

Penrith Area Profile

September 2015

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About Penrith

Penrith is a market town serving a wide rural catchment. It is the largest town in Eden District and benefits from excellent transport links via the M6 motorway, the A66 trunk road and the West Coast main line. The town retains the atmosphere of a historic market town, with its distinctive red sandstone buildings and many listed buildings. New housing and retail development at New Squares has extended the town centre to the south. Employment development is focussed to the west of the town close to the M6 motorway junctions.

The town sits within and is surrounded by very high quality countryside, with the North Pennines Area of Outstanding Natural Beauty to the east and the Lake District and Yorkshire Dales National Parks close by. The area is characterised by open, expansive rolling landscape and varying topography around the town's edges.

Penrith covers the wards of Penrith North, East, Carleton, Pategill, South, and West.

Key Statistics For Penrith	
Population at 2011	15,487
% Population change 2001-11	0.5%
Number of dwellings	7,553
Number of long term empty dwellings 2014	62
Second and holiday homes 2014	92
% Second and holiday homes 2014	1%
Median household income 2012 (ward level)	£24,793
Median house price (ward level)	£155,380
Median house price to household income ratio (ward level)	6.3
Lower quartile house price to household income (ward level)	10.0
Affordable housing need	118 per year (590 over 5 years)
Households with no car	1,655

Table 1 - Key Facts - Penrith¹

¹ Sources: Office of National Statistics, Census 2011, Council Tax Data, CACI. House price and incomes data is the average of ward level data for Penrith wards.

Site E1 - Carleton

Site Information	
Topic	Comments
Site Name	Carleton
Site Ref	E1
Size (ha)	23.89
Current Use	Agricultural
Proposed Use	Residential - 499 dwellings.
Summary Description	The site is greenfield but there is limited opportunity for brownfield development within Penrith. The site is subject to an outline planning application (ref 08/0291) and is accompanied by an Environmental Statement which outlines appropriate mitigation measures. The Grade II listed Cold Springs is noted as being affected to the east of the site with proposals that trackways and walls be preserved within any development.

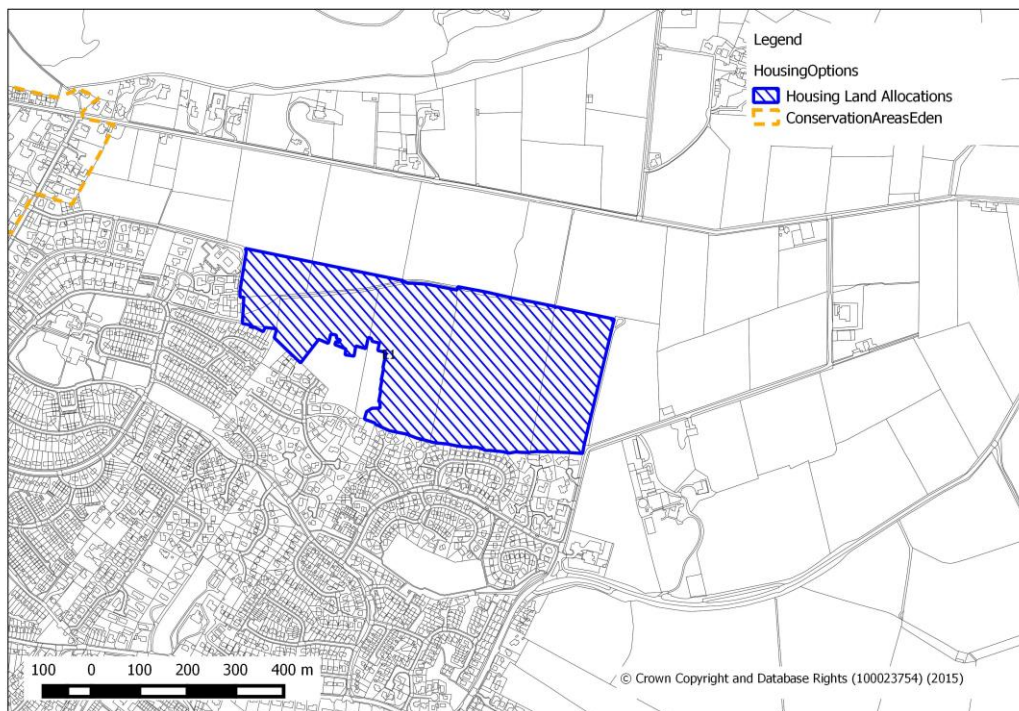


Figure 2 - Site E1 - Carleton

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	The site comprises greenfield grazing fields to the north east of Penrith, with existing residential development adjoining to the south and undeveloped fields to the north.	
Accessibility	There is a bus stop on Brent Road which is 231m from the site. A Public Right of Way crosses the north west corner of the site.	
Suitability for Proposed Use	<p>The site is subject to a number of constraints that are being addressed through the current planning application and master planning process. These include local highways capacity, surface water drainage issues, presence of TPOs and a public right of way through parts of the site, and the close proximity of a listed building.</p> <p>The scale of the site will result in landscape impacts that will need to be mitigated through design and landscaping. There is potential for biodiversity impacts as a number of key species have been reported on the site including badgers, red squirrels and bat species.</p> <p>The development will impact upon the highways network. Surface water drainage impacts will need to be carefully mitigated. The site is 900m from the River Eden SAC and cumulative impacts of this and other proposed development sites need to be investigated further.</p>	
Fit with Strategic Policy, Objectives and Direction	The site is located to the eastern edge of the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,500 homes over the life of the plan.	

Physical Infrastructure Capacity	<p>The Penrith Masterplan requires improvements to the Carleton Hill Road, its junction with the A686 and extension of footway and lighting; improvements to the A686 junction with Carleton Road, cycleways along Carleton Road and likely improvements to the junction of Roper Street with the A6/Victoria Road.</p> <p>The need for a bus service to connect these sites to the town centre and business sites to the west of the town has already been identified.</p> <p>The Penrith Transport Study has identified further traffic improvement measures which this site may be required to contribute to.</p> <p>The Wastewater Treatment Works has recently been upgraded and there are no capacity issues.</p>	
Service Infrastructure Capacity	<p>Beaconside Primary School is within 378m of the site, and Ullswater Community College (Secondary School) is located within 2034m of the site.</p> <p>As part of the masterplan work for this area of Penrith the need for a new primary school has been identified this is currently proposed to be located on the eastern edge of E1 - Carleton.</p> <p>Penrith Medical Centre is located 1956m from the site.</p>	
Availability?	In control of house builder (Persimmon).	
Achievability?	Considered developable - application for master plan of whole site is currently under consideration.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	<p>The site is located 902m from the River Eden SAC. It is likely that there will be cumulative impacts on the SAC from the proposed level of development in the town. Where possible the site should include SUDS and other measures to limit the rate of run off into the river at this section. A number of key species have been reported on this site, including badgers, red squirrels and various bat species. The most western tip of this site potentially contains a pocket of biodiversity of high value. There should be an emphasis to conserve this area.</p>	
Population	The site will provide housing, including affordable housing to meet local need.	

Human Health	<p>No known issues to human health.</p> <p>There is an opportunity to incorporate sustainable modes of travel such as cycling and walking to provide access to the town centre.</p>	
Soil	<p>The land is classified as Grade 3 Agricultural Land.</p> <p>There are no known contamination issues.</p>	
Water	<p>There is no evidence of flooding or surface water on site.</p> <p>The Wastewater Treatment Works has recently been upgraded and there are no capacity issues.</p>	
Air	<p>There is a proposed AQMA for Penrith - mitigation may be required.</p>	
Cultural Heritage	<p>There are a number of heritage assets in close proximity to site. The western part of the site is located within the immediate setting of the Cold Springs which is a Grade II Listed Building. The trackway from the south east corner of the LB that is partly lined by masonry walls of some antiquity is also potentially a key historic landscape feature.</p> <p>Given the very harmful impact that modern housing estate development has already had on the close setting of the LB on all of its other sides, the retention of some of the pasture land to the east of the asset, that is visible from the outward aspect of its open sided courtyard, is considered to be essential if its setting is to be preserved in any meaningful manner.</p>	
Landscape	<p>The site is classified as intermediate farmland under county landscape toolkit. Visual impacts on this site are likely to be significant, though a feathering of site edges may help to mitigate the effect of a striking presence. Development on the eastern section of the site is advised for low density, which is consistent with the approach set in the Penrith masterplan, which advocates the area for a new primary school.</p> <p>A sizeable area may be visible from high peaks in the Lake District, however the site unlikely to lead to wider landscape implications.</p>	

Site E3 - Carleton (Land at Longacres)

Site Information	
Topic	Comments
Site Name	Carleton (Land at Longacres)
Site Ref	E3
Size (ha)	11.62
Current Use	Agricultural
Proposed Use	Residential - 300 dwellings.
Summary Description	Greenfield site in agricultural use to the east of Carleton. The site is greenfield but there is limited opportunity for brownfield development within Penrith. Residential properties border the western edge of the site. The site steeply slopes downwards towards its eastern edge where it is bordered by open agricultural fields.

