by W&FC.  <b>Policy 8</b>
<b>PS58</b>	<b>Clifford Road Play Area</b>	Small area just below houses on Clifford Road, and adjoining PS42.  A 15 minutes' walk from the Town centre.	Children's play area with footpath connecting Clifford Road to Bridge Lane.  Used extensively by the public for access to Bridge Lane (Doctors' surgeries, hospital, superstore) and the exercising of dogs.	1.207 acres bounded by a fence but accessible to the public.  Small wooded area on western side.  Owned by W&FC.  <b>Policy 8</b>
<b>PS59</b>	<b>North Lakes School Playing Field</b>	Bounded by the school buildings, and houses on Huntley Avenue and Porthouse Road.	School playing field used for sport and recreation, essential for the wellbeing and development of pupils.  No access to the general public.	1.8 acres bounded by hedges and walls.  Owned by W&FC.  <b>Policy 8</b>
<b>PS60</b>	<b>Land between Wetheriggs Lane and Astro Turf at Leisure Centre</b>	Open grassed area between Wetheriggs Lane and Penrith Leisure Centre (Astroturf). A 5 minute walk from the Town centre but a few minutes from houses on the Wetheriggs Estate or Penrith Leisure Centre.	Regularly used by public and UCC for sports.  Accessible at all times by the public.	1.78 acres. Bounded by fence and wall.  Owned by W&FC.  <b>Policy 8</b>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith South Ward</b>				
<b>PS62</b>	<b>Queen Elizabeth Grammar School Playing Field</b>	School playing field Bounded by the Ullswater Road, Skirsgill Close, Skirsgill Gardens and the Wetheriggs Estate.	Used daily for sports and recreation the field is essential for the wellbeing and development of pupils.  Public access limited to the footpath that runs across the field.	11.62 acres* bounded by fence and sandstone walls.  Owned by the school which is an academy.  *Northern boundary of protected area taken to be the public footpath.  <b>Policy 8</b>
<b>PS64</b>	<b>Castle Park</b>	Bounded by Ullswater Road, Cromwell Road and housing on Castle Drive and Castle Terrace.  Immediately opposite Penrith Station and a 10-minute walk from the centre of Town but just minutes from housing on the Wetheriggs Estate.	A public park since 1923. The Town's park is the site of a Grade 1 scheduled ancient monument (Penrith Castle), bowling green, tennis courts, crazy golf, bandstand, café, children's play area, open green space and gardens.	9.45 acres, bounded by sandstone walls and hedges.  Owned by W&FC.  <b>Policy 8</b>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith Pategill Ward</b>				
<b>PP66</b>	<b>Thacka Glen. Land between hospital, Eden Arts and Thacka Beck</b>	<p>Located to east of Tynefield Drive and following the course of Thacka Beck to Carleton Avenue.</p> <p>Readily accessible to residents of Pategill, Scaws and Carleton estates and a 15 minutes' walk from the Town centre.</p>	<p>Wooded valley of Thacka Beck that forms a green buffer to the southeastern edge of the Town. Unofficial footpath used extensively by the public for walking and exercising dogs.</p> <p>Forms a wildlife corridor with PP50, PP52 and linking to PS38 to PS43.</p>	<p>Attractive 9.8 acres of deciduous woodland and pasture currently used for summer grazing.</p> <p>Currently owned by PTC.</p>
<b>PP67</b>	<b>Pategill Back Field</b>	<p>At the end of Pategill Walk on the edge of the Pategill Estate and above Thacka Glen (PP51).</p> <p>A few minutes' walk from the centre of the estate.</p>	<p>Pategill has serious issues with parking and the Residents &amp; Tenants' Association has expressed a wish to see this field used for a combination of recreation and parking.</p> <p>Applied unsuccessfully for Village Green status. Temporary (10 years) registration as Amenity Land.</p> <p>Currently used as an informal play area by children on the estate. Forms a wildlife corridor with PP50, PP51 and linked to PS38 to PS43.</p>	<p>0.449 acres with public access.</p> <p>Owned by W&amp;FC who advise it is protected in the Local Plan.</p> <p>Registered as an Asset of Community Value 10 January 2013 for recreation, social activities, dog walking and viewing wildlife.</p> <p><b>Policy 7</b></p>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith Pategill Ward</b>				
<b>PP68</b>	<b>Pategill Play area</b>	<p>Bounded by Penrith RUFC and housing on Mary Langley Way, Prince Charles Avenue and Windsor Court.</p> <p>A few minutes' walk from the houses on the estate.</p>	<p>The only significant greenspace on the Pategill Estate.</p> <p>Fenced play area with equipment plus a grassed area with goal posts.</p> <p>Forms a wildlife corridor with C2 to farmland.</p>	<p>1.44 acres unfenced grassed area.</p> <p>Owned by W&amp;FC who advise it is protected in the Local Plan.</p> <p><b>Policy 8</b></p>
<b>PP70</b>	<b>Open space to the south of Eden Housing Association (EHA)</b>	<p>Between Bridge Lane and Tynfield Drive and bounded on one side by Eden Housing Association's office and on the other by the Ambulance Station.</p> <p>A 12 minutes' walk from the Town centre but of most use locally.</p>	<p>At a gateway this is an important green area that, in the summer, is used by NHS staff, residents of sheltered housing and the nursing home.</p> <p>Accessible to the public.</p>	<p>At a key gateway to the Town. 0.9 acres area of grass and mature trees bounded on one side by a low sandstone wall.</p> <p>Understood to be owned by the NHS.</p> <p><b>Policy 7</b></p>

Ref No.	Green or Open Space	Is the site near the local community it serves?	Demonstrably special to a local community	Local in character and not an extensive tract of land?
<b>Penrith Pategill Ward</b>				
<b>PP71</b>	<b>Open space to the north of Eden Housing Association</b>	<p>Between Bridge Lane, Tynefield Drive and Greengarth Nursing Home.</p> <p>A 12 minutes' walk from the centre of Town but an amenity for those living adjacent to the greenspace.</p>	<p>An open space at a gateway to the Town.</p> <p>Principally accessible to residents of the nursing home and Tynefield Drive.</p> <p>Home to the 'plague stone' (Grade 1 Listed).</p> <p>Fully accessible by the public.</p>	<p>0.4 acres grassed area with mature trees bounded on one side by a low stone wall.</p> <p>Owned by W&amp;FC.</p> <p><b>Policy 7</b></p>
<b>PP72</b>	<b>Open space to the north of Greengarth</b>	<p>Bordering Greengarth Nursing Home, Tynefield Court and Bridge Lane.</p> <p>A 10 minutes' walk from the Town centre but more of an amenity for local residents.</p>	<p>An open space at a gateway to the Town.</p> <p>Open access to the public.</p>	<p>0.6 acres unfenced grassed area with mature trees.</p> <p>Ownership understood to be W&amp;FC.</p> <p><b>Policy 7</b></p>

## APPENDIX IX: Leisure and Recreation

Leisure and Recreation	
Facility	Comments
<b>Carleton Park Play Area</b>	Fenced play area with new equipment and football pitch. Money for new play equipment raised by local residents. Single end ball wall with tarmac surface.
<b>Frenchfield Sports Centre</b>	Football pitches and pavilion – extensively used by local groups and clubs, used for parkrun every weekend. Also, home ground for Penrith Football Club whose stadium is built there. Site used for a variety of sports and events. Sports such as football, archery, running, rugby, triathlon and cycling.
<b>Penrith RUFC</b>	Rugby pitches with clubhouse. Also houses Penrith Squash Club and Penrith Tennis Club. Used extensively for training and regular games. Clubhouse used as community meeting location by organisations and businesses. Car Park used for car boot sales, family days etc and during the week the club have an agreement with local employers who use it for staff parking.
<b>Folly Lane Allotments</b>	Important usage as allotments by local residents – owned by PTC.
<b>Playground and area at Milton Street</b>	Important green space with play-area equipment and goal posts. New improvements made to the play area in 2015 following funds being raised by the local community.
<b>Penrith Golf Course</b>	Footpath across from path from Beacon Edge. 18-hole golf course with separate practice ground. Clubhouse used for community functions.

<b>Leisure and Recreation</b>	
<b>Facility</b>	<b>Comments</b>
<b>Penrith Golf Course Practice Ground</b>	Adjoining the Golf Club and used by golfers for improving their game.
<b>Fairhill Playing Field</b>	Used for football, children's games, sledging, dog walking and has a small play area that has recently been upgraded and developed by the Fairhill Recreation Group.
<b>Castletown Recreation Field (The Rec)</b>	Football pitch for Castletown Juniors and Wetheriggs United; play area and Castletown Recreation Hall. Donated for use by the local people in perpetuity (covenanted).
<b>The Crescent</b>	Football pitch (no goal posts other than during the summer months) adjacent to North Lakes Hotel and Wetheriggs Country Park used for pre-season training and as cover for friendly fixtures when main pitches are undergoing annual maintenance.
<b>Castle Park</b>	4 full size tennis courts, 1 bowling green maintained by Castle Park Bowling Club, obstacle golf, children's play area. Site of Penrith Castle (Grade 1 Listed Heritage site).
<b>Penrith Leisure Centre</b>	25m swimming pool, learner pool, climbing wall, fitness suite, soft play facility, 6 rink indoor bowls, studios, 6 court sports hall, astro turf pitch, 1 outdoor grass mini soccer pitch associated changing rooms and catering facilities.

<b>Leisure and Recreation</b>	
<b>Facility</b>	<b>Comments</b>
<b>James Street Allotments</b>	Important usage as allotments by local residents – owned by PTC.
<b>Salkeld Road Allotments</b>	Important usage as allotments by local residents – owned by PTC.
<b>Castletown/Musgrave Street/Brackenburgh Allotments</b>	Important usage as allotments by local residents – owned by PTC.
<b>Pategill Play Area</b>	Off Prince Charles Close, partly occupied by play equipment for younger children.
<b>Scaws Play Area</b>	Significant greenspace with multi use games area adjacent to Pennine Way. Fenced children’s play area also on the site.
<b>Skate Park</b>	Used extensively as a social focal point by young people.
<b>Wetheriggs Play Area</b>	Within Wetheriggs Country Park, off Clifford Road / Wetheriggs Lane. Football pitch to west end. Track around the wood with seats and fitness trail equipment.
<b>Penrith Cricket Ground</b>	Well used cricket pitch and club house, home of Penrith Cricket Club.
<b>Friars Lane Bowling Club</b>	Bowling Club just off Friars Lane, one of the oldest in the county just going into its 148 <sup>th</sup> season in 2018.



## APPENDIX X: Cultural Facilities

Culture	
Facility	Comments
<b>Lonsdale Cinema</b>	100 + year old 3 screen cinema in Middlegate formerly known as The Alhambra, saved from closure following a public campaign in 2011.
<b>Penrith Playhouse</b>	Member run permanent theatre in Auction Mart Lane offering a number of events each year plus a venue for general hire. Seating capacity 160.
<b>Penrith Museum</b>	Housed in the old Robinson School in Middlegate adjoined to the Tourist Information Centre.
<b>Eden Arts</b>	Utilises the Old Fire Station as an Arts Centre, offers films, comedy, theatre and live music not just in Penrith but throughout the county.
<b>Eden Valley Artistic Network (EVAN)</b>	Recently opened a workspace and gallery for artists in Corney Square.

