



Penrith Town Council

July 2022

Penrith Neighbourhood Development Plan

Submission on the Protection of Local Green Space and Sport, Leisure and Recreation Facilities in Penrith



A Neighbourhood Plan should reflect the ambitions of the community and allow them to shape how their area develops over the coming years. This includes protecting areas of green space that are important to the local community through the Local Green Space protection as set out in the National Planning Policy Framework. Penrith Town Council, along with organisations such as Friends of the Lake District could not support a Neighbourhood Plan that did not reflect the community's needs and views on what is important to them. It is also unlikely that such a plan would secure a majority at referendum.

The Planning Committee of Penrith Town Council met on Monday 6th June 2022 to receive the final comments of the Independent Planning Inspector. The final report was noted, however it was resolved that the Chair of the Planning Committee write to Eden District Council regarding the proposed deletion of the policies relating to identifying and protecting local green space and protecting and enhancing sport, leisure and recreation facilities. The Council believe that the Inspector's comments relating to these areas were fundamentally flawed.

The Council wrote to Councillor Virginia Taylor, Leader of Eden District Council and copied to the Planning Policy Team on 19 May 2022 detailing the concerns of the Town Council. A copy of the letter is attached for information (**Appendix 1**).

Penrith Town Council respectfully requests that the policies for the protection of green spaces and the protection and enhancement of sport, leisure and recreation facilities be retained in the Neighbourhood Plan with a list of spaces that are in addition to those already identified, or partly identified in the Eden Local Plan (**Appendix 2**). An extract from Appendix VIII of the Neighbourhood Plan giving information about these areas is attached (**Appendix 3**) together with maps showing the location of the areas the Council wish to protect in perpetuity is included (**Appendix 4**). The COM2 sites allocated in the Local Plan have also been included for reference.

These special green spaces were included as a key element of the draft plan as being demonstrably important to the Town Council and, more importantly, the people of Penrith. Members of the public identified these open green spaces that they used for informal play, meetings, recreation and, in some places, gardening. Penrith Town Council, in response to the community's requests also consider these are areas that support the continued health and wellbeing of Penrith. The Council has agreed that it is vitally important to protect them from development and ensure their continued availability to the local community for community events, relaxation and recreation.

The Grange-over-Sands Neighbourhood Development Plan includes the protection of 'local green spaces' additional to those identified in the South Lakeland Local Plan. The Examiner in that case made no assertions (such as those made by the Examiner in the case of the Penrith Neighbourhood Plan) that including Local Green Space resulted in any conflicts relating to the relative importance of these spaces compared to those already protected in the local plan. The Holme-next-the-Sea Neighbourhood Development Plan has just won a Royal Town and Planning Institute award for Planning Excellence and also designates locations as Local Green Spaces which are of particular importance to the community.

The NPPF does not suggest that any assessment is needed of the relative value compared of land compared to sites already protected through local plans, only that spaces must be demonstrably special to the community, as well as being in close proximity to that community and not extensive in size. CPRE, The Countryside Charity, have carried out recent research on the use of local green space designations and recommended that it should be made much more clear that evidence to support these designations can be qualitative as well as quantitative and that the examples for local significance cited in the NPPF do not constitute either a binding or an exhaustive list of possible reasons for local significance. It is the opinion of Penrith Town Council; that the Inspector's reasoning for deleting the areas identified in Policies 8 & 9 is fundamentally flawed.

These special local green spaces were all chosen and put forward by the community 'in good faith' that these areas would be included in their policies for their Neighbourhood Plan. Their individual contributions that provided an explanation for the inclusion of the green space and why they are so special to them (as appended) can not be ignored. The Inspectors approach to not include these policies would be undemocratic and against the ethos of community engagement and neighbourhood planning which brings local people together to meet local needs to craft local Neighbourhood Plans. These are also the people that you represent, and we would ask that the District Council proactively supports democracy and the wishes of the residents of Penrith by carrying out another consultation to include these special green spaces within the Neighbourhood Plan moving forward.

Locality

A Neighbourhood Plan is:

'written by the local community, the people who know and love the area, to ensure the community gets the right types of development, in the right place.'



Penrith Town Council

Unit 1, Church House, 19-24 Friargate, Penrith, Cumbria, CA11 7XR

Tel: 01768 899 773 Email: office@penrithtowncouncil.gov.uk

Dear Councillor

Penrith Neighbourhood Development Plan Comments about Inspectors Report

At the meeting of Penrith Town Council's Planning Committee on Monday 6th June, members considered the Inspectors comments relating to the Neighbourhood Development Plan and agreed the following response.

Although disappointed by some of the comments relating to the Neighbourhood Development Plan, the Town Council's Working Group which looked to develop the Neighbourhood Plan from the initial consultation responses provided by residents, always knew that some of the policies were going to be challenging however it was felt that some proposed policies, such as the one on sustainable development were important to challenge developers to think about incorporating measures to help reduce climate change.

Having considered the Inspectors comments, the Town Council could accept the comments on Policies 1 to 7 and 10 – 14.

The Town Council however feels that the Inspectors comments on Policy 8 (Identifying and Protecting Local Green Space) and Policy 9 (Protecting and Enhancing Sport, Leisure and Recreation Facilities, which he considers together, are fundamentally flawed.

In his report in Para 93 he states that 'it appears to him that the Town Council had chosen to identify local green space not based on the relative importance of the spaces to the local community but on whether the spaces are used for passive or active leisure pursuits, he goes on to say in para 95 that he is not sure we demonstrated that the community placed greater value on the protection of undeveloped informal open space eg around Macadam Way housing Estate that it would on say protecting the grounds of Penrith Cricket Club.

Para 102b in the NPPF states b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, **recreational value (including as a playing field)** tranquillity or richness of its wildlife.

All the sites that we included within these policies were put forward by residents in close proximity to them and assessed in Appendix 8. The residents adjoining these sites, should you ask them again, would be adamant that to them these green spaces were as important as the Cricket Club. When asked to state how they were important we specified how the community used them for recreational value – this was their importance. Just as the cricket pitch is important to those who play cricket, these additional places were as equally important to residents, we don't believe we are stating that one or the other is of greater importance. We were just trying to ensure all respondents views were incorporated and the importance of these areas to them were included. Castle Park is for more formal recreation but many of these spaces allow residents to step out of their doors and use them informally for; play, kicking a ball about, walking dogs, taking a stroll, sitting, and meeting friends and in some areas tending to plants and creating small gardening areas. Over the last two years especially these spaces, some relatively small, have become Penrith's 'green lungs' and people have stated how they have benefited their physical and mental health.

When Penrith Town Council responded to the Inspector's consultation on the Beacon Hill Policy, we said that we would much rather that Beacon Hill was removed from the list of green spaces along with other areas already classed as COM2 in the ELP, with the remaining areas retained in policies for protecting local green space and protecting and enhancing sport, leisure and recreation facilities. This is still something that the Town Council would like to see retained within the NDP to respect the wishes of residents who put them forward and who explained passionately during the consultations why these spaces were important.

It is not felt that the COM2 of the Eden Local Plan affords these areas of open space adequate protection. COM2 of the Eden Local Plan states

'Development proposals that result in the loss of open space, sport, leisure, allotments, recreational and cultural facilities will not be permitted. The exception to this will be where the benefits of the development outweigh the loss. Proposals must satisfy each of the following criteria:

- There is a strong social or economic justification for the development.

- There is no longer a need for the facility in the area, or if a need remains, alternative provision will be provided nearby.

Any replacement facility must provide an equivalent or greater net benefit to the community, in terms of quality, availability and accessibility of open space or recreational opportunities.