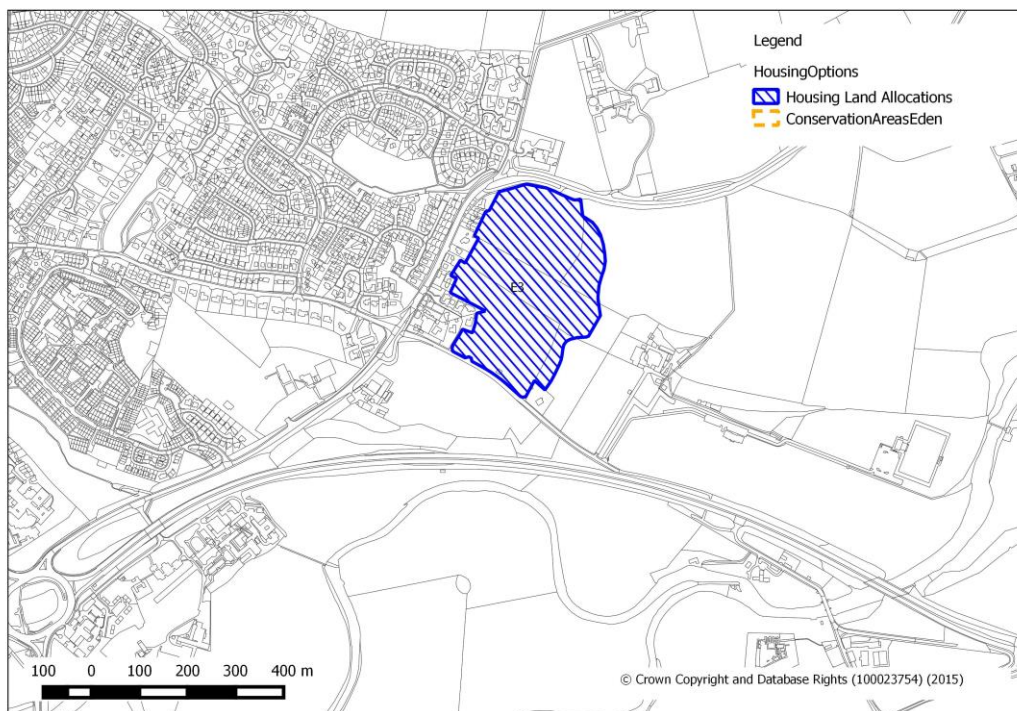


Figure 3 - Site E3 - Carleton (Land at Longacres)

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Greenfield site in agricultural use to the east of Carleton. Residential properties border the western edge of the site. The site steeply slopes downwards towards its eastern edge where it is bordered by open agricultural fields.	
Accessibility	There is a bus stop located on Oak Road, which is 500m from the site. There is a Public Right of Way running through the northern part of the site.	
Suitability for Proposed Use	<p>The site is considered to be a logical extension to Penrith in a relatively sustainable location. The site is within 200m, of the River Eden SSSI and SAC, with steep topography found in the eastern part of site.</p> <p>The site is located within 135m of a Scheduled Ancient Monument and 115m of a Listed Building. The course of a Roman Road dissects the site. Existing highways junction is not sufficient and would require some minor upgrading and cumulative impacts of this and other large sites on Penrith's highways network would require assessment and mitigation.</p> <p>There are likely to be landscape impacts as the site represents a relatively large greenfield extension that would significantly extend the settlement. Possible impacts on cultural heritage assets dependent upon design.</p> <p>Potential impacts on biodiversity and natural heritage given proximity of protected and designated assets. Potential impacts on the local highways network due to increased traffic. It is considered the noted constraints can be overcome through further assessment and mitigation measures.</p>	
Fit with Strategic Policy, Objectives and Direction	The site is located to the eastern edge of the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	

Physical Infrastructure Capacity	<p>The Wastewater Treatment Works has recently been upgraded and there are no capacity issues.</p> <p>The Penrith Masterplan requires improvements to the Carleton Hill Road, its junction with the A686 and extension of footway and lighting; improvements to the A686 junction with Carleton Road, cycleways along Carleton Road and likely improvements to the junction of Roper Street with the A6/Victoria Road.</p> <p>The need for a bus service to connect these sites to the Town Centre and business sites to the west of the town has already been identified.</p> <p>The Penrith Transport Study has identified further traffic improvement measures which this site may be required to contribute to.</p>	
Service Infrastructure Capacity	<p>Beaconside School is 1999m from the site and Ullswater Community College (Secondary School) is located 1472m.</p> <p>As part of the masterplan work for this area of Penrith the need for a new primary school has been identified this is currently proposed to be located on the eastern edge of E1 - Carleton.</p> <p>Penrith Medical Centre is 1252m from the site.</p>	
Availability?	<p>Currently in three different ownerships but all have confirmed intention to develop land, and Council working with landowners jointly to secure a master plan for the whole site. Outline application has been submitted for the northern part of site by landowner.</p>	
Achievability?	<p>Considered achievable but in longer term given need for a joined up approach across the land under different ownerships.</p>	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	<p>Number of key species recorded as potentially present on site including species of bat, red squirrel and badger. The site is 100m from the River Eden SAC and run off from new development will feed into the river at this point.</p>	
Population	<p>The site will provide housing, including affordable housing to meet local need.</p>	

Human Health	<p>There are no known human health issues.</p> <p>There is an opportunity to incorporate sustainable modes of travel such as cycling and walking to provide access to the town centre.</p>	
Soil	<p>The site is classified as Grade 3 Agricultural Land.</p> <p>There are no known contamination issues.</p>	
Water	<p>The Site lies within 100m of the River Eamont and SUDS would be required under the policies of the Plan in order to control flow rates and improve water quality.</p>	
Air	<p>Air quality Management area at Penrith - mitigation may be required.</p>	
Cultural Heritage	<p>The site is located within 250m of Hunter Hall school (Grade 2 listed), the Cross Keys public house and a Scheduled Ancient Monument on the periphery of Frenchfield football pitches. Adjusting the eastern boundary and appropriate screening should offer satisfactory mitigation against setting of historic assets.</p> <p>It is likely that further investigation will be required in this regard although the County Archaeologist has confirmed that it is not required currently.</p> <p>The site falls within the wider setting of two listed buildings within the former Carleton village, and can be seen in juxtaposition with them in limited views from the south west, but they are not within the immediate settings of these buildings.</p> <p>The buildings known as Candia and the Cross Keys public house in Carleton are Grade II listed and have confined curtilages and restricted settings and, while they can be seen in juxtaposition with the site in limited views from the south west the potential impact of possible development on their significance is considered to be moderate to low.</p> <p>However, due to the topography and the close proximity of site to the listed former farmgroup and farmhouse at Frenchfield it is judged that the potential for adverse impacts here is likely to be greater due to the likely overbearing effect of new houses on the skyline in close views out from the designated group.</p>	

Landscape	<p>The site is classed as 50% intermediate farmland and 50% urban under county landscape toolkit. Development on this site is considered particularly sensitive, as it is noticeable from the A66 extending to and beyond Brougham castle. The Penrith landscape assessment advocated reducing the scale of the site, and retaining existing vegetation to help screen the impacts of new development. The revised boundary as brought forward in the Penrith masterplan accounts for this.</p>	
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Site E4 - Land at Carleton Hall Farm

Site Information	
Topic	Comments
Site Name	Land at Carleton Hall Farm
Site Ref	E4
Size (ha)	3.8
Current Use	Agricultural
Proposed Use	Residential - 108 dwellings.
Summary Description	The site is greenfield but there is limited opportunity for brownfield development within Penrith. The site is well related to Penrith and the services within it. There is a listed building at Carleton Hall Farm (Grade II*), this will have to be considered under relevant policies of the Plan but it is noted that removal of buildings may improve the setting and with appropriate siting of open space the setting of the building can be appropriately retained.

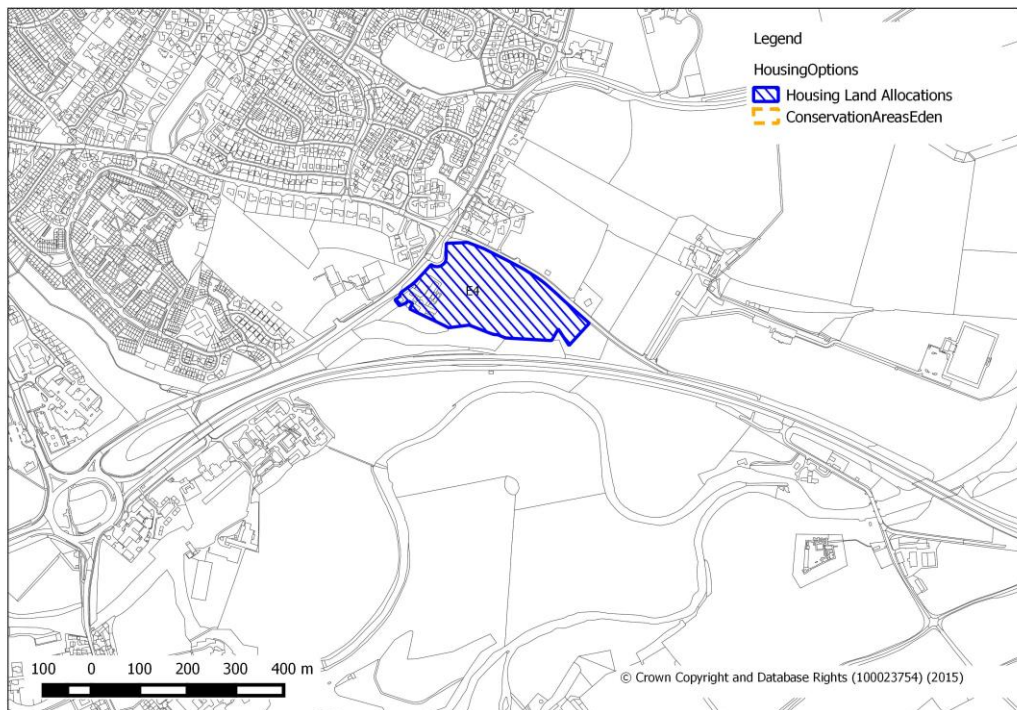


Figure 4 - Site E4 - Land at Carleton Hall Farm

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Farm complex and agricultural land on the south eastern edge of Penrith. The A66 lies adjacent to the southern boundary.	
Accessibility	There is a bus stop located 499m from the site on Oak Road. There are no public Rights of Way within the site.	
Suitability for Proposed Use	The site is considered to be a logical extension to Penrith in a relatively sustainable location with no major constraints to development. Infrastructure constraints including education and highways which will need to be addressed in a joined up way with other strategic sites to the east of Penrith. Potential noise impacts given proximity of A66 trunk road. There are possible impacts on settings of nearby heritage assets (there are 3 listed buildings within 50m of the site boundary) and Possible impacts on natural heritage assets given proximity of River Eden SSSI and woodland.	
Fit with Strategic Policy, Objectives and Direction	The site is located to the eastern edge of the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	The Wastewater Treatment Works has recently been upgraded. The Masterplan requires improvements to the Carleton Hill road, its junction with the A686 and extension of footway and lighting; improvements to the A686 junction with Carleton Road, cycleways along Carleton Road and likely improvements to the junction of Roper Street with the A6/Victoria Road. The need for a bus service to connect these sites to the town centre and business sites to the west of the town has already been identified, as has the need for a new primary school.	