## APPENDIX XI: Car Parking

Area	Size (No of spaces)	Length of Stay	Comments
<b>Public Car Parks Owned by EDC</b>			
Blue Bell Lane (Upper and Lower)	127 plus 3 blue badge.	Up to 168 consecutive hours for cars, bikes and light goods vehicles. Up to 24 consecutive hours for motorhomes, caravans and coaches.	Main car park at north end of the Town, partly used for long stay parking. Under used a lot of time but very full in summer.
Drovers Lane	104	Unlimited waiting time.	New car park. Partially used by W&FC staff as it's near the Town Hall but mainly used for public parking. Rather hidden away and not well signed.
Mansion House Car Parks (front and rear)	50 plus 1 blue badge.	Pay and Display weekends only up to 24 hours.	Front car park for staff use only Monday Friday. Rear car park for W&FC staff and some contract parking Monday – Friday. Both are open to public at weekends.
Town Hall	38 plus 3 blue badge.	Up to 12 hours weekends only.	For W&FC staff use only Mon-Fri but pay and display weekends only. This is the car park immediately behind and to the side of the Town Hall buildings.
Sandgate	120, 10 blue badge, 6 motorcycle plus 6 coach.	Up to 168 consecutive hours for cars, bikes and light goods vehicles. Up to 24 consecutive hours for motorhomes, caravans and coaches.	

Area	Size (No of spaces)	Length of Stay	Comments
<b>Public Car Parks Owned by EDC</b>			
Princes Street	21, plus 4 blue badge, 2 motorcycle.	Disc Parking up to 2 hours.	Small central car park.
Penrith Leisure Centre	102 plus 8 blue badges.	Free unlimited parking for anyone using the facilities of the leisure centre.	Owned by W&FC. For leisure centre users and season ticket holders only. Leisure users must obtain a ticket from reception to be displayed on the top of the dashboard visible through the windscreen.
Great Dockray	52 on-street parking (centre and street edge).	Free 1-hour disk parking, no return within an hour. Permit parking for nearby residents.	General parking area. Previous talks to reconfigure parking with a road to one side only. Important central car park used when events are on.
Queen Street	15-18 on-street parking.	Free 1-hour disk parking, no return within an hour. Permit parking for residents of Queen Street.	Individual parking spaces are not marked so capacity is dependent on considerate parking.

Area	Size (No of spaces)	Length of Stay	Comments
<b>On-Street Car Parking</b>			
Burrowgate	12 on-street parking.	Free 1-hour disk parking, no return within an hour. Permit parking for residents of Burrowgate.	General small parking area with marked bays.
Burrowgate (higher) and Sandgate	30 – 32 on-street parking.	Free 1-hour disc parking, no return within an hour. Permit parking for residents of Burrowgate.	Mixture of marked and unmarked bays.
Ullswater Road next to Castle	18 on-street parking plus 3 blue badge.	Changed from 3 hr parking to unlimited parking plus disabled parking next to the park gate.	Now used mainly by rail passengers. Potential to work with Castle Park Development Group on the potential to create some car parking for Castle Park.
Market Square in front of George Hotel	9 on-street parking.	Free 1-hour disc parking, no return within an hour.	Marked bays. Traffic delays may be caused by vehicles reversing from the bays into the flow of traffic.
Middlegate	13–15 on-street plus 1-2 Blue Badge.	Free 1-hour disc parking, no return within an hour. Permit parking for residents of Middlegate.	Traffic delays may be caused by vehicles manoeuvring from the bays into the flow of traffic.

Area	Size (No of spaces)	Length of Stay	Comments
<b>On-Street Car Parking</b>			
Crown Square	17 on-street parking.	Free 1-hour disc parking, no return within an hour. Permit parking for residents of Crown Square.	
Friargate in front of laundry, Mansion House and on main road	32 on-street plus 2 Blue Badge.	Free 1-hour disc parking, no return within an hour. Permit parking for nearby residents.	Marked bays.
Friargate opposite PTC offices	8-10 on-street.	Free 1-hour disc parking, no return within an hour. Permit parking for nearby residents.	
St Andrew's Churchyard	9 on-street plus 1 Blue Badge.	Free 1-hour disc parking, no return within an hour. Permit parking for nearby residents.	Small area with marked bays.
Corney Square	7 on-street.	Free 1-hour disc parking, no return within an hour. Permit parking for nearby residents.	
King Street outside Penrith Building Society	3 on-street.	Free 1-hour disc parking, no return within an hour. Permit parking for nearby residents.	

Area	Size (No of spaces)	Length of Stay	Comments
<b>Managed Car Parking</b>			
Duke Street	23 on-street.	Free 1-hour disc parking, no return within an hour. Permit parking for nearby residents.	
Sainsbury's New Squares Multi storey car park	Private car park owned by Sainsbury's. 490 plus 30 Blue Badge.	Free public parking for 3 hours, no return within 3 hours.	Multi storey with parking initially for 700 vehicles including some parent and child and disabled spaces. During the week companies use some of the upper deck for parking thus restricting public parking.  Managed by a parking company who issue fine for non-compliance.
New Squares (outside)	Private car park owned by Sainsbury's. 106 plus 5 blue badge.	Free public parking for 3 hours, no return within 3 hours.	Managed by a parking company who issue fine for non-compliance.
Morrison's	Private car park owned by Morrison's. 276 with additional 14 for family parking, and 15 blue badge.	Free parking for 2 hours, no return within 2 hours.	Used by customers of Morrison's and people visiting the banks and retail offerings in the town.  Managed by a parking company who issue fine for non-compliance.
Booth's	163 marked bays including 7 blue badge spaces.	Free parking for 2 hours, no return within 2 hours.	Managed by a parking company who issue fine for non-compliance.

Area	Size (No of spaces)	Length of Stay	Comments
<b>Managed Car Parking</b>			
Ullswater Road Car Parks in front of superstores (B&Q to Iceland)	Large car parking area associated with edge of town business park. 320 plus additional parking for families (4) and 14 blue badge.	Free parking linked with store use, for 2 hours, no return within 2 hours.	Parking for customers of the retailers at the business park.
Ullswater Road (Home Bargains)	Large car parking area associated with edge of town business park. 83 with 5 additional spaces for families and 5 blue badges.	Free parking, linked with store use, for 2 hours, no return within 2 hours.	Parking for customers of the retailers at the business park.  Managed by a parking company who issue fine for non-compliance.
Bus/coach park, rear of Leisure Centre adjacent to the bring site at Kilgour Street	4 marked bays for coaches.		Part of New Squares development.
Railway Station	125 spaces.	Open 24 hours a day, 7 days a week and is charged at daily rate.	Owned and managed by Virgin Trains.
Rear of Devonshire Arcade	Marked bays for residents. No markings at rear of Arcade.	Unlimited.	Mixture of parking for shopkeepers, private parking for residents

Area	Size (No of spaces)	Length of Stay	Comments
<b>Managed Car Parking</b>			
Marks and Spencer's	62 marked bays including 7 for blue badge holders.	Private car park offering 90 minutes free parking to the public.	
Health Centre and Community Hospital car park	Patient and visitor parking for 54 plus 10 blue badge.	Disc parking limited to 2 hours.	Car parking for the GP surgeries (patients), hospital out-patients and visitors.
Penrith Hospital staff car park (between Bridge Lane and old ambulance/ fire station)	Marked bays for 39 vehicles.	NHS use by permit holders only.	This used to be a disc controlled car park for hospital and surgery appointments but now reserved for NHS staff use only during the week
Penrith Hospital staff car park (on Tynefield Drive opposite old fire station)	Marked bays for 26 vehicles.	NHS use by permit holders only.	NHS permit holders only.
NHS staff car park (to rear of hospital)	Marked bays for 28 vehicles.	NHS use by permit holders only.	NHS permit holders only.



Area	Size (No of spaces)	Length of Stay	Comments
<b>Managed Car Parking</b>			
Old Fire Station and former Ambulance Station.	Marked bays for up to 25 vehicles.	Unlimited.	Used by Eden Arts staff and visitors and Mountain Rescue staff.
B&M/Kentucky Fried Chicken	Marked bays for 135 including 6 blue badge and 4 family bays.	For use of customers of the store and fast food outlet. No time restriction.	
Penrith RUFC	Unmarked gravelled area.	Weekdays only. All day parking.	By private agreement between the Rugby Club and NHS/EHA – no public parking.
Ullswater Community College		Area behind school between school and Penrith Leisure Centre.	Owned by CCC and not available for public parking (gated) – has been used in the past during holiday periods for specific events but EDC had to pay for public liability insurance and for security to open and lock up after use.
Queen Elizabeth Grammar School		Car parks to the front of the main school buildings and behind the 6 <sup>th</sup> Form Centre	Gated school premises so not for public use. Parking for staff and students.
Car park and land opposite St Catherine's School		Not currently available for public, owned and used by school for staff parking.	

Area	Size (No of spaces)	Length of Stay	Comments
<b>Managed Car Parking</b>			
Penrith Farmers Auction Mart, Skirsgill		Currently used by farmers attending the auction mart, no public parking.	Possibility of a site for park and ride however practicalities surrounding auctions days (capacity) and the need to travel out to Rheged and back or by Mile Lane from Castletown.
Old London Road (Gasworks)		Land owned by the Gas Board with no public access for safety reasons. Currently not used for parking.	For the last 15 years has been identified by W&FC for parking but not progressed.

## Car Parking Charges and Season Tickets

### Sandgate, Bluebell Lane, Mansion House, Town Hall and Drovers Lane parking charges from 1 April 2019

Hours	Charges
Up to 1 hour	1.30
Up to 2 hours	2.00
Up to 4 hours	3.50
Up to 10 hours	5.00
Sundays and Bank Holidays	1.00
6pm - 8am	Free

### Princes Street parking charges

Hours	Charges
Up to 1 hour	1.30
Up to 2 hours	2.10
Sundays and Bank Holidays	1.00
6pm - 8am	Free

Camper vans less than 3500Kg in weight are permitted to park in all the Pay and Display Car Parks.

Motorhomes and cars pulling caravans, which are too large to fit in the standard parking bays, are permitted to park within a parking bay marked for coaches in Sandgate car park Penrith.

**Drivers of motorhomes and caravans are advised to purchase multiple tickets to cover the number of spaces the vehicle occupies. It is not permitted for people to sleep or camp overnight in motorhomes and caravans in the car parks.**

Motorcycles can park free in the designated motorcycle bays in Sandgate and Princes Street car parks in Penrith. Motorcycles parked in standard bays must buy and display a valid parking ticket. Solo motorcycles (two wheeled motorcycles with no side car) parked in an on-street disc area are exempt from displaying a disc, a motorcycle with a side car will need to display a valid disc.

Disabled Parking is Free

**Lorries and other commercial vehicles over 3.5 tonnes are not permitted** to park in pay and display car parks. Lorries over 7.5 tonnes are not permitted to enter the town centre between the hours of 7pm and 7am.

## Princes Street parking charges (Source: Eden District Council Website)

### Season Tickets in Penrith

6- or 12-month season tickets are advertised however there is a waiting list for Penrith car parks. At the present time season tickets in Penrith cost £300 for 12 months and £160 for 6 months (as against £185 and £105 in Appleby). There is no explanation for the disparity.

Season tickets are issued on a first come first served basis and a reserve list held should a place become available. There are no designated parking places and a season ticket is only valid for use in one car park for up to two registration numbers. There is no reminder to renew so if you forget it may be allocated to another person.

Season Tickets are purchased from W&FC and must be paid for in full prior to receipt – there is no facility for monthly direct debit or quarterly payments.