Where development of a small area of the site would enable investment to improve the rest of the site this may be taken into account as a circumstance under which benefits may outweigh the loss of a site or facility.'

Each of these areas were justified within Appendix 8 of the Neighbourhood Development Plan and are important due to their close proximity to the houses and residents that use them in a variety of ways. Replacement facilities outside these areas would not benefit the communities that currently use them.

Penrith Town Council strongly requests Eden District Council to re-consult on these areas.

A revised Policy 8 would therefore include:

C2	Land between rugby pitches and houses on Carleton Road
PE8	The additional bit of land missed between Brentfield Way and Meadowcroft
PN18	Field on Beacon Edge next to field already allocated under COM2
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
PN40	Coronation Gardens
PN42	Bowscar
PN43	Friends Meeting House Allotment Gardens
PW45	Nichol Hill Nature Reserve
PW48	Brunswick Square Gardens
PP66	Thacka Glen (the half not already protected under Com2)
PP67	Pategill Back Field
PP70	Open space to the south of Eden Housing Association
PP71	Open space to the north of Eden Housing Association

PP72	Open space to the north of Greengarth site
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A revised policy 9 would include:

C1	Carleton Heights Play Area (the remaining part not already covered by COM2)
C2	Part of C2 (field between Rugby pitches and houses on Carleton Rd)
C4	Hunter Hall School Playing Field
C5	Frenchfield Sports Centre including Penrith Football Club
PE11	Beaconside School Playing Field
PN19	Penrith Golf Course (the holes not covered by COM2)
PN22	St Catherine's School Field
PN41	Bowscar Play Area
PS54	The Crescent (part not already covered under COM2)
PS55	In part – Ullswater CC Playing Fields (the area to the south is already designated in COM2 the field between the cricket ground and Bridge Lane is not)
PS59	North Lakes School Playing Field
PS60	Land between Wetheriggs Lane and AstroTurf at Leisure Centre
PS62	QEGS Playing Field (part already designated under COM2)
PW51	Castletown Recreation area (some already designated)
	The car park of Penrith Leisure Centre to ensure it can be used (the LC is already designated under COM2)

Yours sincerely



Councillor Scott Jackson
Chair of Planning Committee

Penrith Neighbourhood Development Plan
Proposed Protected Green Spaces and Sport Leisure and
Recreation Spaces
Revised Policy 8:

C2	Land between rugby pitches and houses on Carleton Road
PE8	The additional bit of land missed between Brentfield Way and Meadowcroft
PN18	Field on Beacon Edge next to field already allocated under COM2
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
PN40	Coronation Gardens
PN42	Bowscar
PN43	Friends Meeting House Allotment Gardens
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PN19	Penrith Golf Course (the early holes not covered in COM2)
PN22	St Catherine's School Field
PN41	Bowscar Play Area
PS54	The Crescent (part not already covered under COM2)
PS55	In part – Ullswater CC Playing Fields (the area to the south is already designated in COM2 the field between the cricket ground and Bridge Lane is not)
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PW51	Castletown Recreation area (some already designated)
	The car park of Penrith Leisure Centre to ensure it can be used (the LC is already designated under COM2)



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?
Carleton Ward				
C1	Carleton Heights Play Area	Open amenity space in new housing development between Beckside 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 EDC who advise it is protected in the Local Plan.
C2	Penrith RUFC and adjoining land	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 EDCs Local Plan.

Carleton Ward				
C4	Hunter Hall School Playing Field	On the south eastern perimeter of the Town and adjacent to Frenchfield Sports Centre. A 9 minutes' walk from Carleton Village and 2 minutes' walk from the planned new development. This private preparatory school serves the whole of the Town and beyond.	School playing field essential to the development and wellbeing of the pupils. Element of the wildlife corridor formed by C5 and PP54.	5.82 acres of privately-owned fenced playing field.
PE8	Land between Brentfield Way and Meadowcroft	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 EDC who advise it is protected in the Local Plan..
PE11	Beaconside School Playing Fields	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 CCC.
PN18	Field on Beacon Edge next to area PN17	Opposite the entrance to Penrith Cemetery with houses to east (Wordsworth Street) and south (Croft Terrace).	One of a diminishing number of green spaces in the Town. With PN17 affords the only view across the Town to the Eastern fells of the Lake District. Wildlife corridor with PN17 linked to PN14 via PN28.	0.7 acres. A privately-owned area that is used for grazing.

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Penrith North Ward				
PN18	Field on Beacon Edge next to area PN17	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>	0.7 acres. A privately-owned area that is used for grazing.
PN19	Penrith Golf Course	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>EDC advise that this site is designated in the Local Plan under Policy COM2</p>

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Penrith North Ward				
PN22	St Catherine's School Field	School playing field, with small car parking area for staff, bounded on three sides by housing (Drovers Lane, Macadam Gardens and Graham Street). Just 7 minutes' walk from the centre of the Town.	School playing field essential for the development and wellbeing of the pupils. One of two greenspaces central to the Town.	1.12 acres bounded by fences and hedge. Owned by the Catholic Church.
PN24	Fell Lane Pinfold	Area of woodland adjacent to rear of properties in Fell Lane, below entrance to Lonsdale Villa.	Originally used for holding stock. Dense, well established woodland that is a habitat for wildlife and a green oasis in an area of housing. No public access.	1.02 acres of quite dense native woodland bounded by walls and very visible in the area. Owned by EDC.
PN27	Green Space on Cockell House Gardens / Drovers Lane	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 totaling 0.25 acres Owned by EDC?
PN28	Green Space on corner of Cockell House Gardens and Macadam Gardens	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 EDC?

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?
PN29	Green Space in Centre of Voreda Park	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 EDC?
PN30	Green Space at Head of Macadam Way	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 EDC?
PN31	Pembroke Place	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 EDC?
PN32	Land in Voreda Park	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 EDC?

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?
PN33	Plimsoll Close	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 EDC?
PN34	Cambridge Drive next to Greencroft	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 EDC?
PN36	St Catherine's Churchyard	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.

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?
Penrith North Ward				
PN40	Coronation Gardens	Located off Portland Place between Voreda House and the Town Hall. A 5-minute walk from the Town centre.	Created in 1938 to celebrate the Coronation of King George VI. Currently partly tended by Penrith Community Gardeners.	Community garden and artworks covering an area of approximately 40 meters by 30 meters. Owned by EDC.
PN41	Bowscar Play Area	Located at Bowscar surrounded by houses in the hamlet	Formalised play area with swing used by the community	Small fenced play area and surrounding land of 0.09 acres currently owned and managed by EDC who advise it is protected in the Local Plan.
PN42	Bowscar Open Space	Located at Bowscar surrounded by houses in the hamlet	Non formalised play area used by children and the community for informal gatherings	Small piece of land 0.12 acres currently owned by EDC
PN43	Friends Meeting House Garden and Allotments	Located next to and behind the Friends Meeting House surrounded by residential houses	A small green oasis in the middle of houses for people and wildlife to enjoy	0.22 acres owned by the Friends Meeting House
Penrith West Ward				
PW45	Nichol Hill Nature Reserve	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 Owned by EDC. Open access.