	The Penrith Transport Study has identified further traffic improvement measures which this site may be required to contribute to.	
Service Infrastructure Capacity	Beaconside Primary School is located 1383m away and Ullswater Community College is located 1817m from the site. As part of the masterplan work for this area of Penrith the need for a new primary school has been identified this is currently proposed to be located on the eastern edge of E1 - Carleton. Penrith Medical Centre is located 1357m from the site.	
Availability?	County Council owned, confirmed as available May 2014.	
Achievability?	No planning application has been submitted for development on the site. Unaware of any specific developer interest. However marketable location and considered developable in the longer term.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	A number of key species have been recorded as potentially present on site including species of bat, red squirrel and badger. Large wooded area on outskirts of site which has the potential to support the species listed. More importantly, the site is 200m from the River Eden SAC and run off from new development will feed into the river at this point.	
Population	The site will provide housing, including affordable housing to meet local need.	
Human Health	There are no known human health issues. There is an opportunity to incorporate sustainable modes of travel such as cycling and walking to provide access to the town centre.	
Soil	The site is classified as Grade 3 Agricultural Land. There are no known contamination issues.	
Water	There is a watercourse about 90m from the centre of the site. This is the River Eamont, which is a tributary of the River Eden and is part of the River Eden	

	<p>SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable recovering. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution.</p>	
Air	<p>Potential Air Quality Management area at Penrith - mitigation may be required.</p>	
Cultural Heritage	<p>This site incorporates Carleton Hall Farmhouse which is a Grade II* Listed Building and its small traditional farmstead group to the north, as well as larger modern sheds to the East North East. The listed building's curtilage includes all of these buildings as well as the small garth to the south and gardens to the south east. The north west corner of the site directly faces, and is in close proximity to, the Grade II listed Cross Keys Public house.</p> <p>The south west corner of this site should not be developed and should be left as open green space. The southern edge of the site could be planted with a 10m deep strip of appropriate deciduous trees to extend the planting that already extends beyond the boundary edge to the south.</p> <p>Development should be limited to two storey buildings of domestic scale with traditionally pitched slate roofs. At the north west corner the design of any development should take account of the village like character of the area and new houses should be arranged to edge and enclose the street and not be allowed to face inwards into any development, with their backs to the street and the listed building. This area represents a great opportunity to establish a traditionally street pattern with perimeter block housing that encloses new streets and squares.</p>	
Landscape	<p>The site is classed as 'urban' under landscape toolkit. Site not appraised in the Penrith masterplan, though the characteristics of this site are very different to neighbouring N3.</p> <p>The site is screened through dense woodland from visual receptors from the east of the settlement. The site will be quite visible from the A686 outside the Cross Keys and will obscure views looking eastward towards the Eden valley.</p>	

Site N1 - Salkeld Road/Fairhill

Site Information	
Topic	Comments
Site Name	Salkeld Road/Fairhill
Site Ref	N1
Size (ha)	4.4
Current Use	Agricultural
Proposed Use	Residential - 100 dwellings.
Summary Description	The site is greenfield but there is limited opportunity for brownfield development within Penrith. The site is well related to Penrith and the services within it. Discussions have been undertaken with the Environment Agency in relation to the Source Protection zone and protections can be put in place.

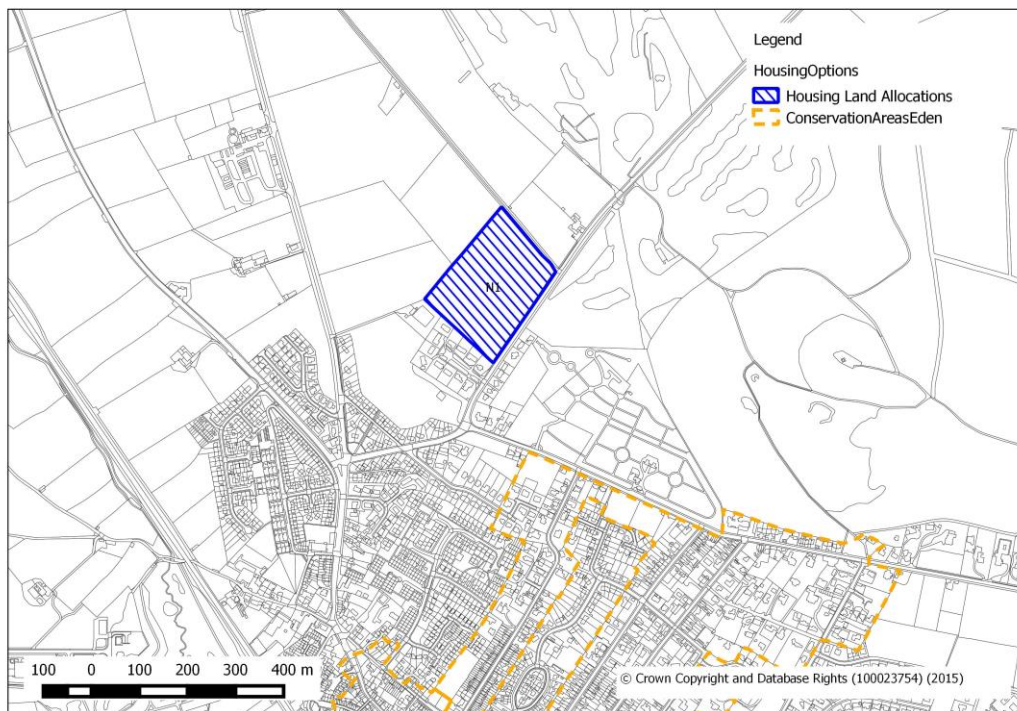


Figure 5 - Site N1 - Salkeld Road/Fairhill

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	The site is sloping agricultural land to the north of Penrith fronting Salkeld Road. Existing housing lies to the south west and Green Lane runs along the north-eastern boundary.	
Accessibility	There is a bus stop located on Beacon Edge which is 365m from the site. There are no Public Rights of Way within the site.	
Suitability for Proposed Use	The site is considered to be a logical and sustainable urban extension to Penrith. However, the proximity of groundwater protection zone requires careful consideration. A Roman Road route runs through the site. Existing highways access and junction unsatisfactory and will require upgrading. There are some topographical constraints on parts of site and surface water drainage impacts will need to be considered and dealt with adequately. Landscape and visual impacts would need to be mitigated due to the site being a greenfield extension to the town into adjacent countryside.	
Fit with Strategic Policy, Objectives and Direction	The site is located to the northern edge of the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	Penrith Wastewater Treatment Works has been recently upgraded and there are no capacity issues. As Sites N1, N1a and N3 are developed they will necessitate the extensions of footways/lighting/speed limits and also the improvement of the White Ox junction with the A6 (likely by the installation of an oval roundabout). It should also be noted that there is a need for cycle/pedestrian linkages to be upgraded/provided to the Town Centre, western employment sites/Thacka Beck park, and Castletown (as examples).	

	<p>There needs to be a Masterplan for all these sites so there is progressive development to a phasing plan that includes bus linkage to the town centre as well as the existing longer distance services that use the A6.</p> <p>The Penrith Transport Study has identified further traffic improvement measures which this site may be required to contribute to.</p>	
Service Infrastructure Capacity	<p>St Catherine's Primary School is within 899m of the site and Ullswater Community College (Secondary School) is within 2099m.</p> <p>Penrith Medical Centre is within 2493m of the site.</p>	
Availability?	<p>Agent confirmed availability of site in March 2014. House builder is preparing to submit a planning application.</p>	
Achievability?	<p>Considered achievable for development in shorter term. A house builder has control of site and intends to submit planning application in Summer 2015 so could see some units delivered in first 5 year period. Marketable area and greenfield site so considered viable.</p>	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	<p>Number of key avian species potentially present on site. The site has also been noted as a potential interest site for great crested newts and as such would require additional investigations.</p>	
Population	<p>The site will provide housing, including affordable housing to meet local need.</p>	
Human Health	<p>Site adjacent to groundwater extraction site and golf course. Discussions have been undertaken with UU and this can be mitigated within any development proposals.</p> <p>There is an opportunity to incorporate sustainable modes of travel such as cycling and walking to provide access to the town centre.</p>	
Soil	<p>The land is classified as Grade 3 Agricultural land.</p> <p>There are no known contamination issues.</p>	

Water	<p>There is no evidence of flooding or standing water on site.</p> <p>Penrith Wastewater Treatment Works has been recently upgraded and there are no capacity issues.</p>	
Air	<p>Potential Air quality Management area at Penrith - mitigation may be required.</p>	
Cultural Heritage	<p>The site is within 180m of Penrith New Streets Conservation Area at its closest point. New development is unlikely to have any significant impacts.</p> <p>Historic roman road runs directly through centre of site. Archaeological surveys potentially required before principle of development can be assured.</p>	
Landscape	<p>The site is classified as sandstone ridge under the county landscape classification. The site is in prominent location and will affect the ridgeline from a number of locations.</p> <p>The site might be visible from certain high peaks in the lake district; however impact is expected to be low.</p>	

Site N2 - White Ox Farm

Site Information	
Topic	Comments
Site Name	White Ox Farm
Site Ref	N2
Size (ha)	8.38
Current Use	Agricultural
Proposed Use	Residential - 155 dwellings.
Summary Description	The site is greenfield but there are limited brownfield options in Penrith, it is immediately adjacent to the built edge of the settlement and well related to benefit from the services within the town. The site has potential visual impact issues which would be considered through the policies within the Plan, trees would have to be retained and it is anticipated that walling would be retained in order to 'bed' any development into the landscape.