<b>Season Tickets</b>		
<b>Car Park</b>	<b>No Season Tickets Available</b>	<b>No Places Allocated</b>
Bluebell Lane	35	35
Drovers Lane	30	30
Leisure Centre	20	20
Mansion House	10	10
Sandgate	20	20
Total	115	115

There are 78 people currently on the waiting list for season tickets (Source: Eden District Council July 2018)

## APPENDIX XII: Public Transport Information

Public transport within the Town is provided by Penrith based NBM Motors whilst bus services to the other main centres of Appleby, Carlisle, Kendal and Windermere are operated by Stagecoach.

The 106\* service continues is operated by the 106 Partnership, a voluntary group funded by Local Councils, grants and membership fees.

Route Name/No	Route	Operating Days	No of Stops	Frequency	Start Place/Time	End Place/Time
<b>Town Service</b>	Penrith	Daily	15	5 to 8 times/hour	Bus Station 09.30	Bus Station 15.30/15.50
<b>104</b>	Whinfell to Carlisle	Daily	5 (Sun to Fri) 8 Sat	Half hourly	Centre Parcs 06.50	Centre Parcs 23.15
<b>106*</b>	Kendal to Penrith	Tue, Thur, Fri	11	2 per day	Kendal 09.10	Kendal 14.20
		College term only		2 per day	Penrith 07.30	Penrith 18.32
<b>508</b>	Penrith to Windermere	Mon to Sat (excl. Bank Hols)	13	5 per day	Penrith 06.45	Penrith 17.35 Sat 17.50
<b>563</b>	Appleby to Penrith	Mon to Fri (excl. Bank Hols)		4 per day	Appleby 06.55	Appleby 18.27

### APPENDIX XIII: Fellrunner Services

The Fellrunner buses are operated and driven by local volunteers. They serve most of the outlying villages in the Penrith area with services to Penrith or Carlisle allowing for about 3 hours in the Town. Some villages are serviced on more than one day.

Route No.	Day	No. of villages serviced	Start		Arrival Penrith	Depart Penrith	End
111	Thursday	8	10.00	Burnbanks	10.48	13.30	14.16
132	Friday	1	9.04	Edenhall	9.13	14.10	15.05
		6	10.48		11.44		
132	Friday	8	9.42	Calthwaite	10.30	13.00	13.49
134	Wednesday	9	10.25	Armathwaite	11.22	14.35	14.55
135	Thursday	9	9.05	Langwathby	10.05	13.00	14.03
136	Tuesday	5	11.48	Highbankhill	12.23	15.45	16.19
137	Thursday	10	10.35	Langwathby	11.39	14.50	15.56
138	Tuesday	8	8.45	Langwathby	9.55	13.00	13.45
139	Tuesday	7	10.20	Melmerby	11.09	14.30	15.18
140	Wednesday	7	9.00	Langwathby	9.53	13.00	13.50

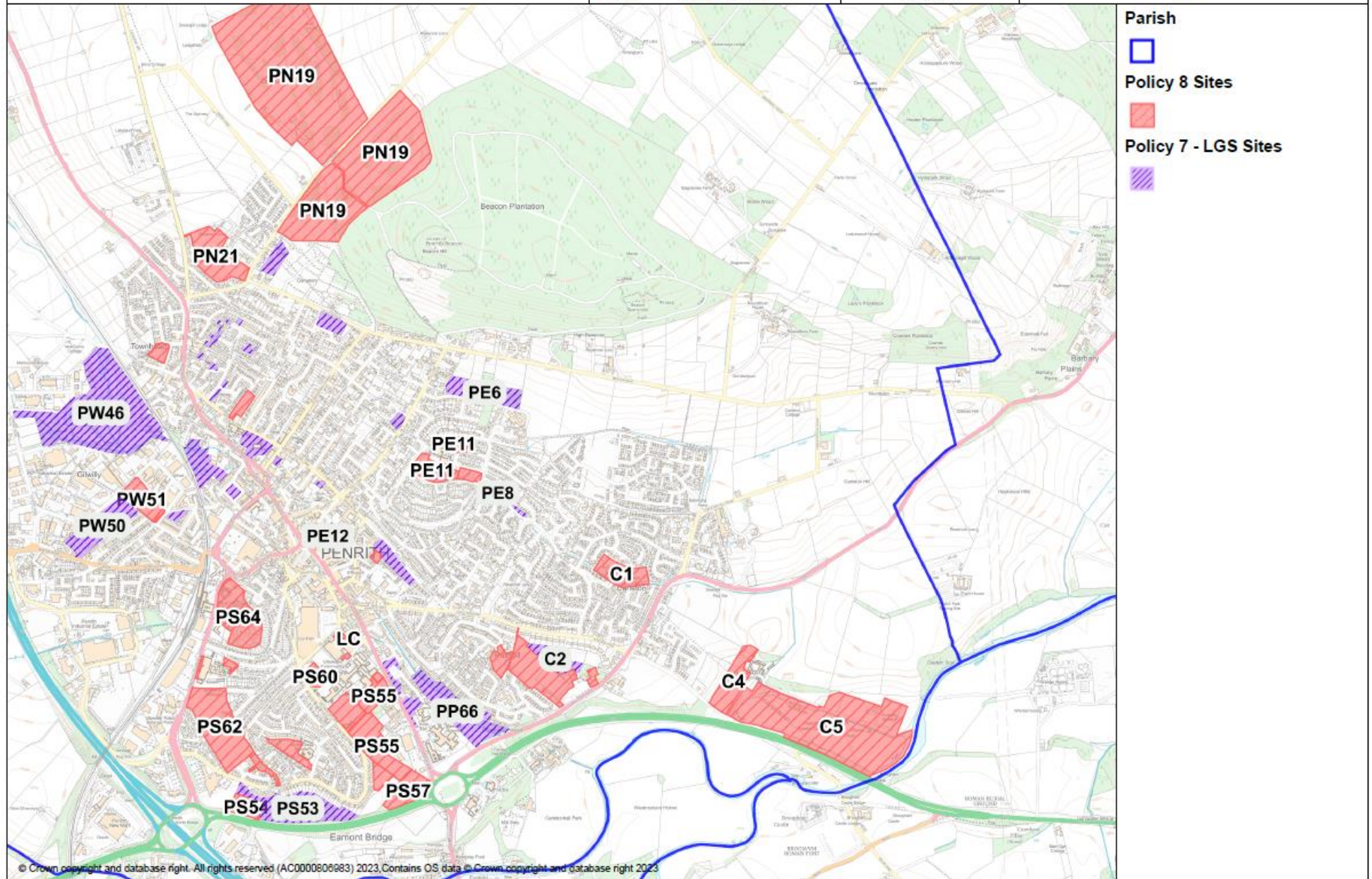
**SUBJECT TO CHANGE**

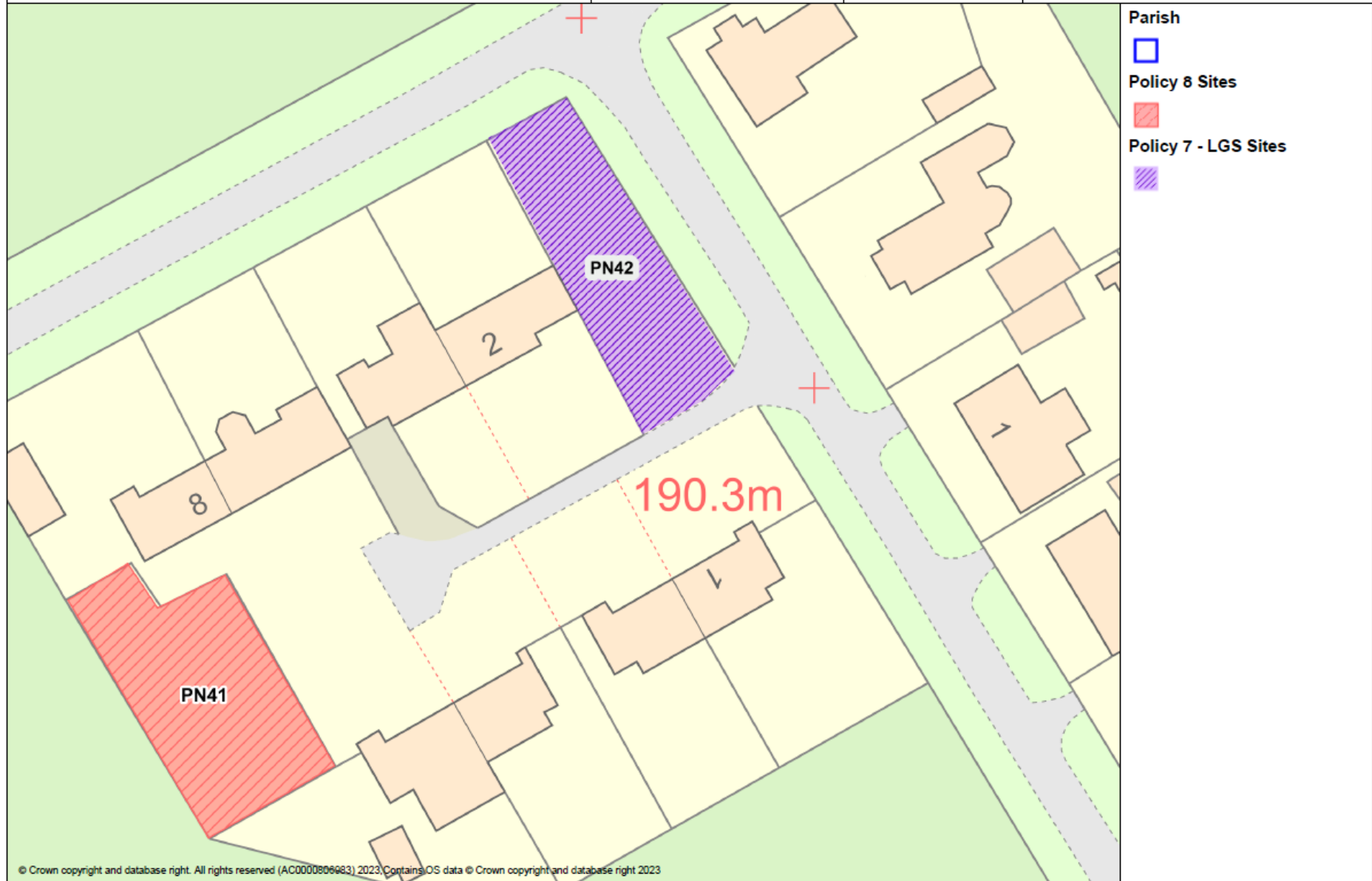
## APPENDIX XIV: Service and Retail Offering in Penrith Town Centre

<b>Retail Offer</b>	<b>No.</b>	<b>Independent</b>	<b>Local</b>	<b>National</b>
Supermarkets	5			5
Food Takeaway	26	26		
B&B / Hotel	5	4		1
Café / Restaurant	34	34		
Charity Shop	12			12
Hair & Beauty	27	27		
Health & Wellbeing	14	14		
Bank or Building Society	10		2	8
Estate Agency	7		7	
Professional Services	14		14	
PH or Club	19	2	3	14
General Retail	123			
Vacant Shops	38			

## MAPS







MAP A2 - Policies Map

Penrith Town Council



Close Up of Anchor Farm/Voreda Park

Author:



Date: 11/07/2023



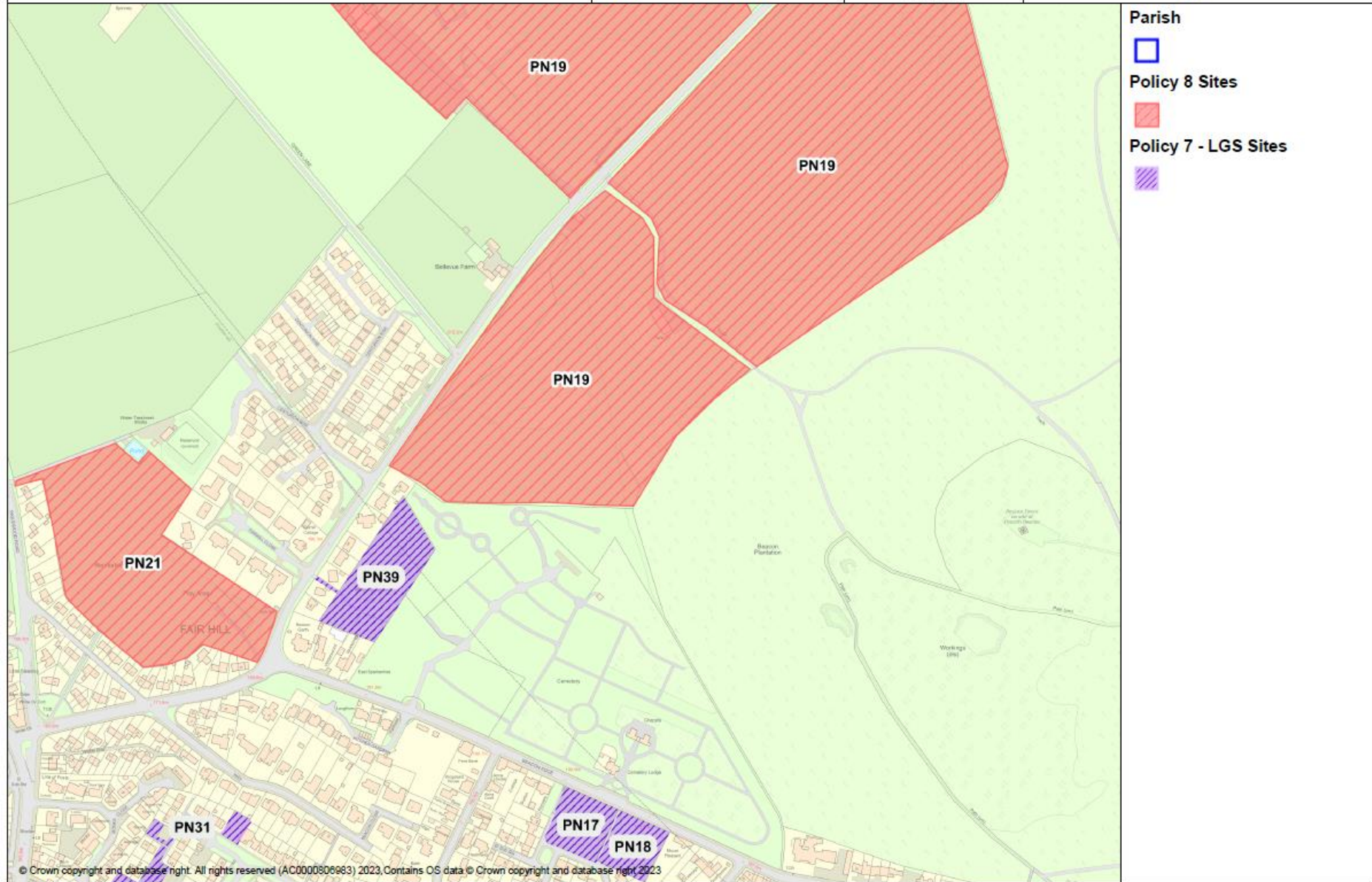
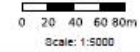
Map A3 Policies Map

Close up of Penrith North Sites

Penrith Town Council

Author:

Date: 17/10/2023



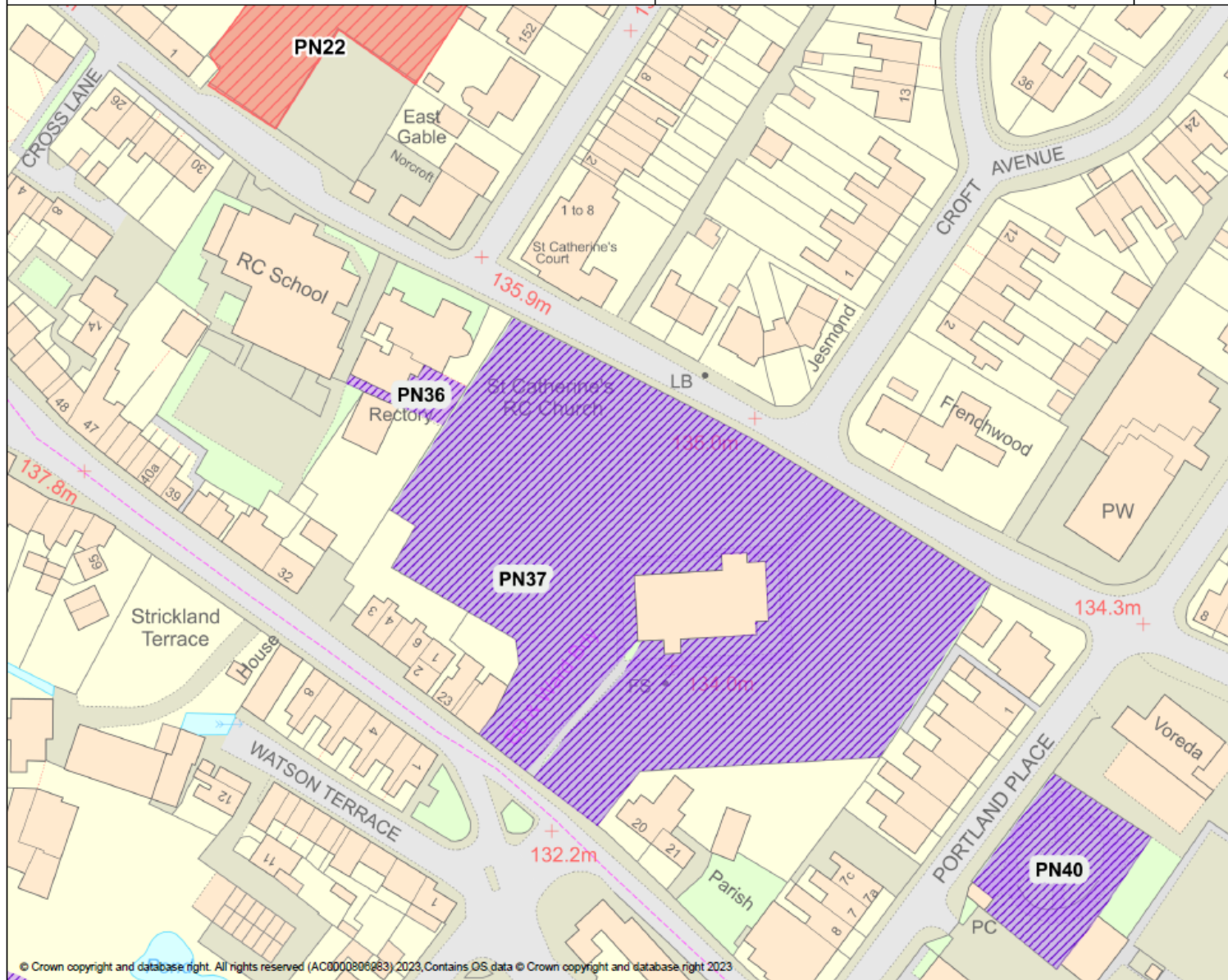
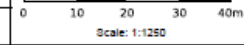
MAP A3a - Policies Map

Close up of PN36

Penrith Town Council

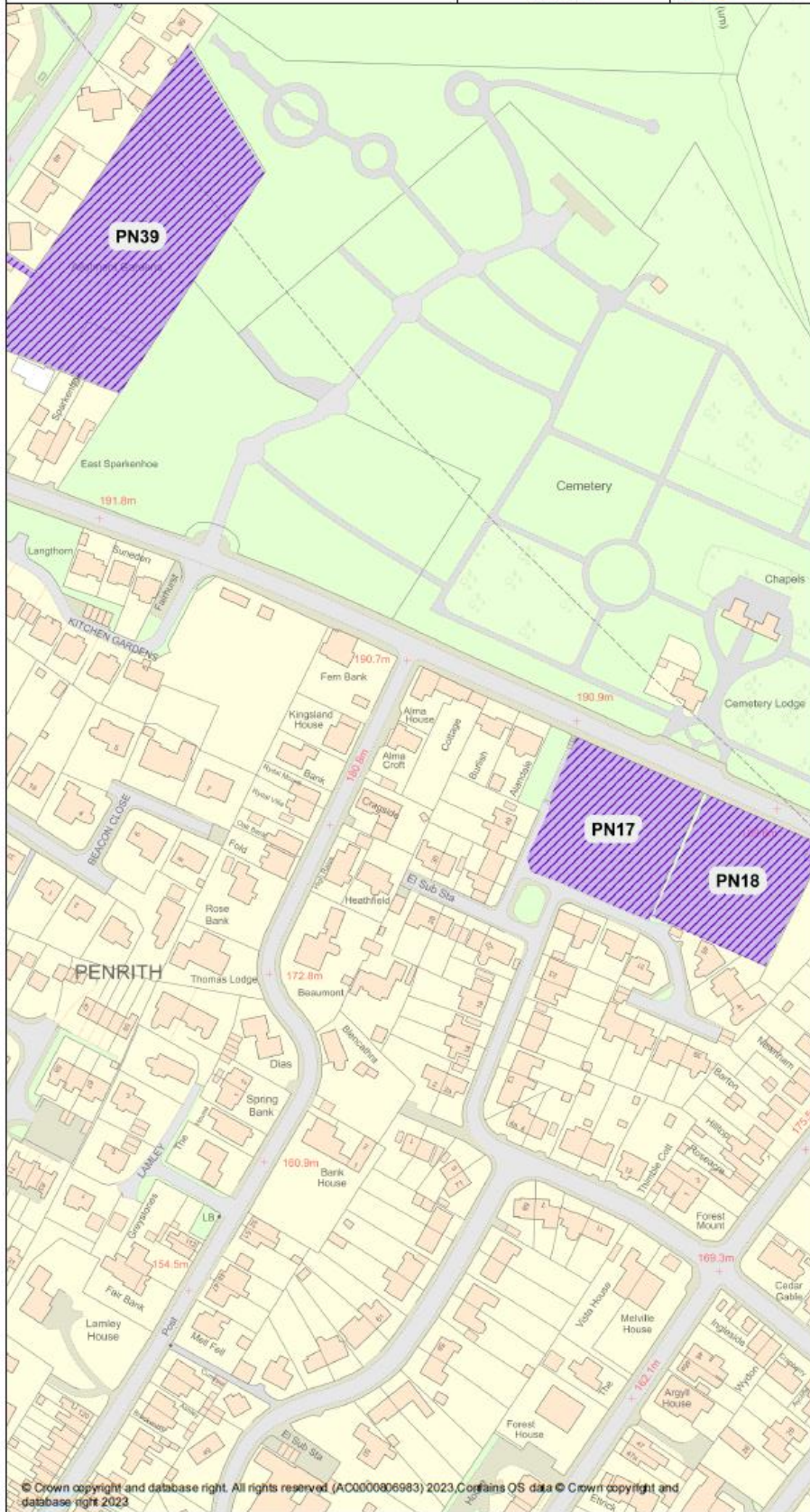
Author:

Date: 25/09/2023



- Parish
- Parish
  - Policy 8 Sites
  - Policy 7 - LGS Sites
  - Policy 7 - LGS Sites

© Crown copyright and database right. All rights reserved (AC0000806283) 2023, Contains OS data © Crown copyright and database right 2023



Parish

Policy 7 - LGS Sites

© Crown copyright and database right. All rights reserved (AC000006983) 2023, Contains OS data © Crown copyright and database right 2023

Map A4 Policies Map

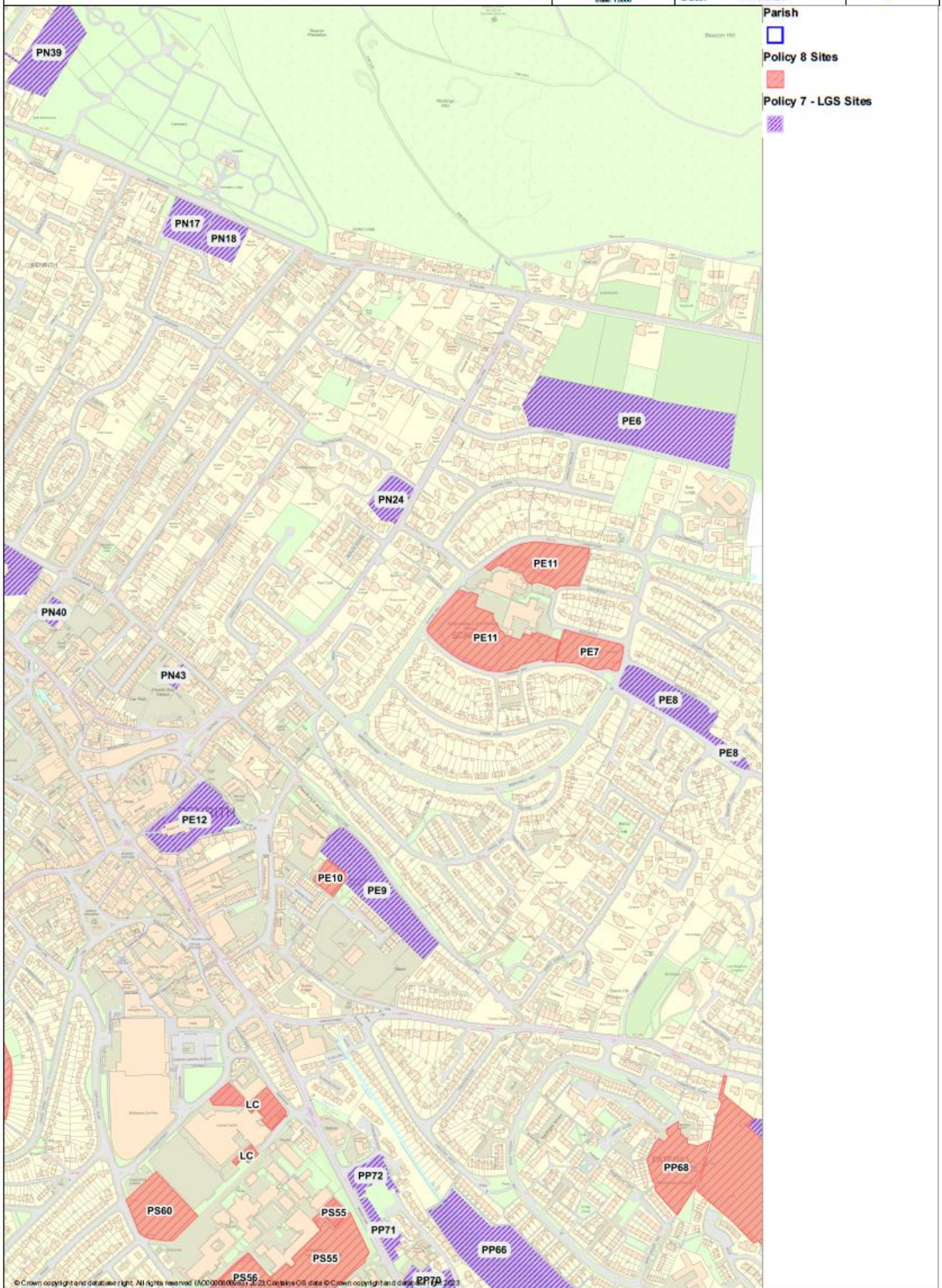
Close up of Penrith East Sites

Penrith Town Council

20 80m  
Scale: 1:5000

Author:

Date: 17/10/2023



MAP A5 - Policies Map

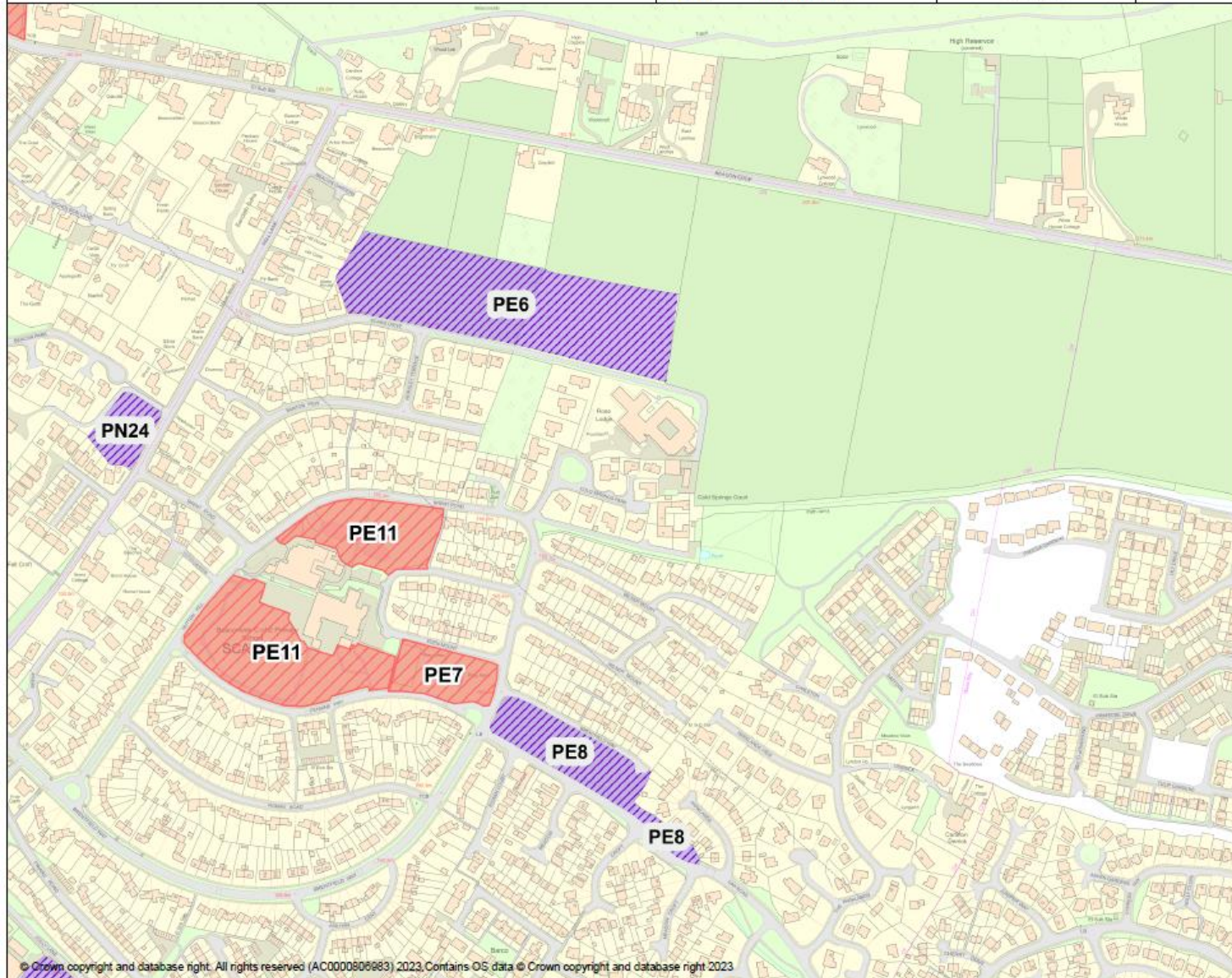
Close Up of Scaws Sites

Penrith Town Council

Author:

Date: 11/07/2023

0 20 40 60 80m  
Scale: 1:5000



Parish



Policy 8 Sites



Policy 7 - LGS Sites





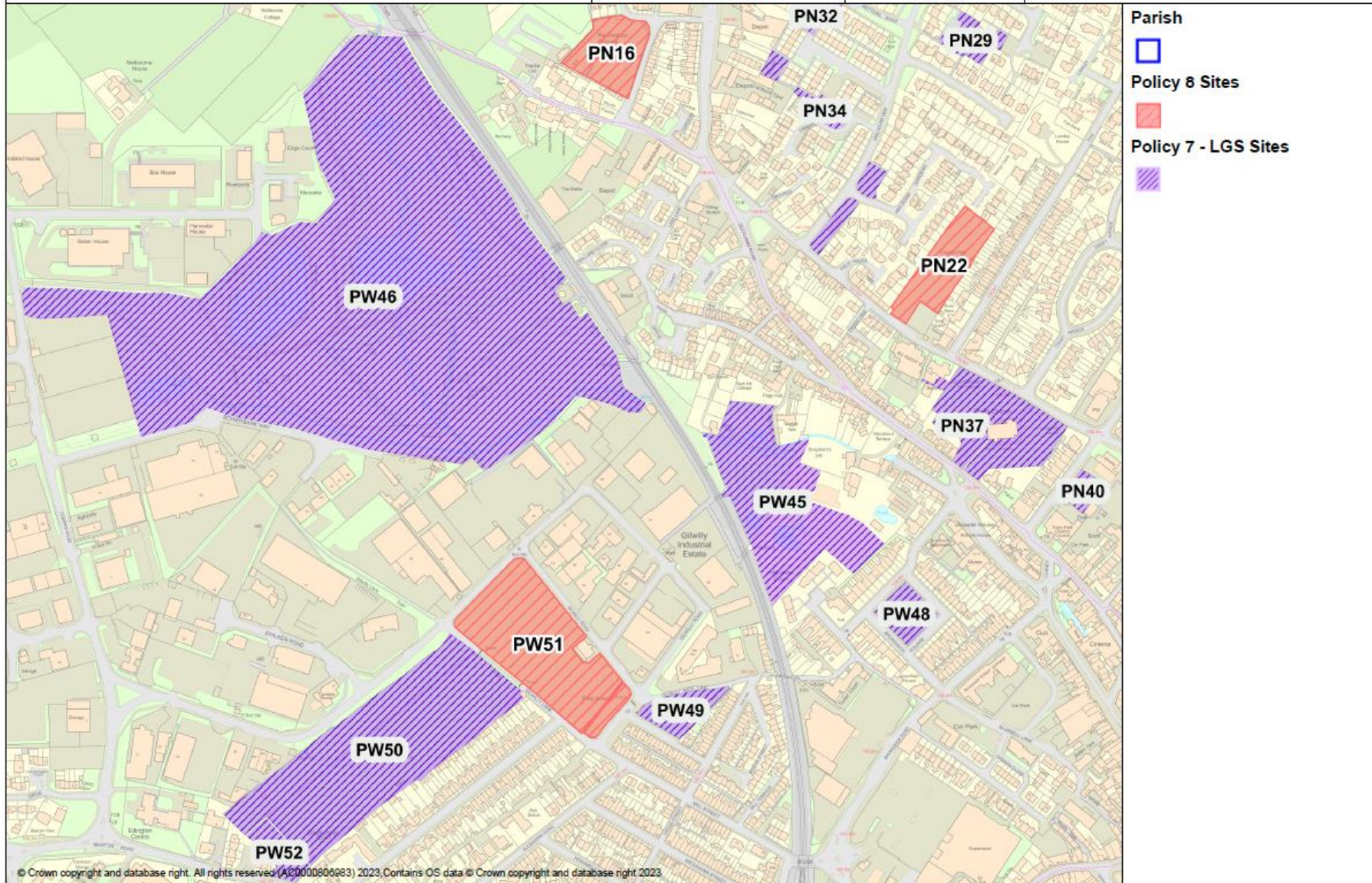
MAP A6 - Policies Map

Close Up of Penrith West Sites

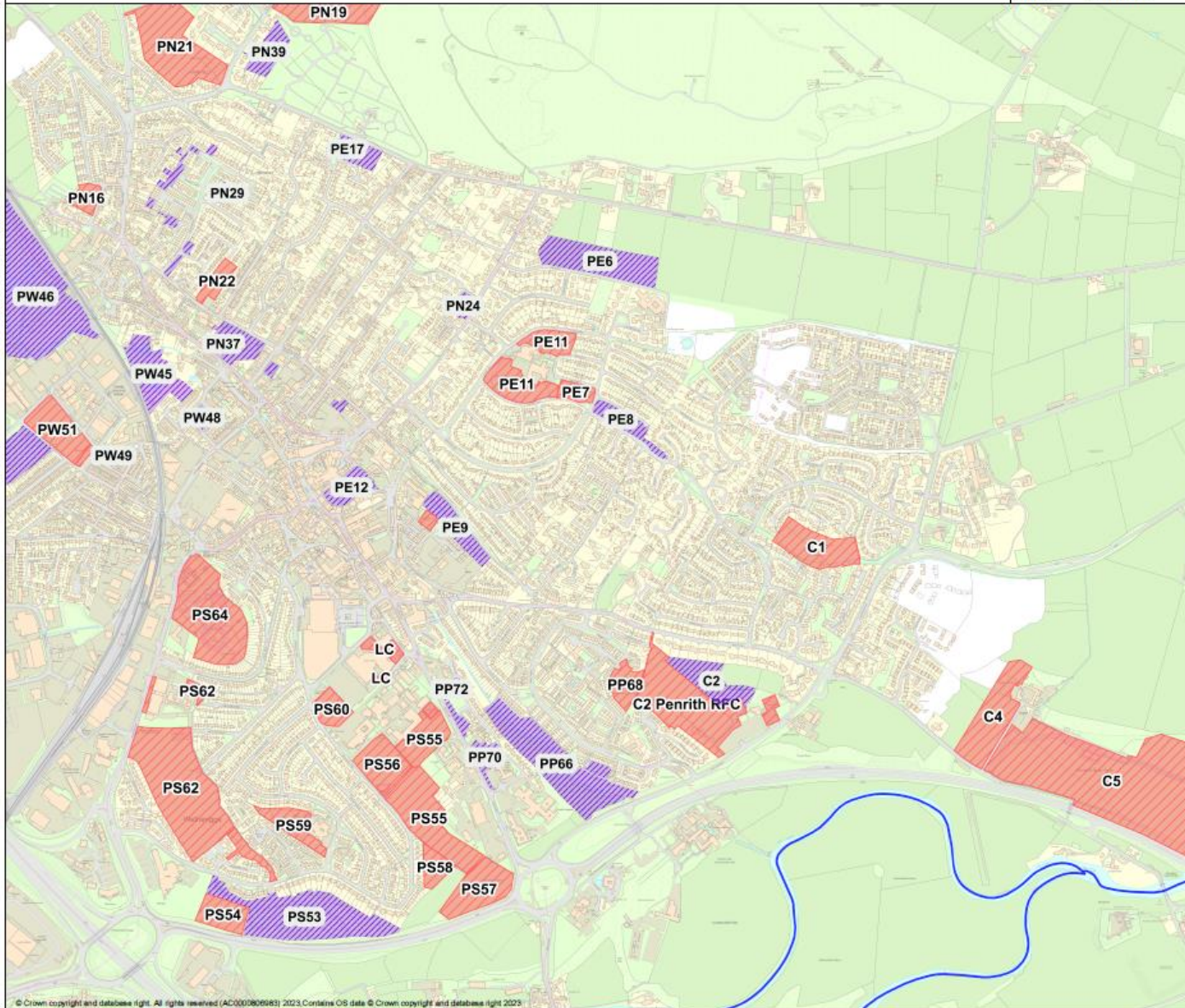
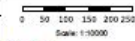
Penrith Town Council

Author:

Date: 11/07/2023



© Crown copyright and database right. All rights reserved. (A000080883) 2023. Contains OS data © Crown copyright and database right 2023.



- Parish
- Policy 8 Sites
- Policy 7 - LGS Sites

© Crown copyright and database right. All rights reserved (AC0000809683) 2023. Contains OS data © Crown copyright and database right 2023.

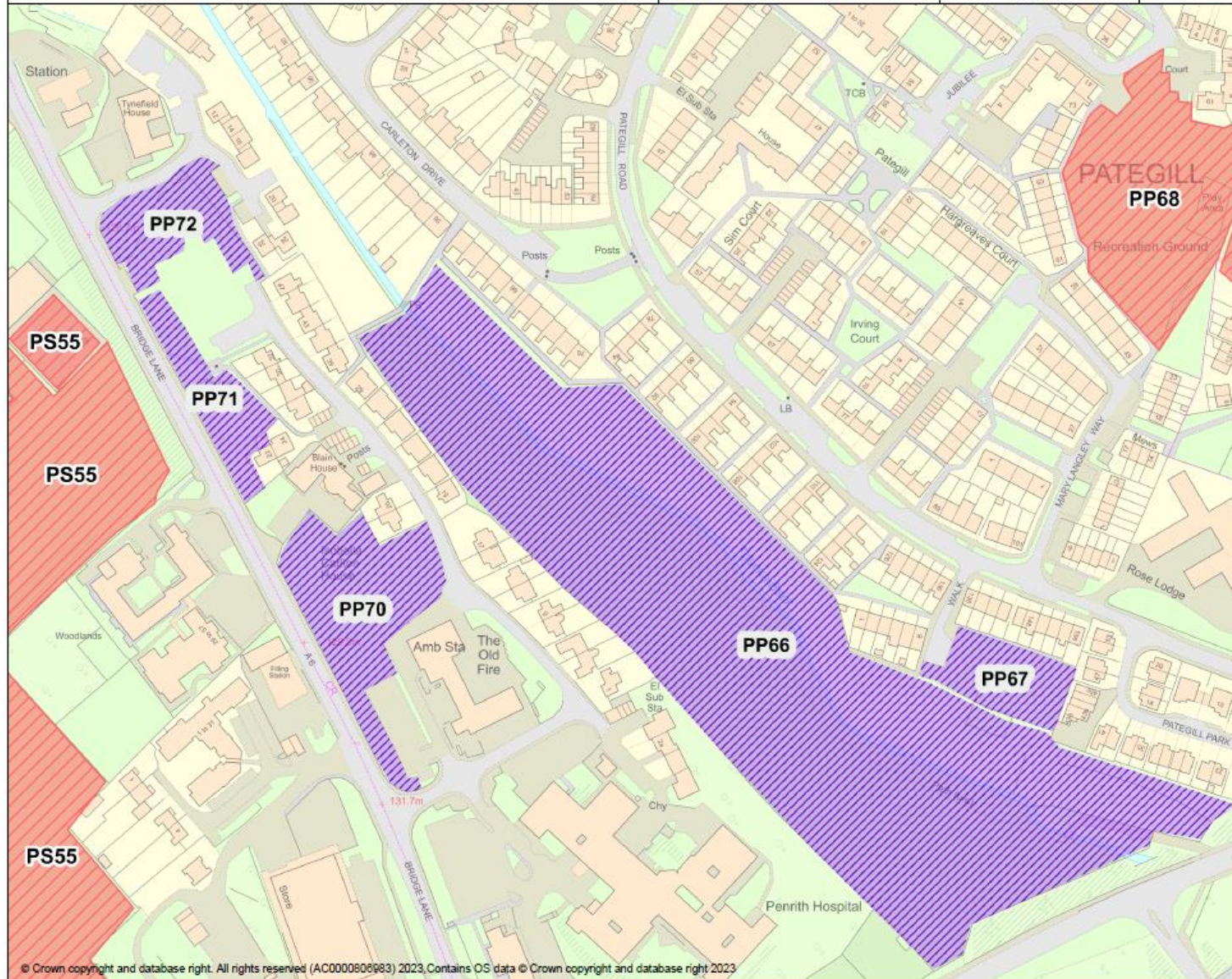
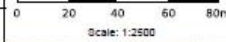
MAP A7a - Policies Map

Close up of PN67 and 71

Penrith Town Council

Author:

Date: 25/09/2023



- Parish
- Policy 8 Sites
- Policy 7 - LGS Sites

© Crown copyright and database right. All rights reserved (AC0000806983) 2023. Contains OS data © Crown copyright and database right 2023