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?
Penrith West Ward				
PW48	Brunswick Square Gardens	Surrounded by the houses that form Brunswick Square and a 5 minutes' walk from the centre of Town.	<p>Private garden for the use of residents of this attractive square.</p> <p>Largely to grass, with a goal post for the children, surrounded by mature shrubs and trees</p>	<p>0.5 acres making Brunswick Square a quiet haven in central area of Town.</p> <p>Privately owned by the residents of the square.</p>
PW51	Castletown Recreation Area (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 PTC who advise it is protected in the Local Plan</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?
Penrith South Ward				
PS54	The Crescent	<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 EDC who advise that it is protected in the Local Plan.</p>
PS55	Ullswater Community College Playing Fields	<p>To the southern side of the Town, bounded by Bridge Lane, Wetheriggs Lane, Clifford Road and Penrith Cricket Club</p>	<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 CCC.</p> <p>Playing field to the south of the Cricket Ground is already designated as public open space in the Local Plan</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?
Penrith South Ward				
PS59	North Lakes School Playing Field	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 CCC.
PS60	Land between Wetheriggs Lane and Astro Turf at Leisure Centre	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 EDC.
PS62	Queen Elizabeth Grammar School Playing Field	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.

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?
Penrith Pategill Ward				
PP66	Thacka Glen. Land between hospital, Eden Arts and Thacka Beck	<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.</p> <p>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 Cumbria County Council.</p> <p>Approval given for transfer to Penrith Town Council in due course.</p>
PP67	Pategill Back Field	<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 & 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 EDC 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>

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Penrith Pategill Ward				
PP70	Open space to the south of Eden Housing Association (EHA)	Between Bridge Lane and Tynefield Drive and bounded on one side by Eden Housing Association's office and on the other by the Ambulance Station. A 12 minutes' walk from the Town centre but of most use locally.	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. Accessible to the public.	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. Understood to be owned by the NHS.
PP71	Open space to the north of Eden Housing Association	Between Bridge Lane, Tynefield Drive and Greengarth Nursing Home. A 12 minutes' walk from the centre of Town but an amenity for those living adjacent to the greenspace.	An open space at a gateway to the Town. Principally accessible to residents of the nursing home and Tynefield Drive. Home to the 'plague stone' (Grade 1 Listed). Fully accessible by the public.	0.4 acres grassed area with mature trees bounded on one side by a low stone wall. Owned by CCC.
PP72	Open space to the north of Greengarth	Bordering Greengarth Nursing Home, Tynefield Court and Bridge Lane. A 10 minutes' walk from the Town centre but more of an amenity for local residents.	An open space at a gateway to the Town. Open access to the public.	0.6 acres unfenced grassed area with mature trees. Ownership understood to be CCC.

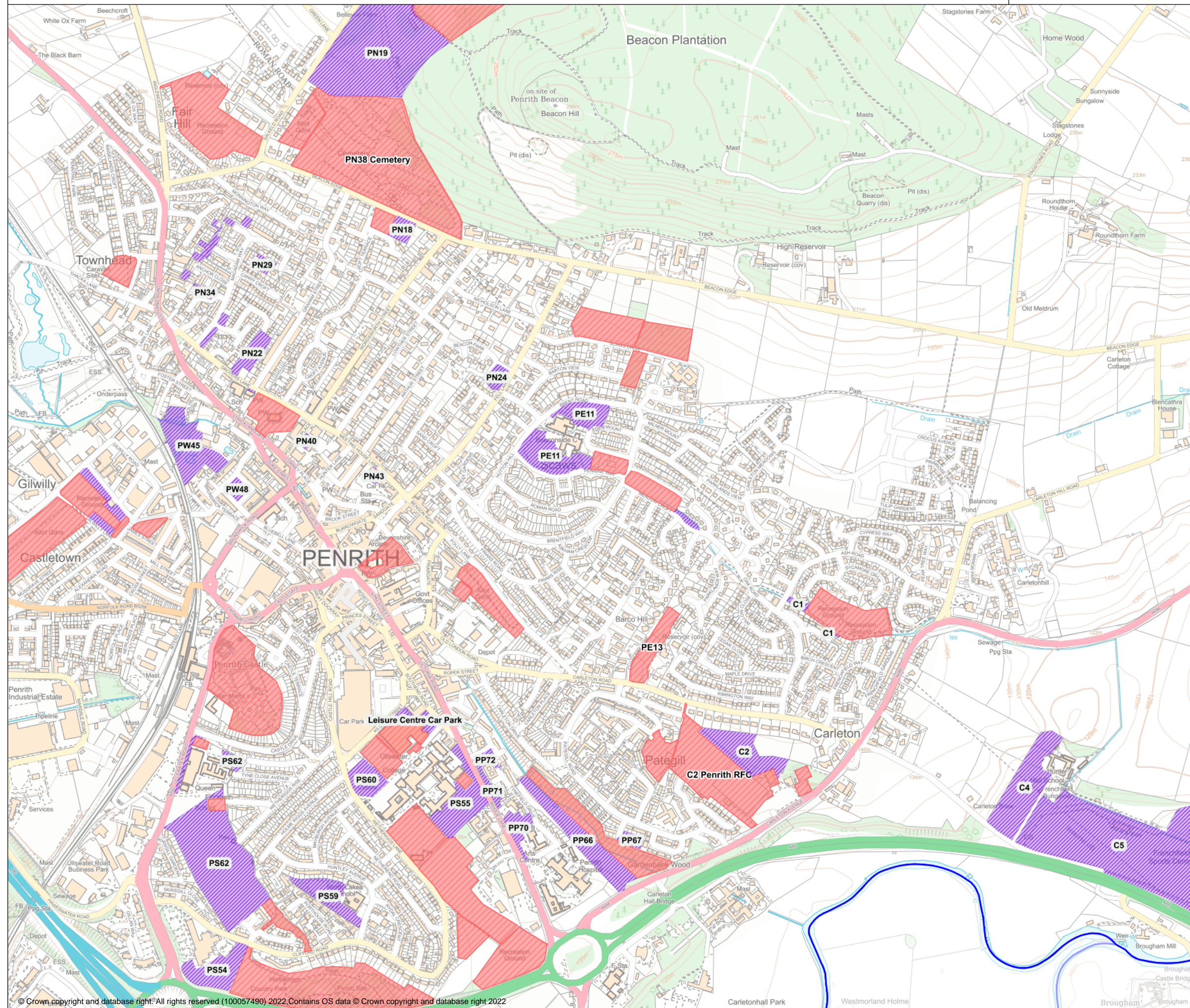
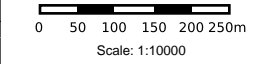
Map A - Overarching Policies Map

Town sites allocated through Policies 8 & 9 and COM 2

Penrith Town Council

Author:

Date: 01/08/2022



Parish

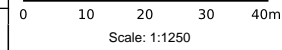


COM2 Sites



Additional Sites Allocated



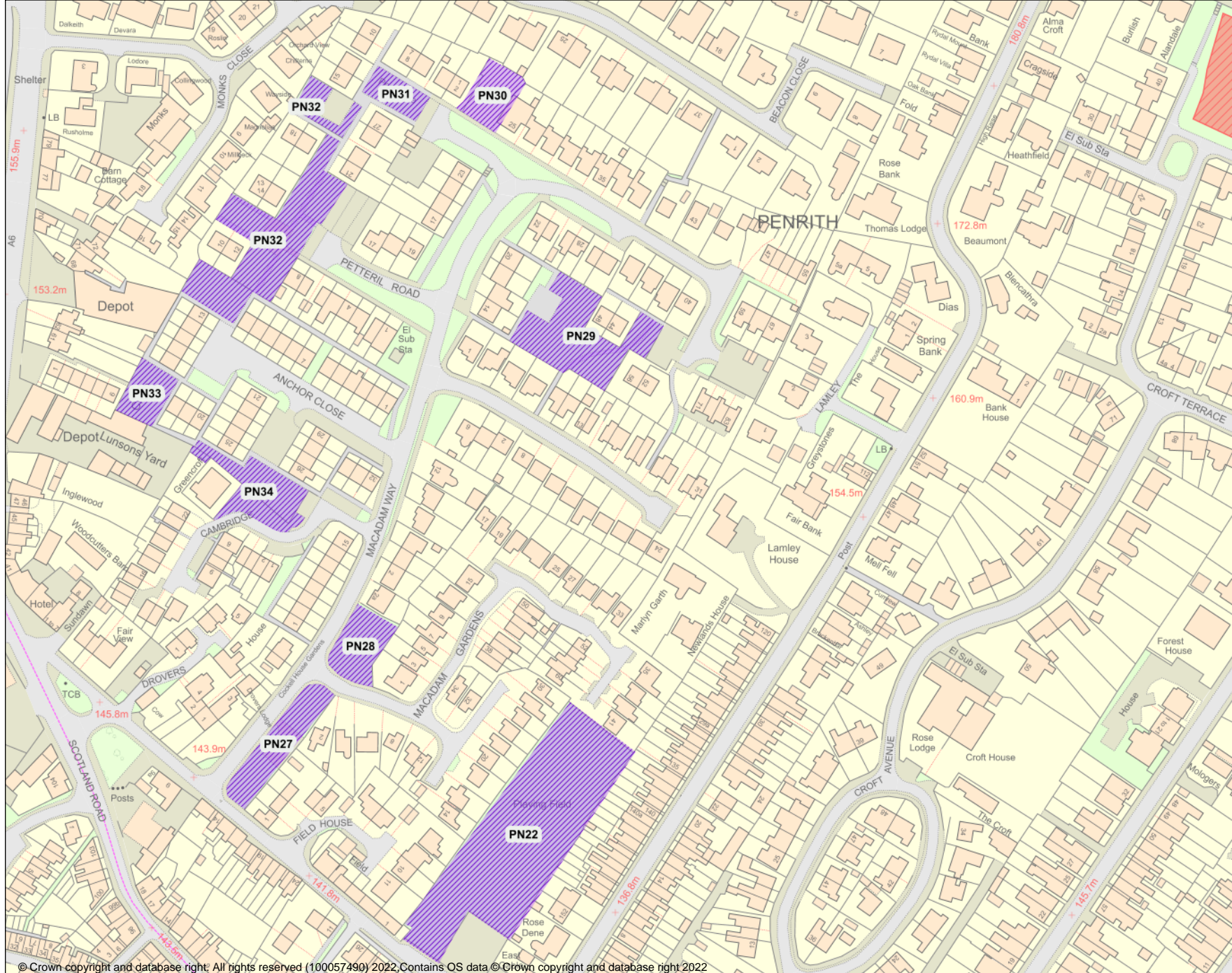


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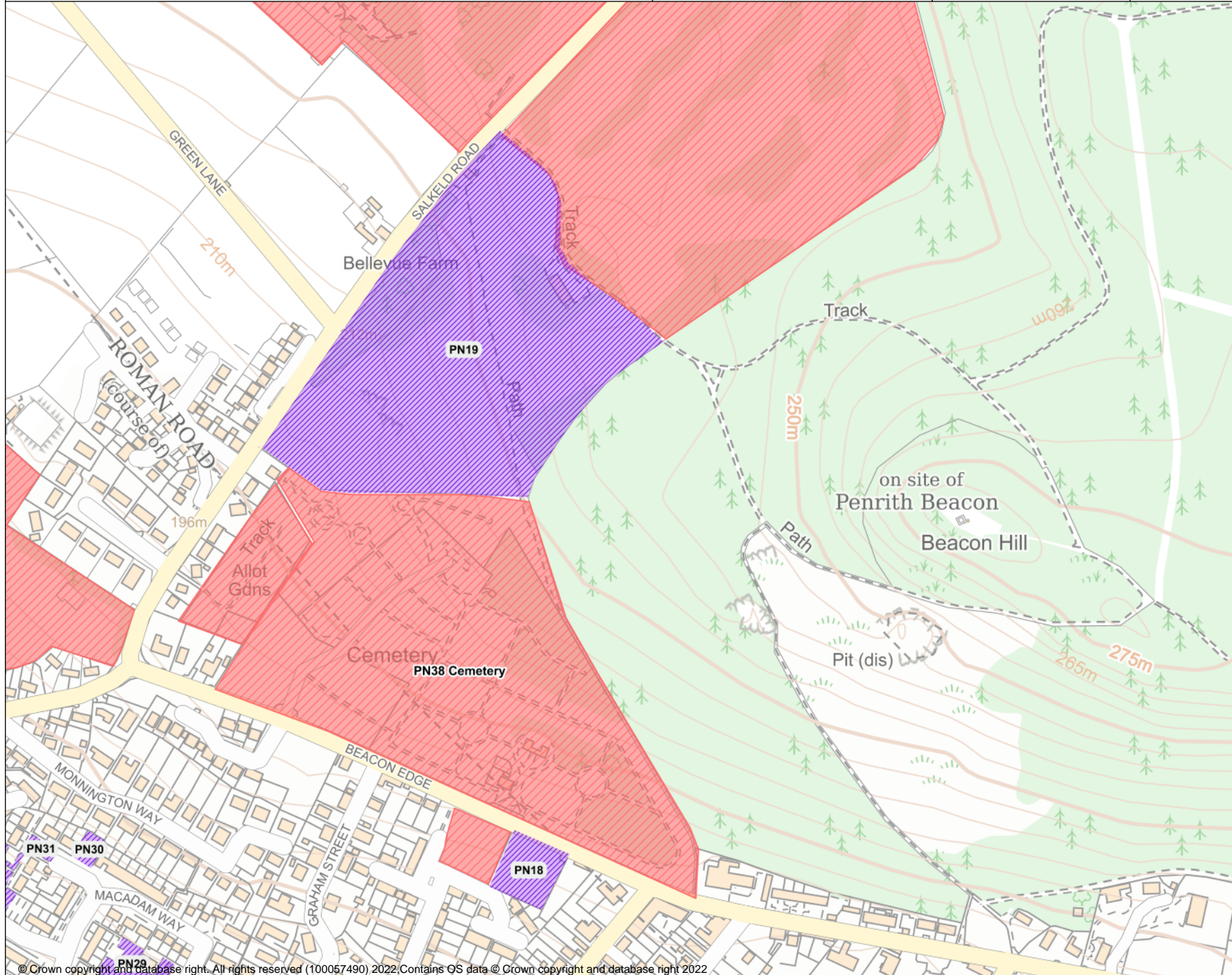
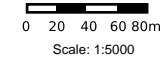