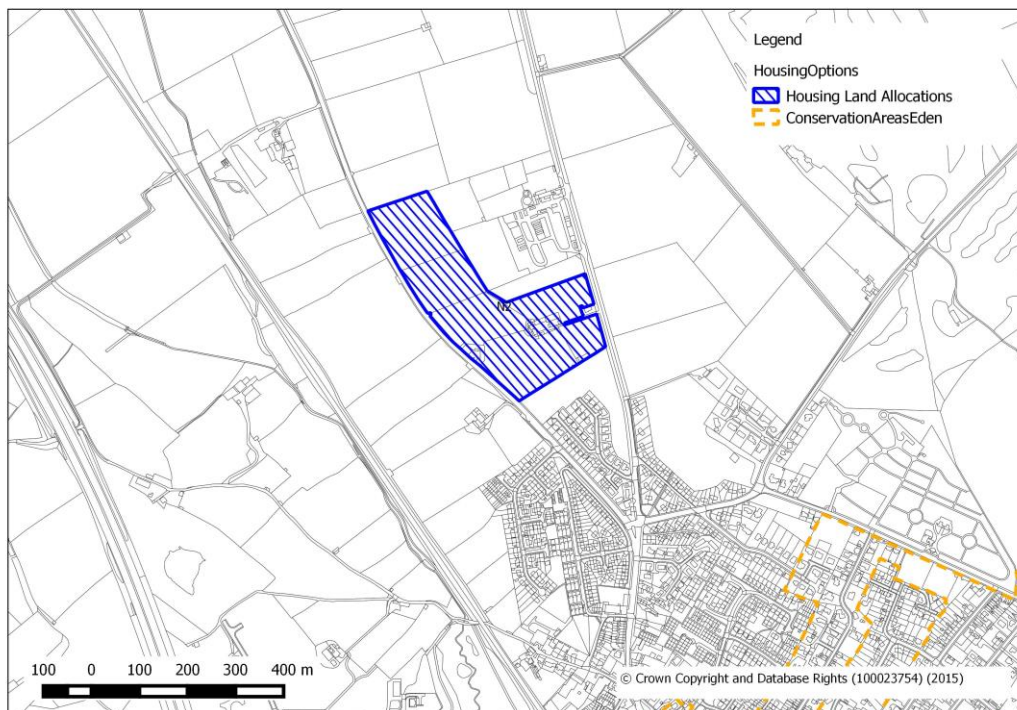


Figure 6 - Site N2 - White Ox Farm

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Predominantly greenfield agricultural land to the north of Penrith comprising grazing fields, White Ox Farm and some disused rural buildings. A residential caravan park lies to the north east boundary of the site.	
Accessibility	There is a bus stop on Salkeld Road which is 418m from the site. There are no Public Rights of Way within the site.	
Suitability for Proposed Use	The site is considered to form a logical extension to Penrith and is a preferred location in the emerging Local Plan for longer term growth. The site has varied topography which may constrain development capacity in some parts. Electrical cables cross part of the site. The site is within an historic land use buffer contamination zone. The development of the site would result in landscape impacts given that the site would form a greenfield extension to Penrith into open countryside. These would need to be carefully mitigated through an appropriate design and landscaping scheme. Likely constraints in highways and education infrastructure capacity need to be considered in conjunction with other urban extension sites.	
Fit with Strategic Policy, Objectives and Direction	The site is located to the northern edge of the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	The Wastewater Treatment Works have recently been upgraded and there are no capacity issues. The creation of a satisfactory access to the A6 may be difficult due to the gradient of the site.	
Service Infrastructure Capacity	St Catherine's Primary School is located within 947m of the site. Ullswater Community College (Secondary School) is located within 2224m from the site. Penrith Medical Centre is located within 2618m from the site.	

Availability?	Yes, landowner has confirmed they are supportive of releasing the land for development.	
Achievability?	Considered developable in the longer term. Other urban extension sites are progressing more quickly in terms of planning applications and developer interest and it is expected this site would follow on from their development. Topographical constraints may constrain viability.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	Number of key avian and bat species potentially present on site. There are some mature trees on site, though these tend to fall along the boundary of the site.	
Population	The site will provide housing, including affordable housing to meet local need.	
Human Health	Site adjacent to traveller site and scrapyard, potential impacts likely. There is an opportunity to incorporate sustainable modes of travel such as cycling and walking to provide access to the town centre.	
Soil	Historic land uses nearby that have the potential to impact on the site and will require some assessment prior to planning approval. The land is classified as Grade 3 Agricultural Land.	
Water	There is no evidence of flooding or standing water on site. Penrith Wastewater Treatment Works have been recently upgraded and there are no capacity issues.	
Air	Potential Air quality Management area at Penrith - mitigation may be required.	
Cultural Heritage	No evidence of heritage assets in proximity of site.	

Landscape	Classed as intermediate farmland under the Cumbrian landscape toolkit. Given the topography, visual impact on this site is inevitable; however it still ranks well within the Penrith landscape assessment. Visual impact in the North can, to some extent, be mitigated through a successful masterplanning approach for the area. Site may be visible from certain high peaks in the Lake District.	
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Site N3 - Raiselands

Site Information	
Topic	Comments
Site Name	Raiselands
Site Ref	N3
Size (ha)	11.06
Current Use	Agricultural
Proposed Use	Residential - 230 dwellings.
Summary Description	<p>The site is currently subject to a planning application for the erection of 230 dwellings under reference 14/0405. There are no issues in relation to the historic environment.</p> <p>Issues in relation to drainage and noise (given the relationship to the West Coast Main Line) are covered by reports which demonstrate that they can be adequately mitigated.</p>

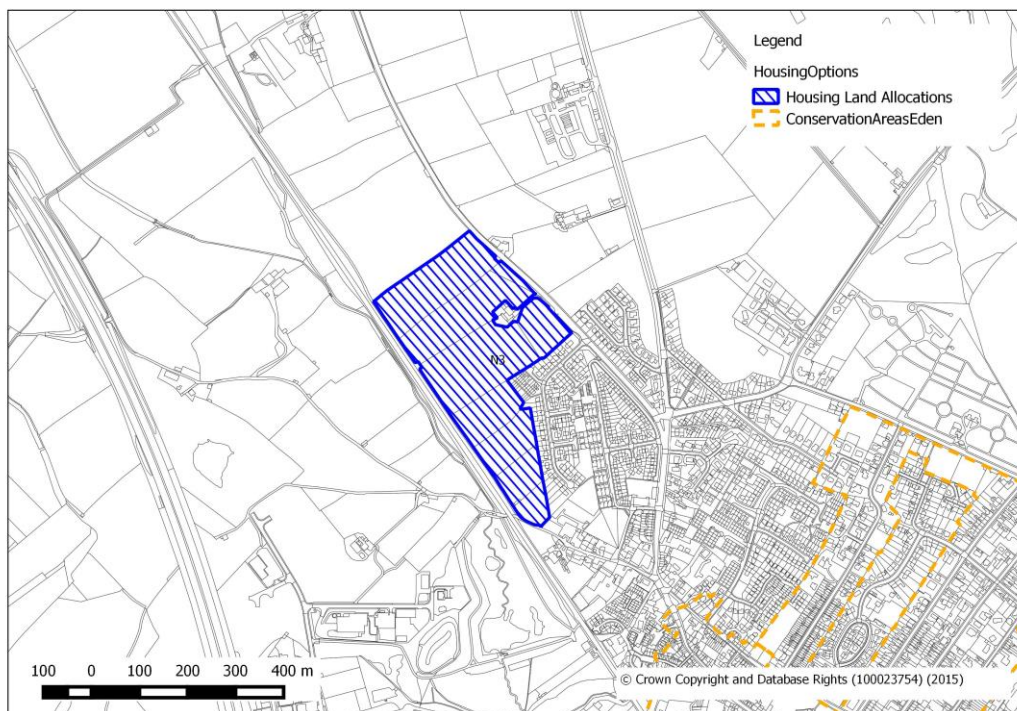


Figure 7 - Site N3 - Raiselands

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Predominantly greenfield site centred on Raiselands Farm and surrounding grazing land. It lies to the north of Penrith between the railway line and A6.	
Accessibility	There is a bus stop located at Pennyhill Park which is 68m from the site. A Public Right of Way runs along the western boundary of the site.	
Suitability for Proposed Use	The site is considered to form a logical and sustainable location for the strategic growth of Penrith. A planning application has been submitted and is under consideration. Parts of the site have some topographical constraints which have reduced the estimated capacity and there are potential amenity impacts from railway and road noise. There are further potential impacts on natural heritage and landscape features given presence of hedgerows and significant trees, and given that site is a greenfield extension into open countryside. Highways and education capacity constraints are being considered on a cumulative basis with other proposed urban extension sites.	
Fit with Strategic Policy, Objectives and Direction	The site is located to the northern edge of the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	The Wastewater Treatment Works have recently been upgraded and there are no capacity issues As Sites N1, N1a and N3 are developed they will necessitate the extensions of footways/lighting/speed limits and also the improvement of the White Ox junction with the A6 (likely by the installation of an oval roundabout). It should also be noted that there is a need for cycle/pedestrian linkages to be upgraded/provided to the town centre, western employment sites/Thacka Beck park, and Castletown (as examples).	

	There needs to be a Masterplan for all these sites so there is progressive development to a phasing plan that includes bus linkage to the town centre as well as the existing longer distance services that use the A6.	
Service Infrastructure Capacity	St Catherine's Primary School is located 947m from the site. Ullswater Community College (Secondary School) is located 2087m from the site. Penrith Medical Centre is 2537m from the site.	
Availability?	Confirmed as available by agent, the site is in the control of Persimmon Homes.	
Achievability?	The site is subject to a current application (14/0405) and therefore considered to be achievable.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	Number of key avian and bat species potentially present on site. There are some mature trees on site, though these tend to fall along the boundary of the site.	
Population	The site will provide housing, including affordable housing to meet local need.	
Human Health	Site abuts the West Coast Main Line (WCML) railway, which is used for high speed rail and freight. Likely noise and vibration issues associated with development. There is an opportunity to incorporate sustainable modes of travel such as cycling and walking to provide access to the town centre.	
Soil	Historic land uses nearby that have the potential to impact on the site and will require some assessment prior to planning approval. The site is greenfield and is classified as Grade 3 Agricultural Land.	
Water	The site is not near to any bodies of water but there is evidence of surface water on site. The Wastewater Treatment Works has recently been upgraded and there are no capacity issues.	
Air	Potential Air quality Management area at Penrith - mitigation may be required.	

Cultural Heritage	There are some listed buildings within 250m of the site, however existing buildings are likely to screen any impacts of development.	
Landscape	<p>Classed as intermediate farmland under the Cumbrian landscape toolkit. Site is visible from the M6, however site is low lying and unlikely to give rise to significant visual impacts. N3 scores the most positively within the Penrith landscape assessment.</p> <p>Site may be visible from certain high peaks in the lake district. Impact low.</p>	

Site TC1 - Old London Road

Site Information	
Topic	Comments
Site Name	Old London Road
Site Ref	TC1
Size (ha)	0.5
Current Use	Mixture of Uses including Gas Works, former allotments and Council depot.
Proposed Use	Mixed Use - up to 27 dwellings.
Summary Description	The site is brownfield and situated within central Penrith, there are issues in relation to the historic environment in particular to the recording of the potential C13th Augustine Friary and would require work prior to the making of any planning decision.

