

## Relevant District Planning Policies:

### Eden Local Plan 2014-2032:

DEV3 Transport, Accessibility and Rights of Way

### Penrith Town Council Strategic Priorities:

Transport.

## OBJECTIVE 7: PENRITH TOWN CENTRE

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

### Policy 11 Penrith Town Centre Improvements

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

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

### Supporting Town Council Actions

- a. To work with Eden District Council to develop a thriving monthly market/farmers' market and explore the potential transfer of the town's Market Charter to the Town Council.
- b. To explore with the owners the impediments to the letting of the empty retail units in New Squares and to explore the option of using open space in this area for events and functions.

- c. To develop a style guide on future street furniture, signage, soft and hard landscaping, lighting and their on-going maintenance.
- d. To identify support packages to encourage a mix of retail premises in Middlegate, Devonshire Street, King Street, Corn Market, Great Dockray and the pedestrianised area centred on Angel Lane.
- e. To work with property owners, EDC and stakeholders to enhance the gateways, in particular Castlegate.
- f. To support the 'Keep Penrith Clean' campaign and Plastic Clever Penrith.
- g. To work with Penrith Business Improvement District (BID) and Chamber of Trade to encourage local retailers and restaurants to use, and publicise their use of, local products in order to encourage a reputation with residents and visitors of Penrith as a 'Food Town'; and
- h. To work with Eden District Council, Penrith BID and the Chamber of Trade to encourage shopfront improvements.

### **Background and Justification**

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

- 6.51 Where public realm improvements impact on the highway, consultation should take place with Cumbria County Council and such improvements should take into account the Penrith Transport Improvements Study.
- 6.52 With town centres in general facing challenging times a variety of initiatives will be supported such as the community initiative to bring the Two Lions building back in to use. This Grade I listed building in New Squares, owned by EDC has the potential to be used for community use such as exhibition space, a gallery, a tourist information centre or a community hub.