Additional Sites Allocated





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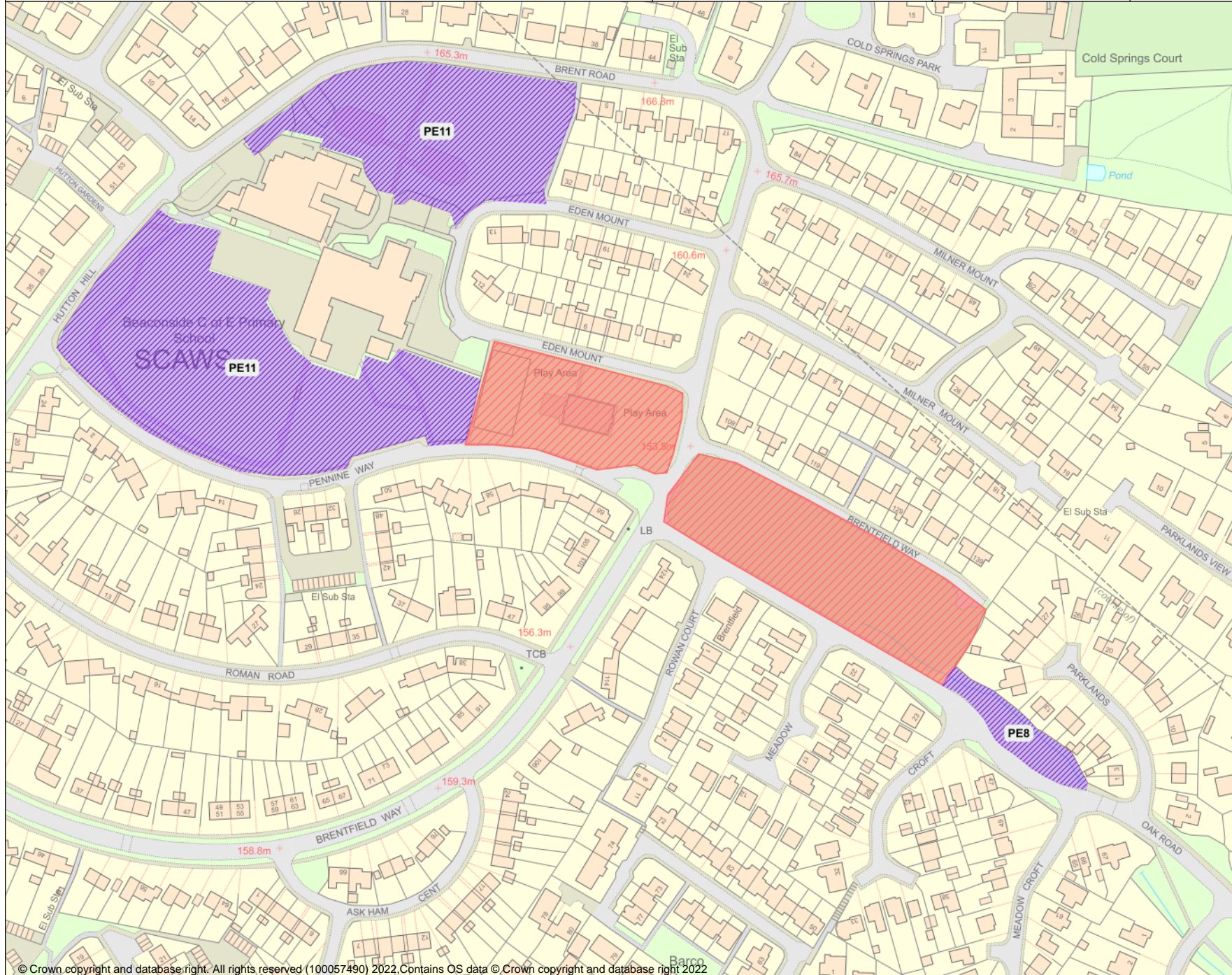
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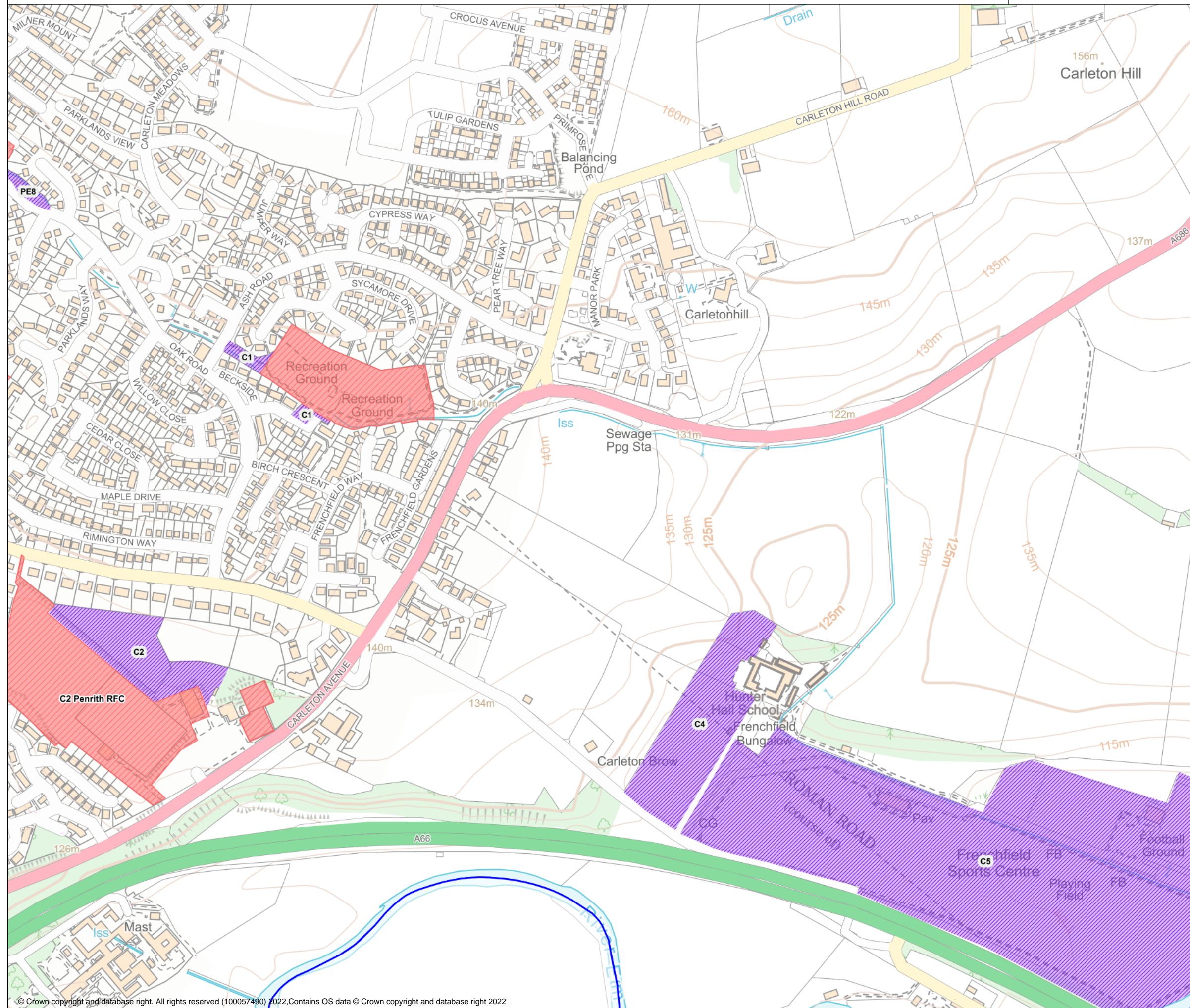
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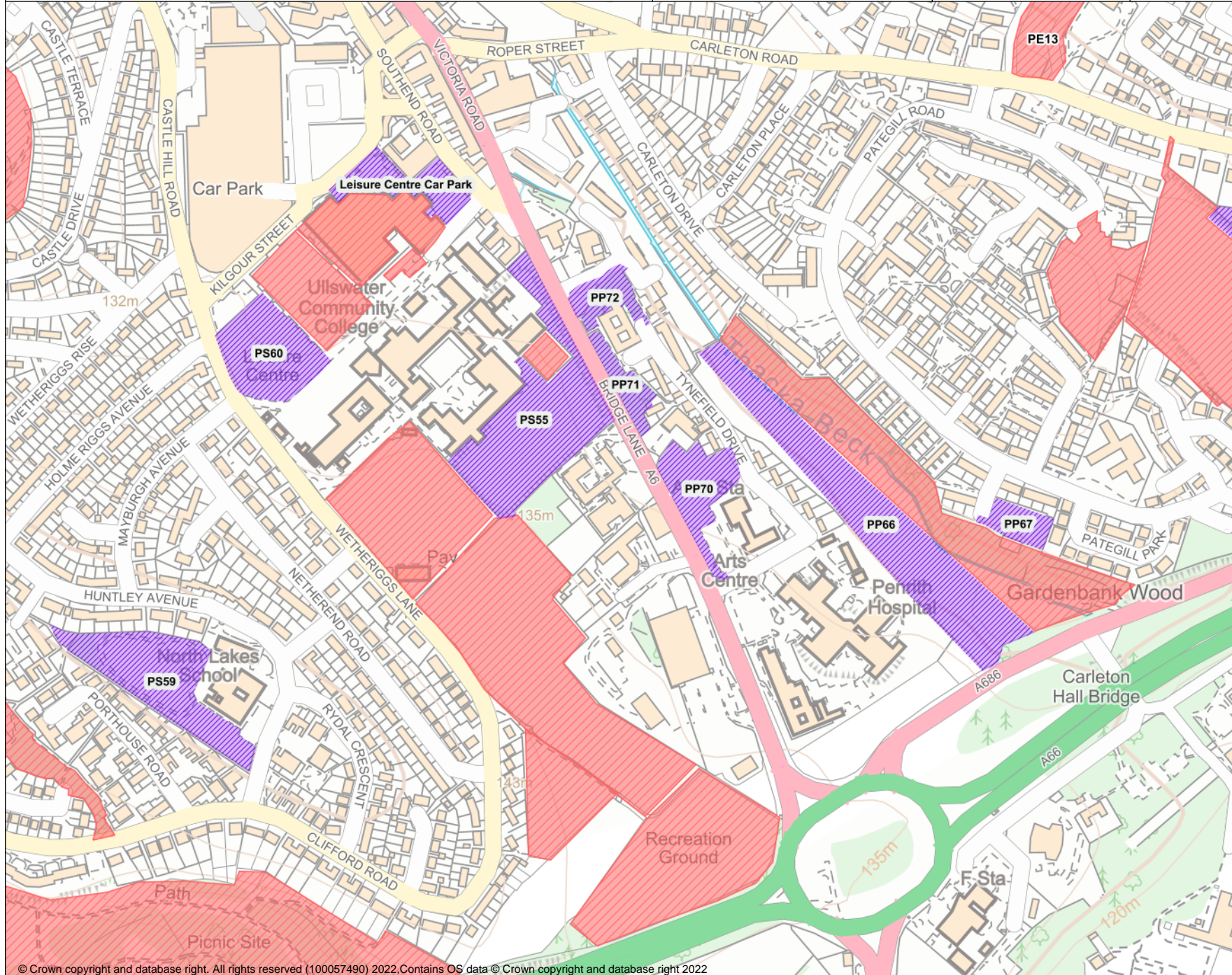
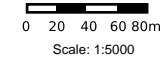