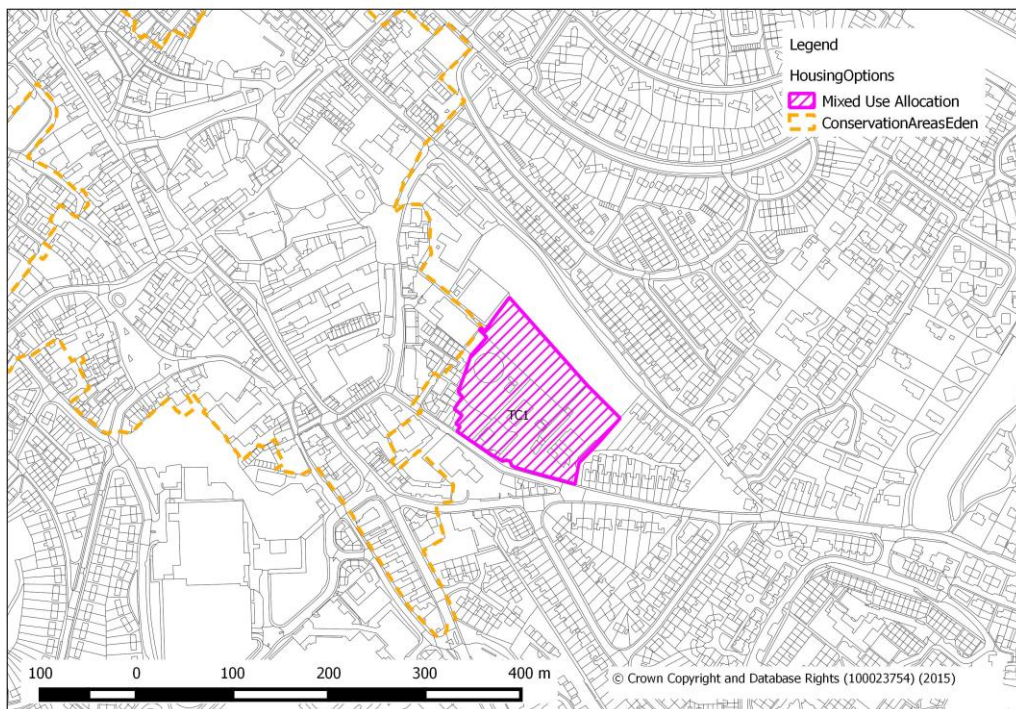


Figure 8 - Site TC1 - Old London Road

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Town centre site comprising of a number of uses, including a gas holder, Council Depot, former allotments and office/store building. The site is surrounded by a range of uses including residential, car sales and allotment gardens.	
Accessibility	There is a bus stop on King Street which is 285m from the site. There are no Public Rights of Way within the site.	
Suitability for Proposed Use	Brownfield redevelopment opportunity in sustainable town centre location. A high pressure gas mains pipe traverses the site and reduces the developable area once safety buffers are incorporated. HSE's planning advice web app does not advise against development on part of the site. There is likely to be contamination due to previous use of the site. Potential amenity impacts would need to be considered due to existing mix of uses on and surrounding the site. Potential impacts on local highways network would require mitigation. Consideration should be given to improving/redesigning the junction of Roper Street/ Old London Road. The development would result in the loss of former allotment gardens which would need formal approval from the Secretary of State.	
Fit with Strategic Policy, Objectives and Direction	The site is located close to the town centre of the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is the largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	Consideration should be given to improving/ redesigning the junction of Roper Street/Old London Road, perhaps replacing the existing multi-junction with a mini roundabout.	
Service Infrastructure Capacity	Beaconside Primary School is located within 1.2km of the site and Ullswater Community College (Secondary School) is located 990m from the site. Penrith Medical Centre is 885m from the site.	

Availability?	Site is in multiple ownership. Two areas (allotment site and depot) are owned by Eden District Council. In April 2014 it was confirmed that the Northern Gas Networks part would be available in 2-10 years. The remaining part fronting Old London Road is in use for storage/office and not yet confirmed as available.	
Achievability?	Likely viability challenges given brownfield nature and contamination. Discussions are taking place with a developer regarding the EDC owned allotment site. Work is underway to consolidate the depot to enable additional development land on the site. Also some discussions have taken place regarding removal of the gas holder which would enable the redevelopment of that site.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	Number of key bird and bat species noted in area. Though site is brownfield, the site may be important as a corridor for wildlife	
Population	The site will provide a mixture of employment and housing, including affordable housing to meet local need.	
Human Health	Site would involve the redevelopment of significant brownfield site, which would enhance the local area and increase permeability in the town centre.	
Soil	The site is a brownfield site located just outside the town centre. Former gasworks site, likely to need significant remediation however detailed information is available on soil conditions. Effective design of site may reduce remediation costs. The site has an Agricultural Land 'Urban' classification.	
Water	The Wastewater Treatment Works has recently been upgraded and there are no capacity issues. Site has not been evidenced to flood, however pockets of surface water noted on site.	
Air	Potential Air quality Management area at Penrith - mitigation may be required.	

Cultural Heritage	Redevelopment of the masterplan site would remove the blight of the former gasworks. Redevelopment would need to be designed to enhance the urban frontage along Old London Road, and consider archaeological interests, including the 13 th century Augustin Friary, which should be fed into an archaeological assessment prior to development.	
Landscape	Urban site will enhance character of area, however does not correspond with landscape objectives.	

Site P2 - Gilwilly Road

Site Information	
Topic	Comments
Site Name	Gilwilly Road
Site Ref	P2
Size (ha)	0.33
Current Use	Industrial/Commercial
Proposed Use	Residential - 17 dwellings.
Summary Description	The site is a brownfield site within the boundaries of Penrith. It can be viewed from the Conservation Area but its development would not have an impact on the quality of the Conservation Area.

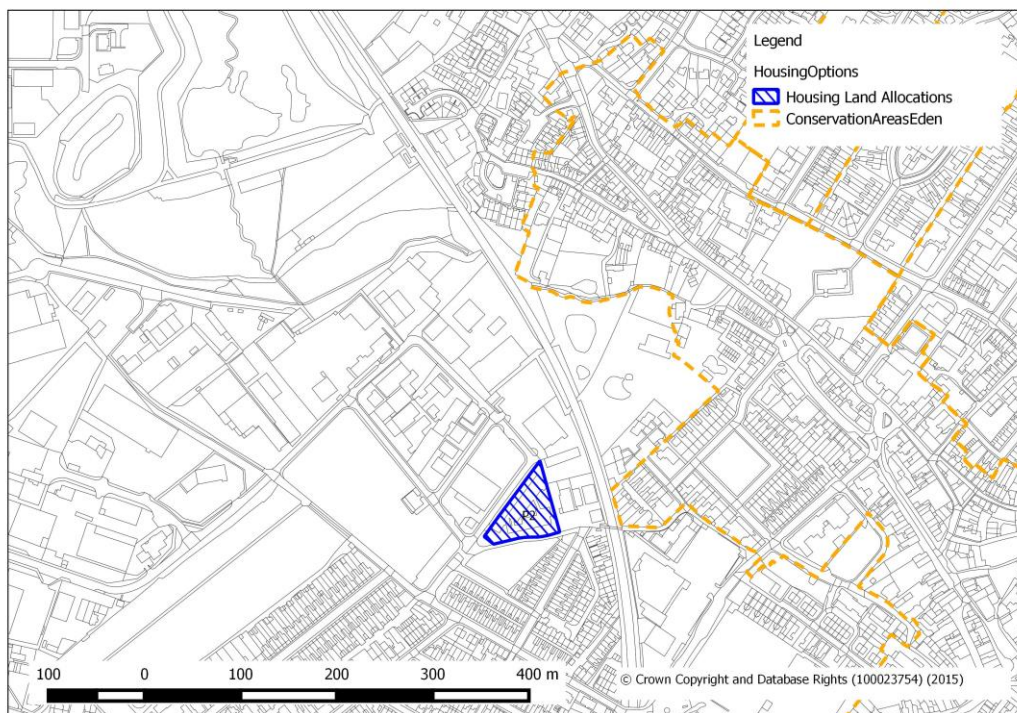


Figure 9 - Site P2 - Gilwilly Road

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Brownfield former industrial site containing disused buildings on the south eastern edge of Gilwilly Industrial Estate. Adjacent to existing commercial/ industrial uses and allotments and a residential area.	
Accessibility	There is a bus stop on Gilwilly Road which is located 65m from the site. There are no Public Rights of Way within the site.	
Suitability for Proposed Use	Current policy seeks to protect existing suitable employment sites from development from other uses however this is a small area with a large amount of alternative and available employment land in the close vicinity therefore its loss to residential would not significantly undermine the supply of employment land in the area. Access would need to be considered as currently access is through industrial estate which would not be appropriate for a residential development. Potential contamination as a previously developed site. Possible amenity impacts for residential use due to location at the edge of an industrial estate.	
Fit with Strategic Policy, Objectives and Direction	The site is located within the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	No highways issues noted.	
Service Infrastructure Capacity	Brunswick Road (Infant School) is located 297m from the site, with Queen Elizabeth Grammar School (Secondary School) within 930m of the site. Penrith Medical Centre is within 1857m of the site.	
Availability?	Owner confirmed site as available April 2014.	
Achievability?	Unknown whether there has been any developer interest. May not be a particularly marketable site given industrial nature of site context. Brownfield nature of site likely to undermine viability.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	Noted bird and bat species in area; however impact on this site is unlikely.	
Population	The site will provide housing, including affordable housing to meet local need.	
Human Health	Site will enhance the amenity of the area, though lies adjacent to business area and WCML. Thus site may lead to issues which affect amenity of properties. There is an opportunity to incorporate sustainable modes of travel such as cycling and walking to provide access to the town centre.	
Soil	Brownfield site within the settlement. Current industrial/commercial use, potential contamination issues. Agricultural Land Classification: Urban Classification	
Water	There are known surface water issues around the site. The Wastewater Treatment Works has recently been upgraded and there are no capacity issues.	
Air	Potential Air quality Management area at Penrith - mitigation may be required.	
Cultural Heritage	Limited impact on the built environment. Indirectly visible as glimpses through gaps between buildings from Conservation Area but no obvious other heritage significance.	
Landscape	Urban site will enhance character of area, however does not correspond with landscape objectives.	

Site P8 - Myers Lane, Norfolk Road

Site Information	
Topic	Comments
Site Name	Myers Lane, Norfolk Road
Site Ref	P8
Size (ha)	0.63
Current Use	Industrial/Commercial use.
Proposed Use	Residential - 32 dwellings.
Summary Description	Previously allocated in the 1996 Eden Local Plan, the site currently in commercial/industrial use is located adjacent to the West Coast Main Line. The site is a brownfield site in a sustainable location and its redevelopment for housing would be acceptable in policy terms.