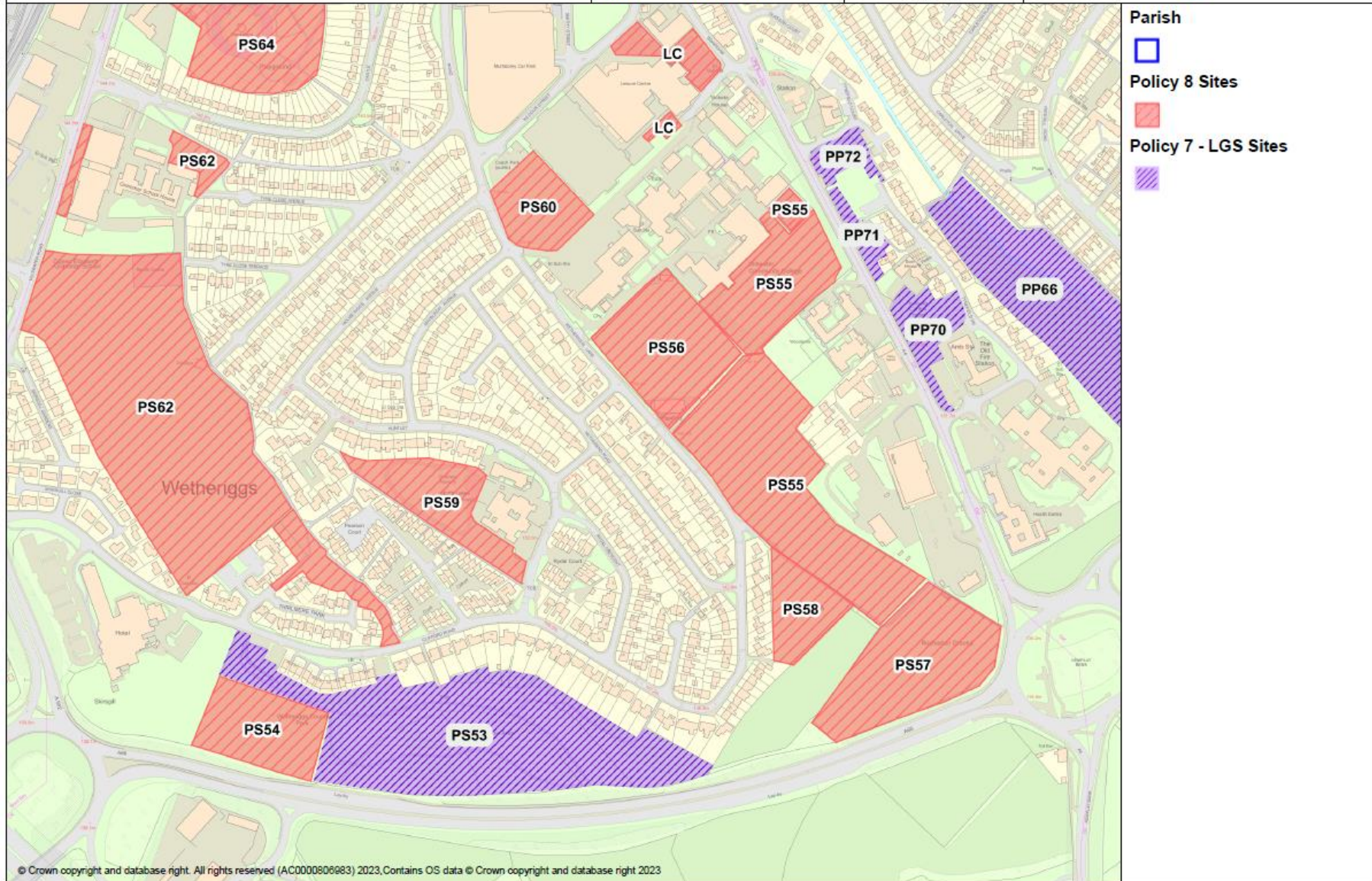
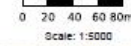
Map A8 - Policies Map

Close up of Wetheriggs Sites

Penrith Town Council

Author:

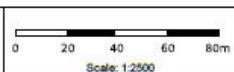
Date: 03/10/2023



A9 - Policies Map

Penrith Town Council

Close up of Leisure Centre Car Park Site



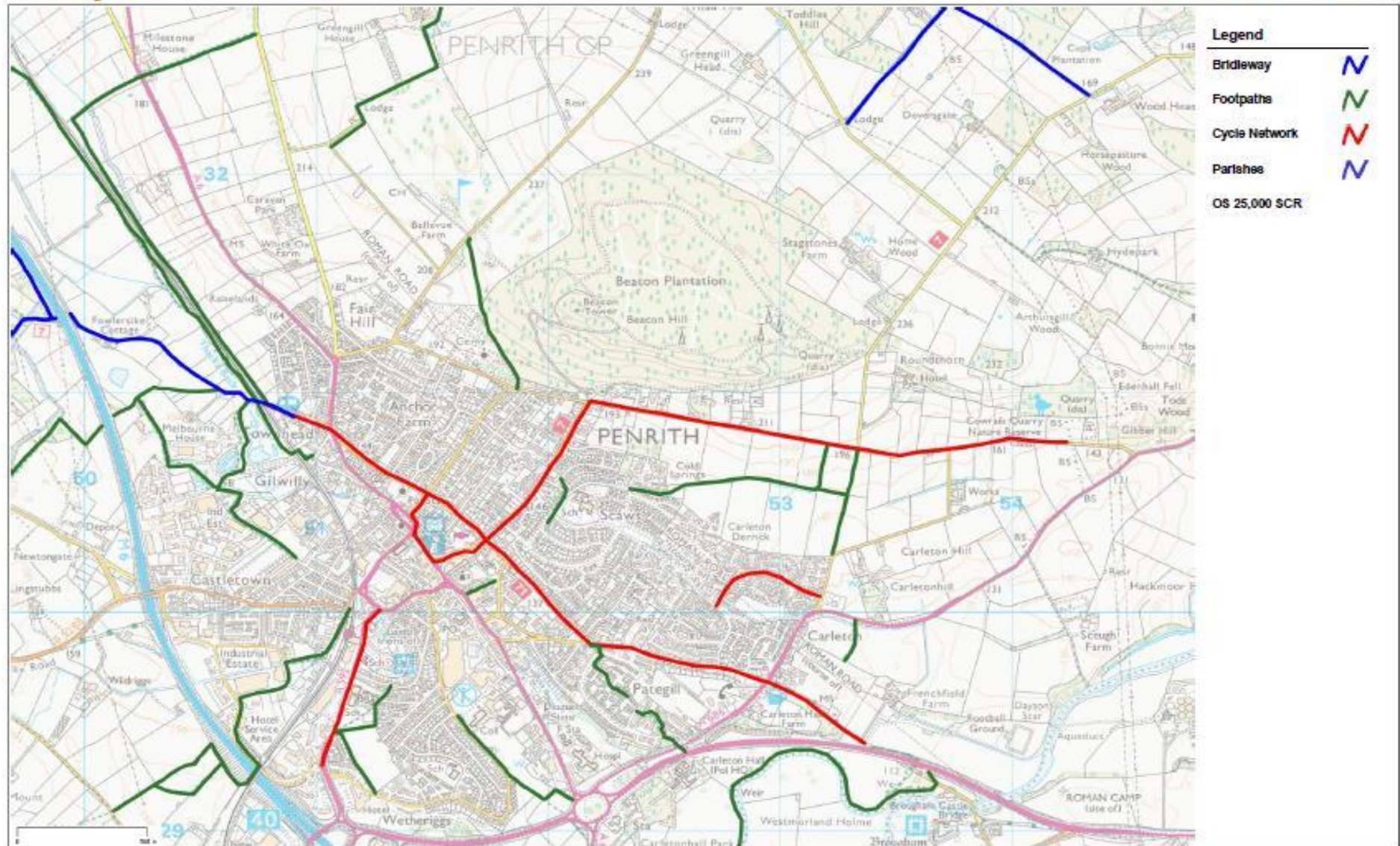
Author:

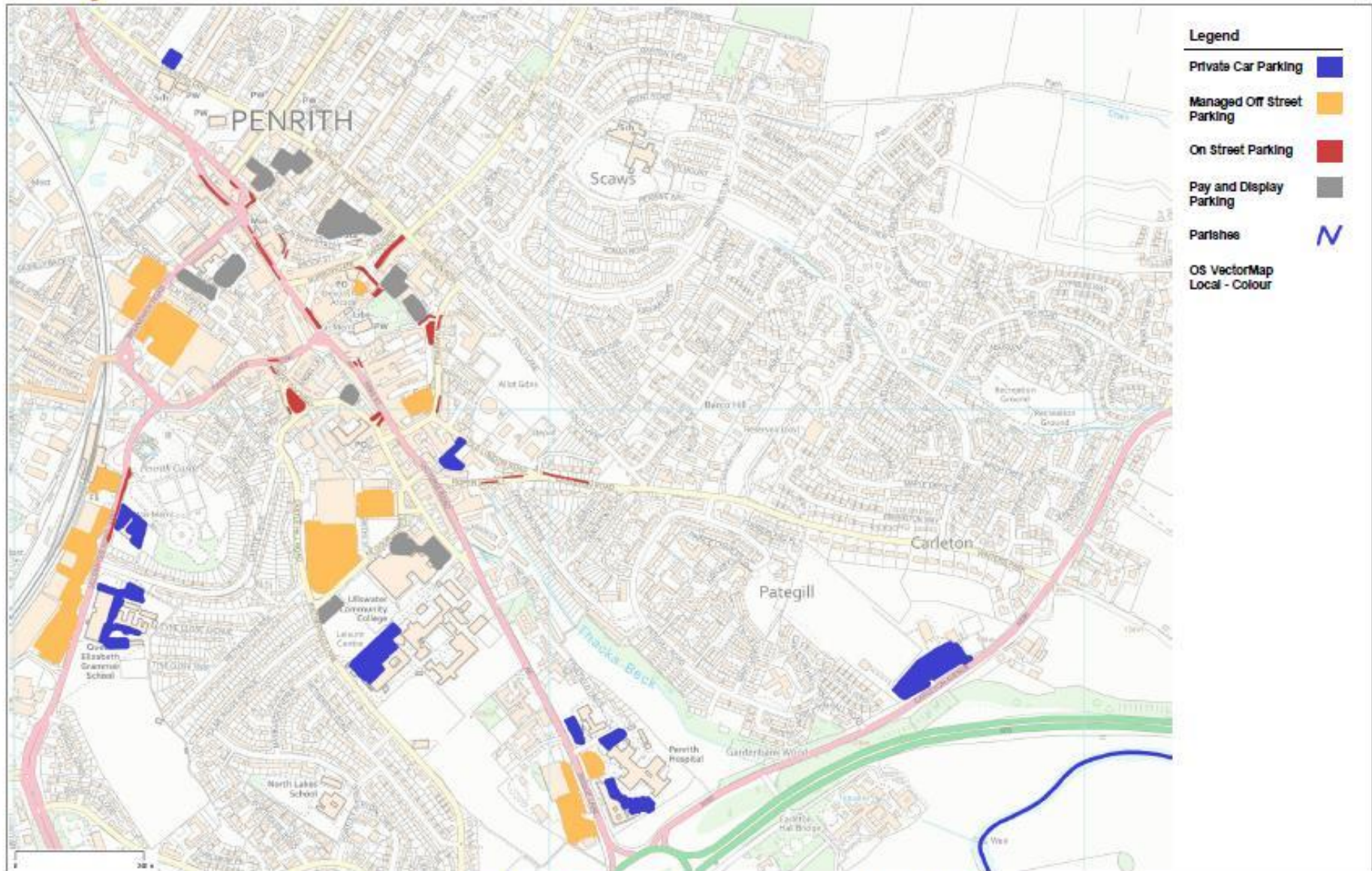
Date: 02/10/2023



- Parish
- Policy 8 Sites
- Policy 7 - LGS Sites

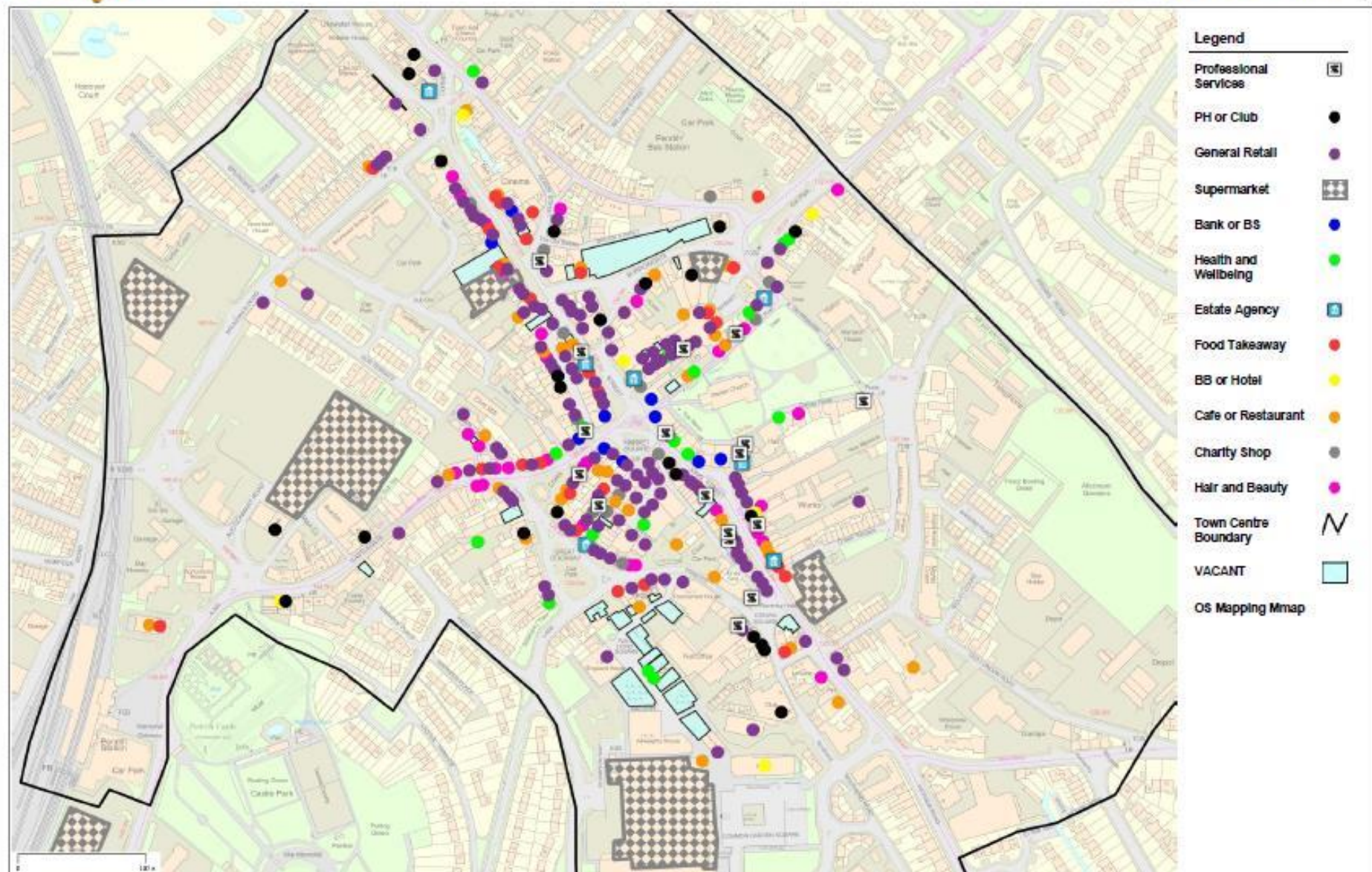
© Crown copyright and database right. All rights reserved (AC0000806983) 2023. Contains OS data © Crown copyright and database right 2023.





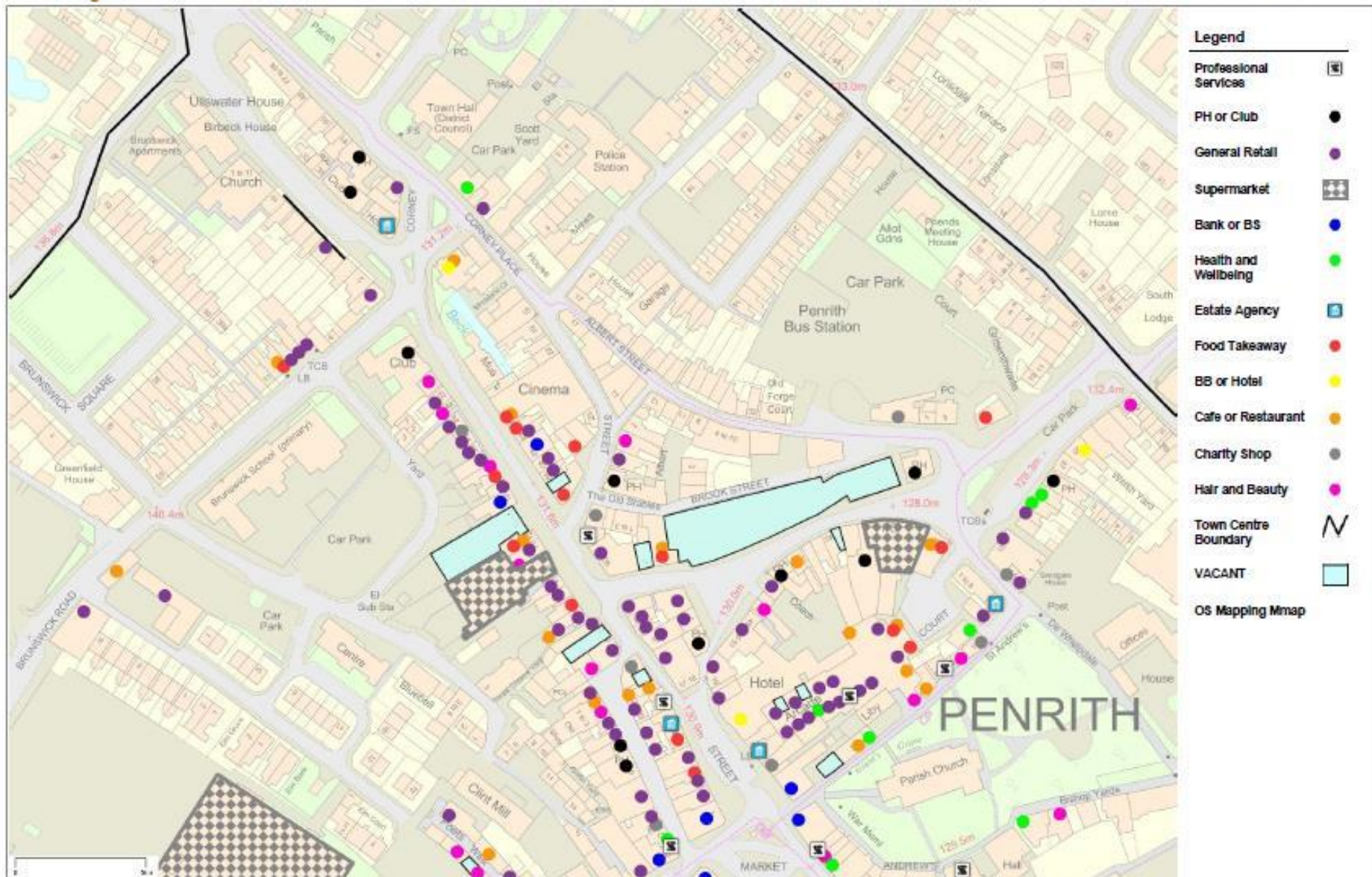
- Legend**
- Private Car Parking 
  - Managed Off Street Parking 
  - On Street Parking 
  - Pay and Display Parking 
  - Parishes 
  - OS VectorMap Local - Colour

Date Created: 19-12-2018 | Map Centre (Easting/Northing): 352077 / 529942 | Scale: 1:9263 | © Crown copyright and database right. All rights reserved (100057490) 2018 © Contains Ordnance Survey Data : Crown copyright and database right 2018

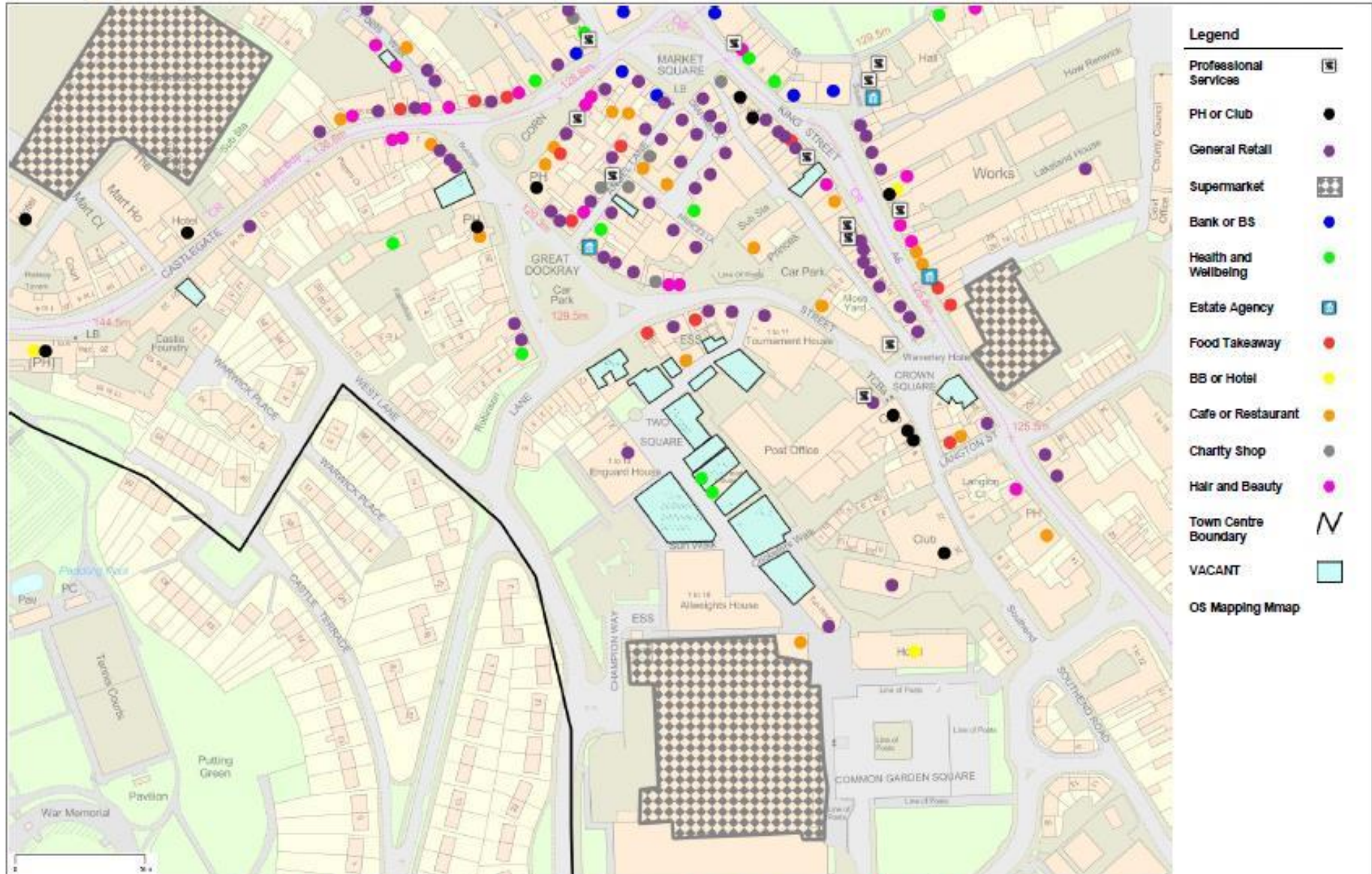


Data Created: 18-12-2018 | Map Centre (Easting/Northing): 351543 / 530116 | Scale: 1:3876 | © Crown copyright and database right. All rights reserved (100057490) 2018





Date Created: 18-12-2018 | Map Centre (Easting/Northing): 351503 / 530299 | Scale: 1:2133 | © Crown copyright and database right. All rights reserved (100057490) 2018



Date Created: 18-12-2018 | Map Centre (Easting/Northing): 351537 / 529952 | Scale: 1:2133 | © Crown copyright and database right. All rights reserved (100057490) 2018