COM2 Sites



Additional Sites Allocated

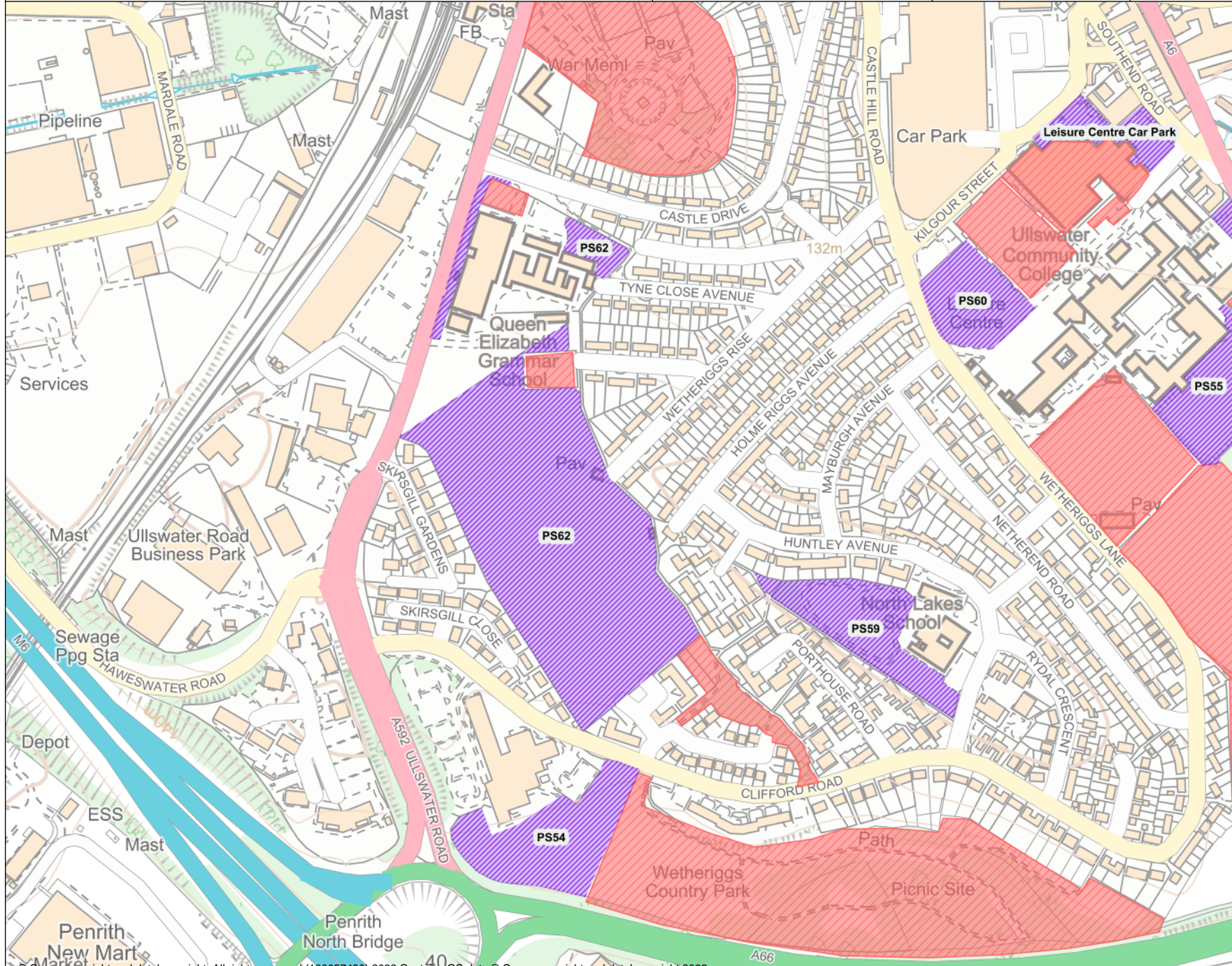




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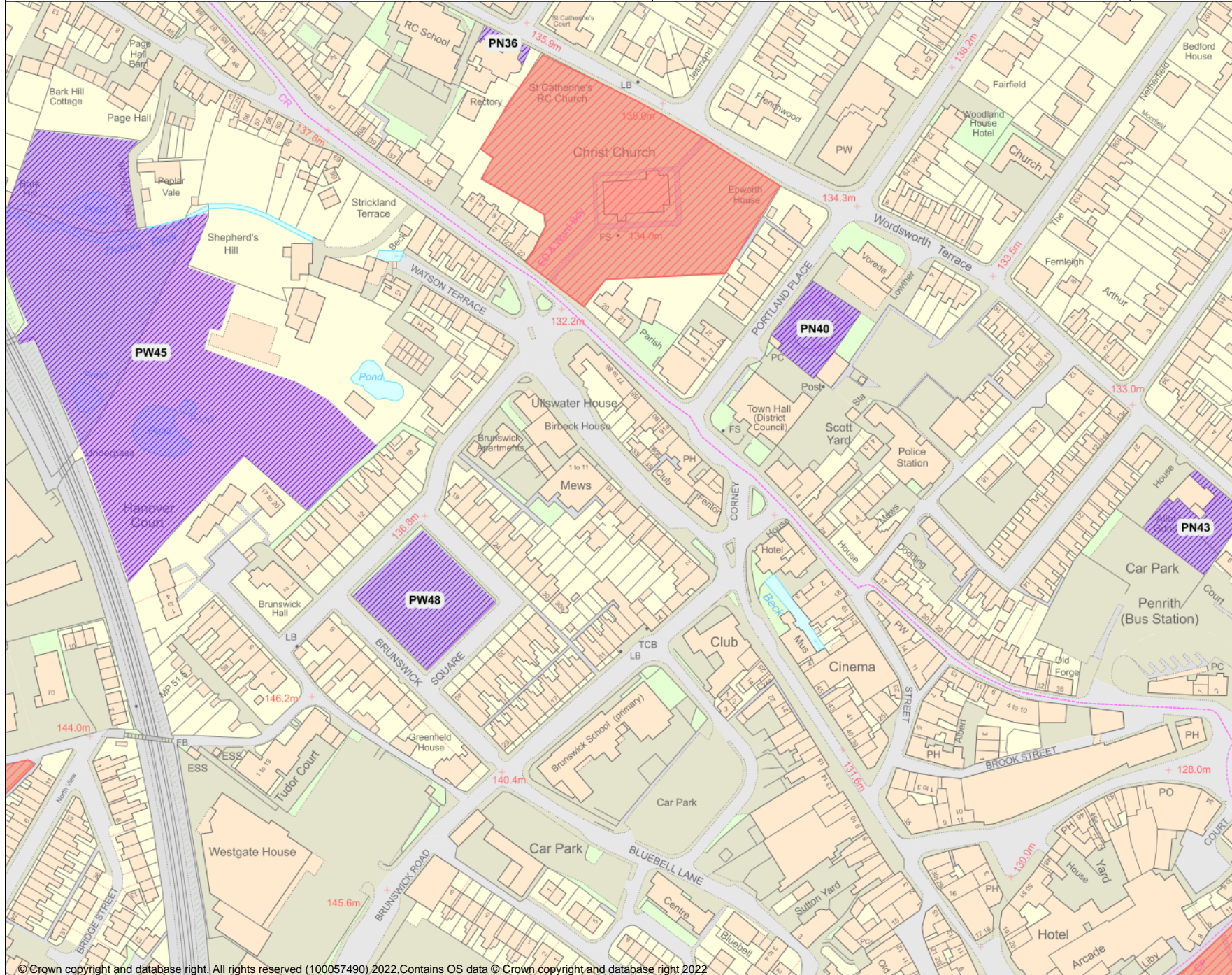
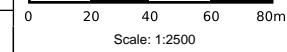