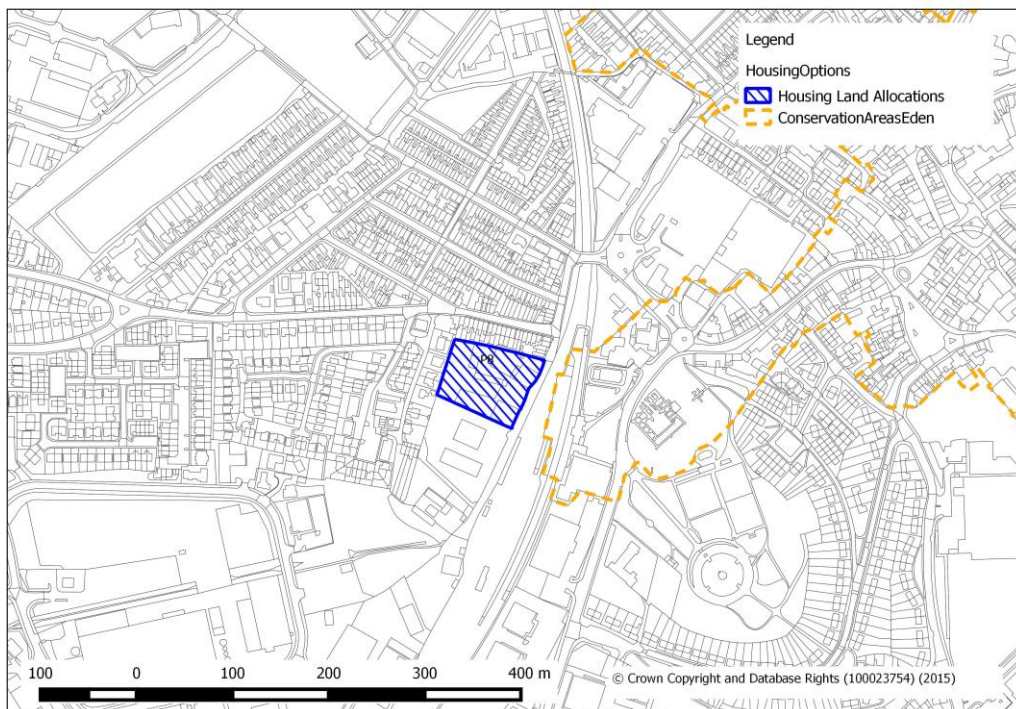


Figure 10 - Site 8 - Myers Lane

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Brownfield site containing a number of commercial buildings and businesses within Penrith, adjacent to the railway line, industrial buildings and residential streets.	
Accessibility	A bus stop is located 148m form the site on the B5288. A Public Right of Way runs along the eastern boundary of the site.	
Suitability for Proposed Use	The site was allocated for housing in the 1996 Local Plan so the principle of housing on the site has been previously established. The site is a brownfield site in a sustainable location and its redevelopment for housing would be acceptable in policy terms. The site is in use as an employment site, but its previous residential allocation is considered to outweigh the need to protect the land for employment purposes. Possible amenity impacts for future residents given existing commercial and industrial uses to the south, and railway line to east. Potential contamination given history of commercial and industrial uses. Myers Lane is a private road and would need improving to an adoptable standard.	
Fit with Strategic Policy, Objectives and Direction	The site is located within the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	Myers Lane would need to be upgraded to an adoptable standard.	
Service Infrastructure Capacity	Brunswick Road (Infant) School is located 444m form the site and Queen Elizabeth Grammar School is 681m from the site. Penrith Medical Centre is 1661m form the site.	
Availability?	Currently in use as an employment site with a recent planning permission for extension of commercial building. Owner confirmed the site was available for residential development March 2014.	

Achievability?	Longstanding residential allocation that has not been delivered to date. Brownfield nature and location are likely to affect viability.	
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Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	Site unlikely to present suitable areas for habitat creation.	
Population	The site will provide housing, including affordable housing to meet local need.	
Human Health	Development adjacent to the West Coast Main Line and opposite Penrith train station. Likely issues for residents. There is an opportunity to incorporate sustainable modes of travel such as cycling and walking to provide access to the town centre.	
Soil	Brownfield site on the outskirts of the town centre. Current industrial/commercial use means that there are potential contamination issues. The land is classified as urban, under the agricultural land classification system.	
Water	There is no evidence of flooding on site. The Wastewater Treatment Works has recently been upgraded and there are no capacity issues.	
Air	Potential Air Quality Management area at Penrith - mitigation may be required.	
Cultural Heritage	The site falls within the immediate setting of both Penrith Railway Station (Listed Building) and Penrith Conservation Area, although to lesser significant rear elevation of former. The site is also visible more indirectly from Penrith Castle Scheduled Ancient Monument and Listed Building. Houses on nearby Norfolk Road are high quality railway workers cottages of good design, but with much altered fenestration, which diminishes their potential as group of locally important non designated heritage assets. Current buildings on site are much altered mid-late C19th workshop buildings of moderate historic interest only.	

	<p>It is acknowledged that it will be important for any new development to relate closely to grain and pattern of historic development to north and west of site, and to their material quality; as well as to the scale and architectural quality of the designated station building over the railway line but less than 50m away. Any building at NE corner of site should not be taller than two storeys high so as to integrate well with buildings to north and minimise impact in views out from Penrith Castle designated heritage asset. The rest of site less critical.</p>	
Landscape	<p>This is an urban site which will enhance character of area.</p>	

Site P61 - Garage at Roper Street

Site Information	
Topic	Comments
Site Name	Garage at Roper Street
Site Ref	P61
Size (ha)	0.37
Current Use	Car Sales and Repair Garage.
Proposed Use	Residential - 19 dwellings.
Summary Description	The site is brownfield within Penrith and situated adjacent to, but not inside, the Conservation Area. This represents a redevelopment opportunity; however the central part of the site is located in Flood Zone 3. At this point there are sequentially preferable sites which have been chosen for allocation. This does not preclude an application being submitted which would assess the flood risk impact of the scheme.

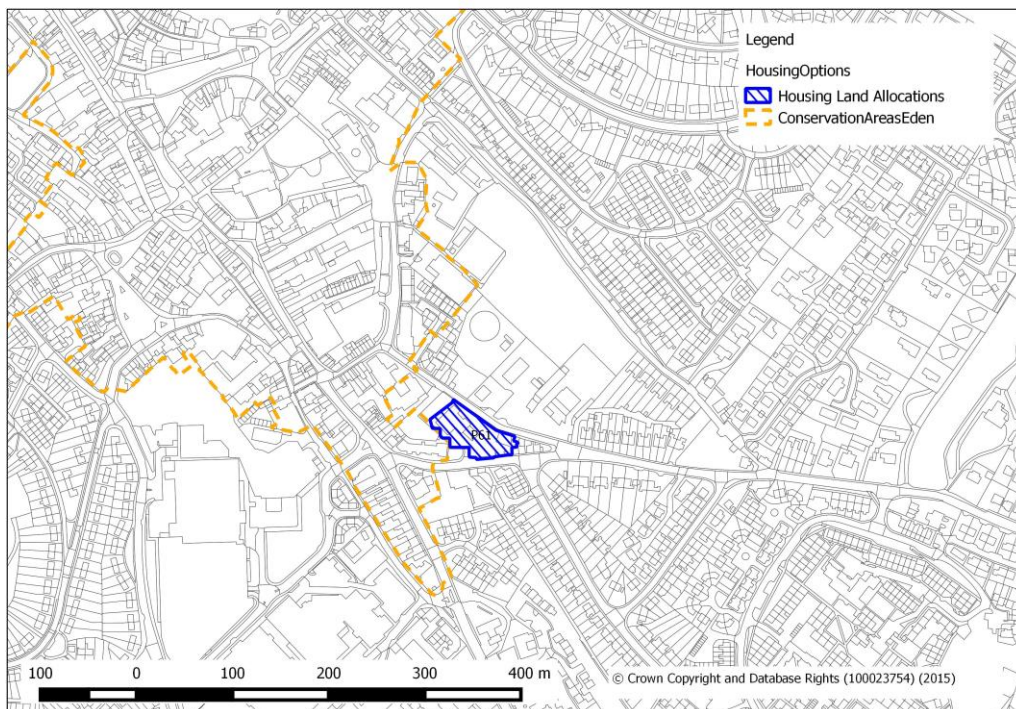


Figure 11 - Site P61 - Garage at Roper Street

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	The site is located to the south of Penrith town centre, between Roper Street and Old London Road. The site lies on the edge of the Penrith Conservation Area.	
Accessibility	There is a bus stop located on King Street which is 304m from the site.	
Suitability for Proposed Use	The site is currently considered to be unsuitable due to the site being located in Flood Zone 3. However, the site is potentially suitable for development subject to sequential and exception tests at planning application stage. Brownfield site in sustainable location so in other respects its development would be suitable in policy terms.	
Fit with Strategic Policy, Objectives and Direction	The site is located within the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	Consideration should be given to improving/redesigning the Roper Street/Old London Road junction.	
Service Infrastructure Capacity	Beaconside Primary School is located 1.3km from the site, and Ullswater Community College is located 709m from the site. Penrith Medical centre is 725m from the site.	
Availability?	The site has been confirmed as available.	
Achievability?	The site is being actively marketed. The brownfield nature of the site may impact on viability.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	Brownfield site unlikely to give rise to biodiversity impacts.	
Population	The site will provide housing, including affordable housing to meet local need.	
Human Health	Site would increase the setting of the area, however would be opposite business use and a former gas holding site. If this site were also developed, this score would be increased.	
Soil	Brownfield site on the edge of the town centre. Currently in light industrial use. ALC Urban Classification	
Water	The site is located in Flood Zone 3, with known flooding issues and surface water. The Wastewater Treatment Works has recently been upgraded and there are no capacity issues.	
Air	Potential Air quality Management area at Penrith - mitigation may be required.	
Cultural Heritage	The site is adjacent to the boundary of the Conservation Area and within its immediate setting. It is not within the setting of any Listed Buildings. Buildings up to 3 storeys would contribute to the urban form of the area, mirroring recent developments on Old London Road/Roper Street. Any proposed development should respond positively to the line of Roper and London Streets, enclosing them and giving them an urban form. The development should make use of high quality traditional materials to walls and roofs facing these streets.	
Landscape	This is an urban site which will enhance character of area.	

Site P71 - Brent Road Garages

Site Information	
Topic	Comments
Site Name	Brent Road Garages
Site Ref	P71
Size (ha)	0.21
Current Use	Garages (owned by Eden Housing Association) and Grassed Area (owned by Eden District Council)
Proposed Use	Residential - 5 dwellings.
Summary Description	The site is well located within residential area containing residential garages (for rent from housing association), a small grassed area, trees and a small electricity substation and close to Penrith town centre.