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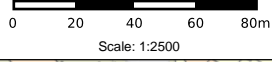
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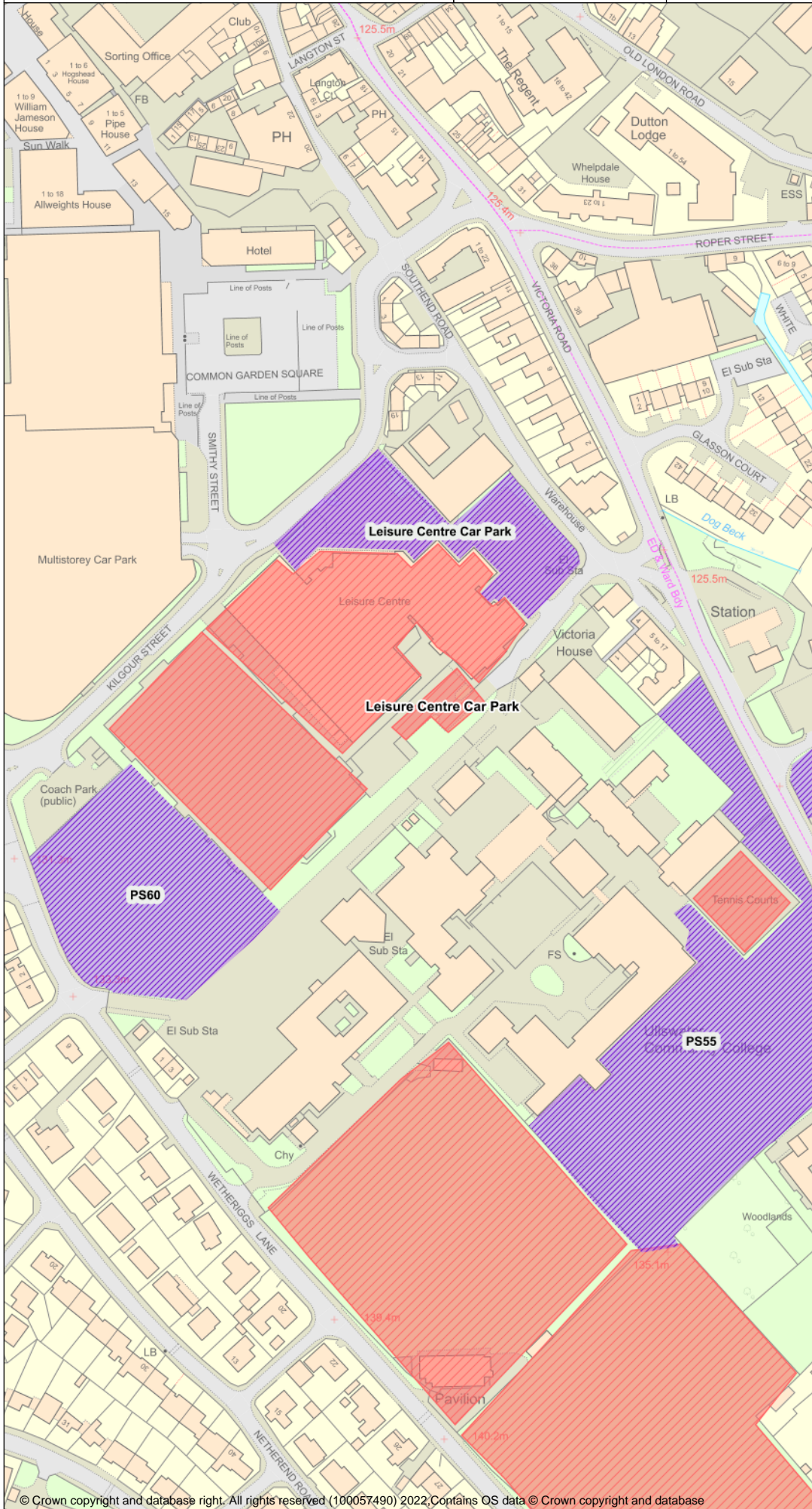
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Author:

Date:

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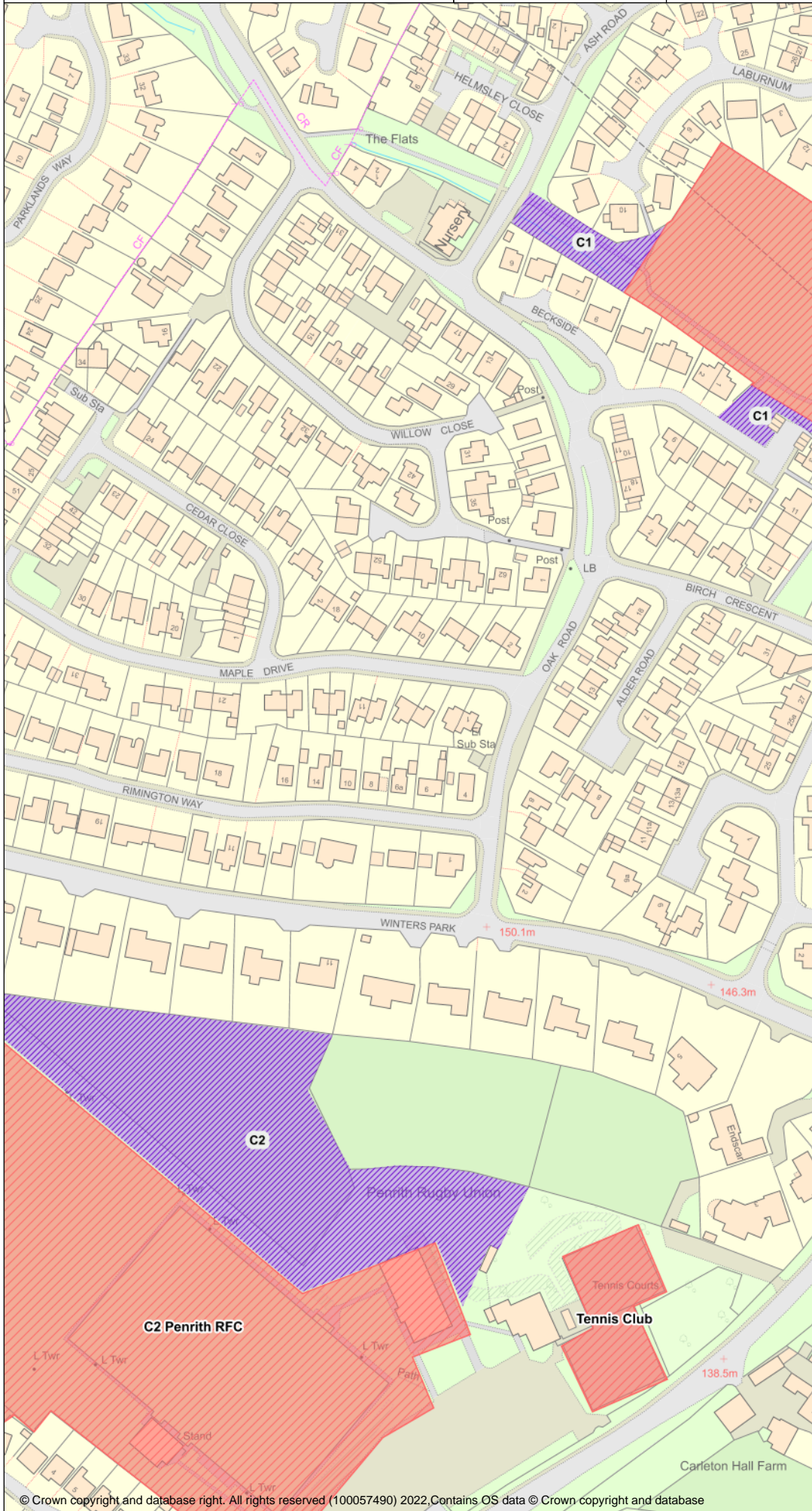
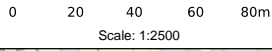


COM2 Sites



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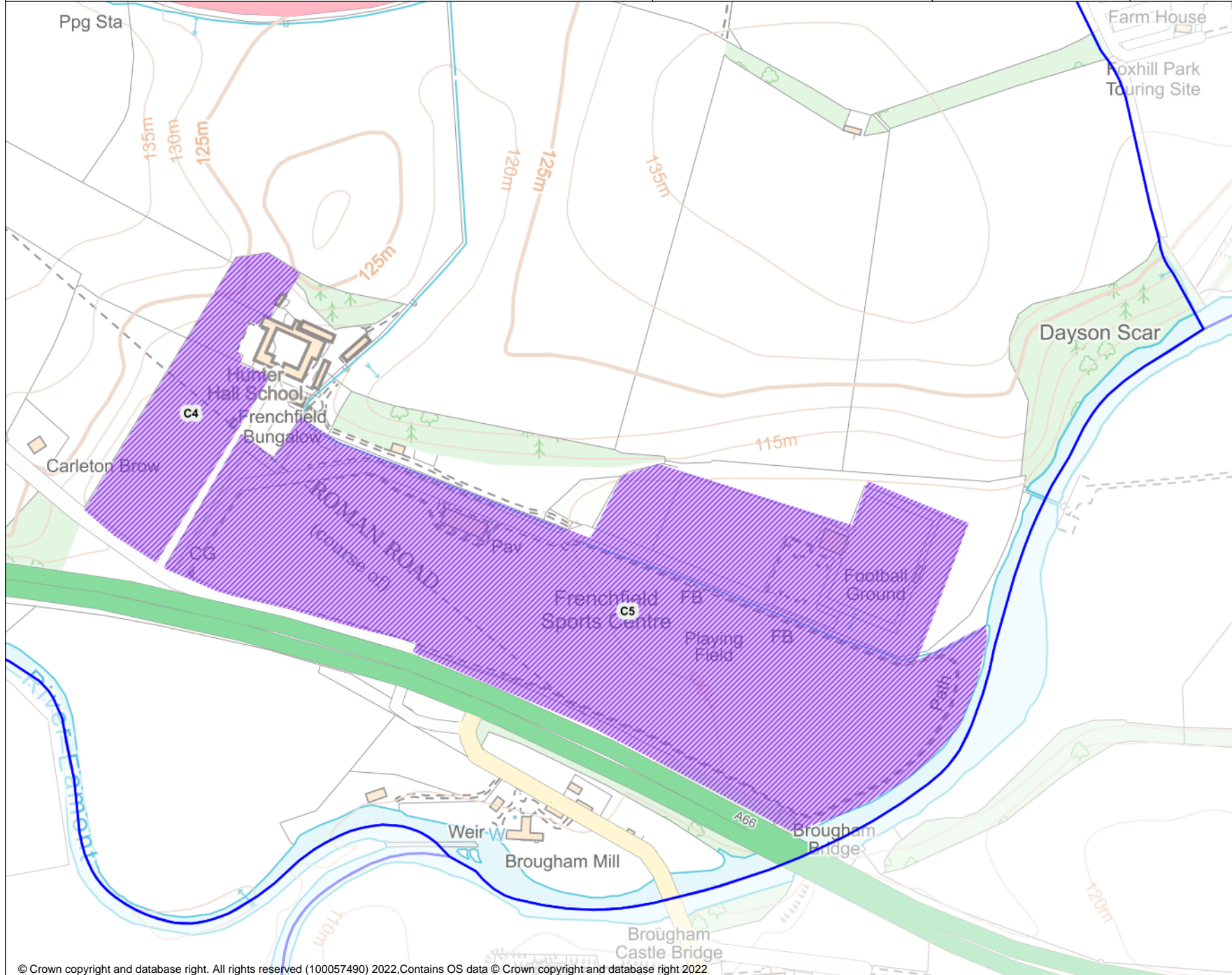
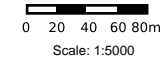


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