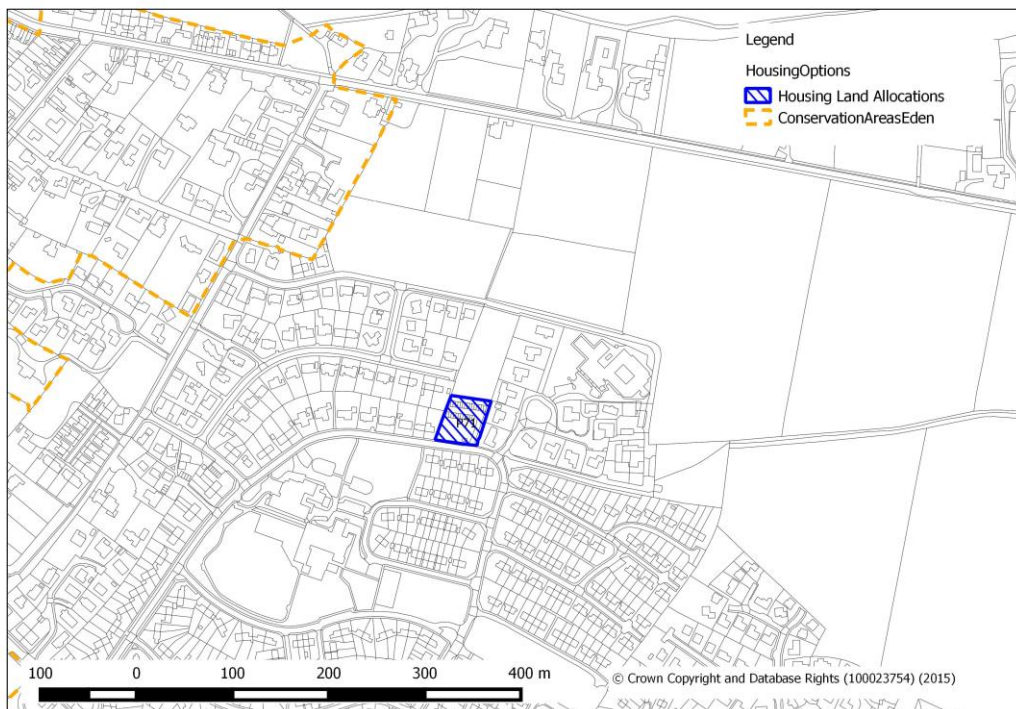


Figure 12 - Site P71 - Brent Road

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Site within residential area containing residential garages (for rent from housing association), a small grassed area, trees and a small electricity substation.	
Accessibility	There is a bus stop located on Brent Road, which is 36m from the site. There are no Public Rights of Way within the site.	
Suitability for Proposed Use	This is a small infill site within established residential area in sustainable location. Potential impact on local visual amenity if grassed and treed area is developed. Electricity substation and trees on and adjacent site may limit capacity.	
Fit with Strategic Policy, Objectives and Direction	The site is located within the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	No highways issues noted.	
Service Infrastructure Capacity	Beaconside Primary School is 384m from the site and Ullswater Community College is 2300m from the site. Penrith Medical Centre is located 885m from the site.	
Availability?	Agent confirmed availability on behalf of Eden Housing Association May 2014. EDC owns the grassed areas of the site. EHA owns the garages and hardstanding.	
Achievability?	Proposal currently being worked up for the site.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	Proposal adjacent to woodlands, in known area for red squirrels.	
Population	The site will provide housing, including affordable housing to meet local need.	
Human Health	The redevelopment of the garages is unlikely to impact amenity.	
Soil	The land is classified as urban. The site is largely a brownfield site within the town limits.	
Water	No issues if flooding on site noted.	
Air	Potential Air Quality Management Area at Penrith - mitigation may be required.	
Cultural Heritage	The site is not located within a Conservation Area or within clear direct site of the Listed Building at Cold Springs, so very slight heritage significance. Therefore, there are no heritage concerns with redevelopment of this site.	
Landscape	This urban site will enhance character of area, and as such there is no landscape impact.	

Site P93 - Barn and Yard, Brunswick Road

Site Information	
Topic	Comments
Site Name	Barn and Yard, Brunswick Road
Site Ref	P93
Size (ha)	0.1
Current Use	Salvage Yard, Shop and Café.
Proposed Use	Residential - 5 dwellings.
Summary Description	The site is a brownfield site located on the edge of Penrith town centre. The site is currently in use as a salvage yard, shop and café. The site includes a traditional barn which is within Conservation Area. The remainder of the site is located adjacent to the Conservation Area.

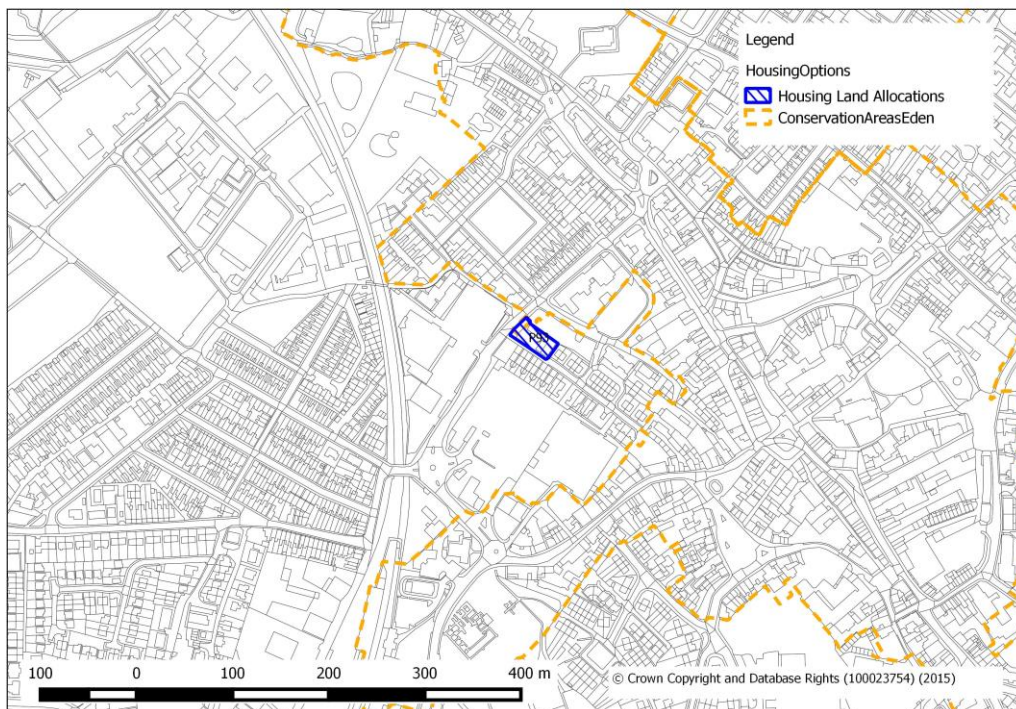


Figure 13 - Site P93 - Barn and Yard at Brunswick Road

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	Traditional stone built barn building fronting Brunswick Road, with salvage yard and storage buildings to the rear. In use as salvage yard and collectables business. The site is well located in close proximity to the town centre.	
Accessibility	There is a bus stop within 60 m of the site. There are no Public Rights of Way within or adjacent to the site.	
Suitability for Proposed Use	This is a Brownfield development opportunity in sustainable location and therefore considered to be therefore suitable in policy terms. The site includes a traditional barn which is within Conservation Area. The remainder of the site is located adjacent to the Conservation Area. Depending on detailed design the redevelopment of the site could impact on the setting of the Conservation Area. The traditional building fronting Brunswick Road should be retained to reduce potential adverse impacts. Potential contamination given long history of use of the site. The existing access is inadequate for residential traffic. The Highways Authority advises that it is stopped up and an improved access provided on to Elm Terrace.	
Fit with Strategic Policy, Objectives and Direction	The site is located within the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is the largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	The existing access is considered to be adequate for residential traffic. The Highways Authority has suggested that it is stopped up and an improved access is provided on to Elm Terrace.	
Service Infrastructure Capacity	Brunswick Road (Infant) School is located within 133m of the site. Ullswater Community College (Secondary School) is located within 1.6km of the site. Penrith Medical Centre is located within 1.47km of the site.	

Availability?	Site was put forward when it was considered the business would need to relocate due to a refused planning permission in 2007 to expand the buildings on site. However the business is still operating and has recently been granted permission for a café on site so assumed the site is no longer immediately available. However agent confirmed that site is available in April 2014.	
Achievability?	Site is in a marketable location, viability may be constrained by brownfield nature.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	Nearby sightings of red squirrels, however the site is unlikely to provide a suitable habitat for the species.	
Population	The site will provide housing, including affordable housing to meet local need.	
Human Health	The redevelopment of the site is unlikely to lead to either positive or negative impacts on amenity.	
Soil	The land is classified as urban. The site is a previously developed site in a town centre location.	
Water	The Wastewater Treatment Works has been recently upgraded and there are no capacity issues. There are no known flooding or surface water issues on site.	
Air	Air Quality Management Area (proposed) at Penrith - mitigation may be required.	
Cultural Heritage	The site is located to the edge of Penrith Conservation Area.	
Landscape	This is an urban site which will enhance the character of the area.	

Site P94 - QEGS Annexe, Ullswater Road

Site Information	
Topic	Comments
Site Name	QEGS Annexe, Ullswater Road
Site Ref	P94
Size (ha)	0.58
Current Use	School (Sixth Form Centre for Queen Elizabeth Grammar School)
Proposed Use	Residential - 29 dwellings.
Summary Description	The site is currently used as an ancillary teaching facility for the Queen Elizabeth Grammar School. The site is accessed off the A592 (Ullswater Road) and adjoins Castle Park. The site represents a redevelopment opportunity in a sustainable location close to the town centre.

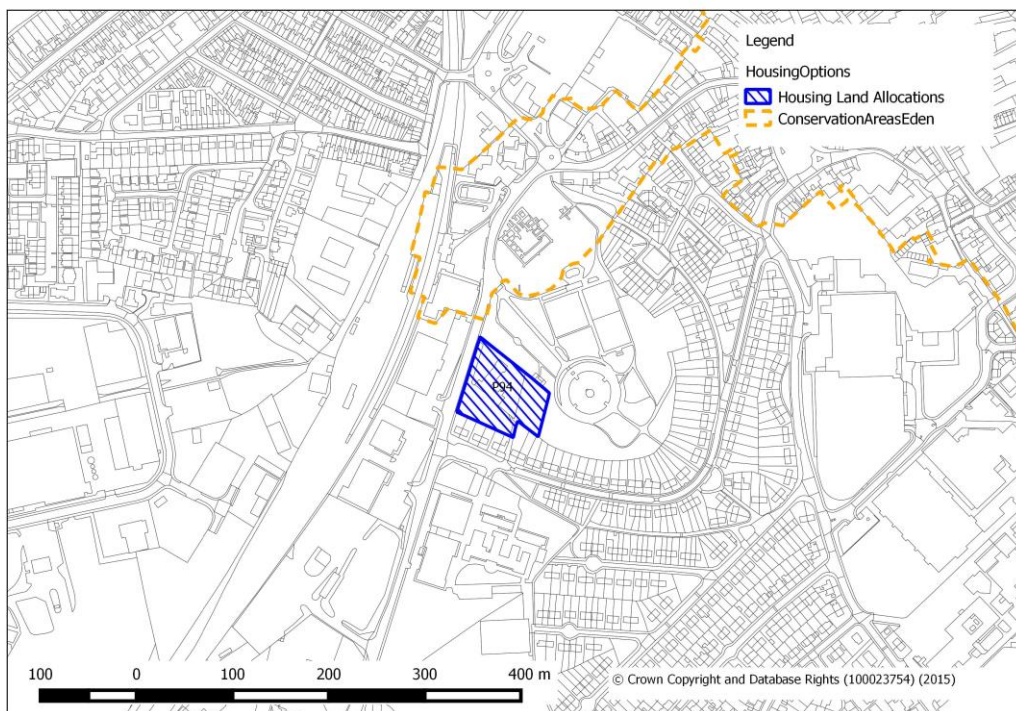


Figure 14- Site P94 - QEGS Annexe

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	The site is currently used as an ancillary teaching facility for the Queen Elizabeth Grammar School. The site is accessed off the A592 (Ullswater Road) and adjoins Castle Park.	
Accessibility	There is a bus stop within 88m of the site. There are no Public Rights of Way within or likely to be affected by the site.	
Suitability for Proposed Use	A redevelopment opportunity in sustainable location close to Penrith town centre. The existing access is inadequate for two way residential traffic and would require improvement. The site is in close proximity to Penrith Conservation Area and Penrith Castle which is a listed building and Scheduled Ancient Monument. Any redevelopment of the site would require a careful and sensitive design to avoid adverse impacts on the setting of the Castle.	
Fit with Strategic Policy, Objectives and Direction	The site is located within the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is the largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	The Highways Authority has raised concerns. The site sits much higher than the A592, the existing access is considered inadequate for two way residential traffic. The Wastewater Treatment Works have been recently updated and there are no known capacity issues.	
Service Infrastructure Capacity	North Lakes Primary School is within 1.7km of the site and Queen Elizabeth Grammar School (Secondary School) is within 313m. Penrith Medical Centre is within 1.38km of the site.	
Availability?	Site suggested by agent on behalf of QEGS. Confirmed as available March 2014 (subject to a suitable offer).	
Achievability?	No intention to actively promote the site for development at present but appropriate to assume it could be developed within the plan period.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	Site is adjacent to woodland area within Castle Park, which will need to be considered if site is developed.	
Population	The site will provide housing, including affordable housing to meet local need.	
Human Health	Redevelopment unlikely to lead to positive/negative impacts on amenity. Site opposite industrial estate, which may impact views.	
Soil	The land is classified as urban. The site is a partially brownfield site, with sizeable areas of undeveloped land.	
Water	There is no known flooding on site however surface water has been noted on site. The Wastewater Treatment Works has recently been upgraded and there are no capacity issues.	
Air	Potential Air Quality Management Area (proposed) at Penrith - mitigation may be required.	
Cultural Heritage	Adjoins Grade I listed Penrith Castle and Scheduled Ancient Monument and is very likely to sit within the former outer bailey of the Castle that now forms Castle Park, and so this site has very significant archaeological potential. The site is screened from Listed Building and Scheduled Ancient Monument by thin belt of deciduous trees but still falls within the historic and visual setting of the LB, as defined by English Heritage publication 'The Setting of Heritage Assets', 2012. Current building on site is late Victorian/Edwardian school of some moderate historical and architectural interest, which sits within its own grounds which are now mainly asphalted car parking. The school building could be considered as a non-designated heritage asset of local importance, as defined by P135 of the NPPF, due to its architectural, historic and communal value.	

	<p>It is considered to be a very sensitive site. The building sits within its own enclosed space and does not engage directly with Ullswater Road but sits behind a contemporaneous stone wall and taller shrubby hedge. Building has non-designated locally important heritage asset significance and, due to its setting within the historic complex of Penrith Castle there is significant potential for development to have an adverse impact on the historic environment. An assessment should be made as to whether this building could be subject to adaptive reuse rather than allow demolition. Rear, south east portion of site has some scope for limited development but access from north of school building is restricted.</p> <p>If building demolition is allowed, there is a need to ensure that recording in mitigation of loss takes place. An archaeological appraisal of site must be submitted in support of any development application to test for state of preservation and potential for impacts on archaeological deposits of very high national significance.</p>	
Landscape	Urban site that will enhance the character of the area.	

Site P115 - Car Park off Brentfield Way

Site Information	
Topic	Comments
Site Name	Car Park off Brentfield Way
Site Ref	P115
Size (ha)	0.14
Current Use	Car Park (owned by Cumbria County Council)
Proposed Use	Residential - 10 dwellings.
Summary Description	The site represents a brownfield redevelopment opportunity within urban area of Penrith. The site is considered suitable for housing in principle in policy terms and there are no major constraints to its development.

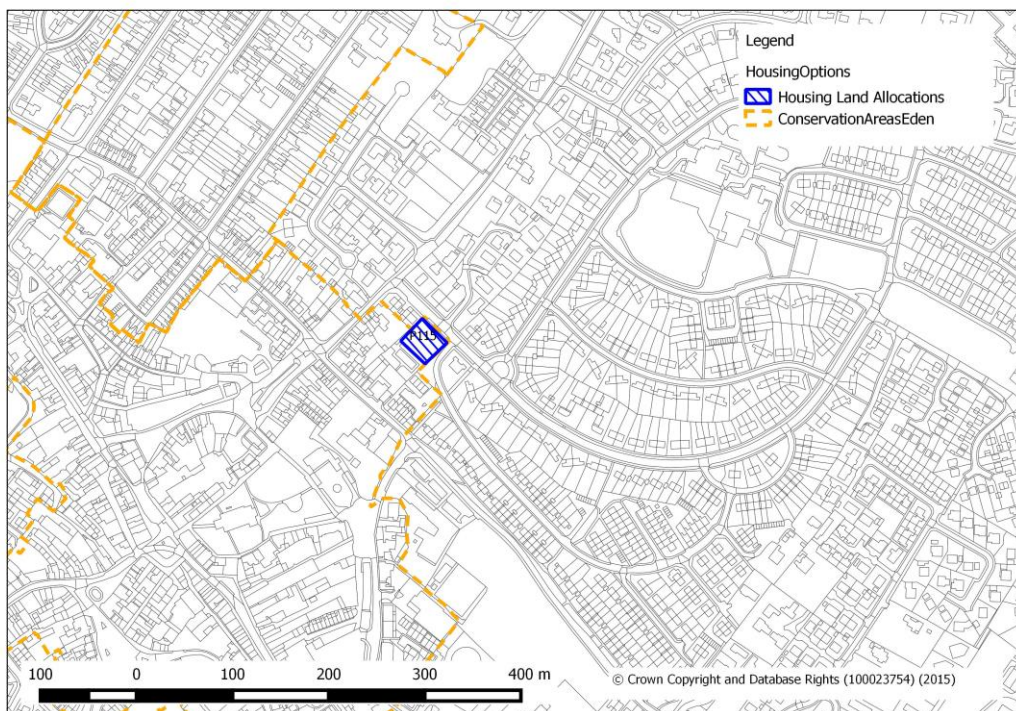


Figure 15 - Site P115 - Car Park off Brentfield Road

Suitability and Deliverability of Site		
Topic	Assessment	Score
Location	A brownfield site comprising a car park owned by Cumbria County Council. Adjacent uses include residential and a community hall.	
Accessibility	The site is located close to the town centre; Penrith Bus Station is located within 532m of the site. There are no Public Rights of Way affecting the site.	
Suitability for Proposed Use	Brownfield redevelopment opportunity within urban area of Penrith so suitable for housing in principle in policy terms. There are no known major constraints. Potential impacts on character of Conservation Area and nearest listed building but could be mitigated through good design, and could result in positive streetscape impact.	
Fit with Strategic Policy, Objectives and Direction	The site is located within the settlement of Penrith, which is defined under the Eden Local Plan 2014-32 as a 'Main Town'. Penrith which is the largest settlement in the district will benefit from sustained development appropriate to that of a larger town. Penrith is expected to deliver around 1,800 homes over the life of the plan.	
Physical Infrastructure Capacity	No Highways issues and pre-planning advice has been given. Developer is aware of vehicular rights on existing access road. Cumbria County Council suggest that the vehicle access is relocated slightly further towards the south east to improve pedestrian visibility. The Wastewater Treatment Works have recently been upgraded and there are no capacity issues.	
Service Infrastructure Capacity	Beaconside Primary School is located 658m from the site and Ullswater Community College (Secondary School) is located 1.4km away. Penrith Medical Centre is 2.075km from the site.	
Availability?	Site proposed by landowner (Cumbria CC) and confirmed as available April 2014.	
Achievability?	Likely to be viability challenges given brownfield nature.	

Potential Impacts of Development: SEA		
Topic	Comments	Score
Biodiversity, Flora and Fauna	Brownfield site unlikely to give rise to biodiversity impacts.	
Population	The site will provide housing, including affordable housing to meet local need.	
Human Health	Redevelopment unlikely to lead to positive/negative impacts on amenity.	
Soil	The land is classified as urban. The site is a brownfield site within the town.	
Water	The Wastewater Treatment Works have recently been upgraded and there are no capacity issues. There is no reported flooding or surface water issues on site.	
Air	Potential Air Quality Management Area at Penrith - mitigation may be required.	
Cultural Heritage	The Sustainability Appraisal concluded limited impact on the built environment. The site is located on the edge, but within Penrith Conservation Area.	
Landscape	This is an urban site which will enhance the character of the area.	