**Relevant District Planning Policies:**

**Eden Local Plan 2014-2032:**

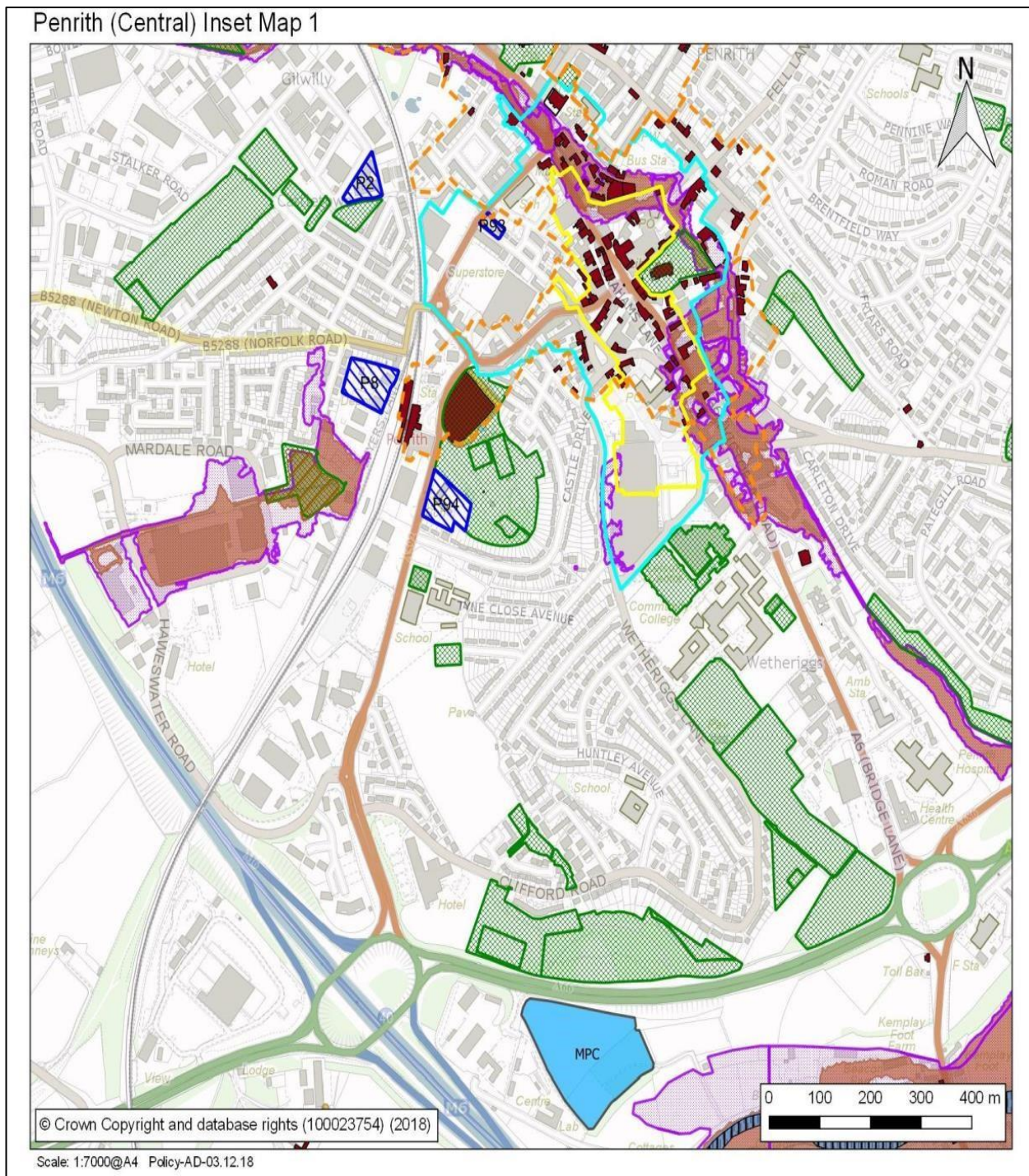
EC7 Town Centres and Retailing

**Penrith Town Council Strategic Priorities:**

Economic Development; Transport; Growth.

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



## Key to Figure 11



### Planning Policy Team

Eden District Council  
Mansion House  
Penrith  
Cumbria CA11 7YG

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## Eden District Planning Area Local Plan 2014 - 2032

### Policy Map Legend

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

#### Development in the Right Place

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

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

#### Decent Homes for All

- Housing Allocation
- Reserve Housing Site
- Mixed Use Allocation
- Gypsy and Traveller Site

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

#### A Strong Economy

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

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

#### A Rich Environment

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

Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
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Policy ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity  
Policy ENV2 - Protection and Enhancement of Landscape and Trees  
Policy ENV3 - The North Pennines Area of Outstanding Natural Beauty  
Policy ENV6 - Renewable Energy  
Policy ENV7 - Air Pollution  
Policy ENV9 - Other Forms of Pollution  
Policy ENV9 - Other Forms of Pollution  
Policy ENV10 - The Historic Environment  
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#### Thriving Communities

- Public Open Space

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

## Policy 12 Shopfront Design

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

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



## Background/Justification

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

## Relevant District Planning Policies:

### Eden Local Plan 2014-2032:

EC7 Town Centres and Retailing

### Penrith Town Council Strategic Priorities:

Economic Development; Transport; Growth.

## 7. NEXT STEPS

- 7.1 The Penrith Neighbourhood Development Plan (PNDP) has been for all consulted on during the consultation 14 and 16 consultations and under one consultation in public and in open public consultation in February 2021.
- 7.2 The examiner considers that the PNDP met the basic conditions and is legally compliant. It is considered as a valid plan. The examiner has concluded that the PNDP is in line with the requirements of the Act and the Regulations. The examiner's final report is released in March 2022. The examiner has a number of recommendations in relation to the deletion of the policies relating to green spaces and leisure and recreation spaces.
- 7.3 Following a further consultation on green spaces as a result of the District Council's request to the Council, the Council has decided that the policies will be retained and a report produced recommending whether or not the PNDP is put to a local referendum (all those eligible to vote in the neighbourhood area).
- 7.4 If there is a majority vote (50% of turnout +1) at the referendum, the Council will then "make" the PNDP part of the district's development plan. The PNDP will be used alongside the development plan policies to help make decisions on planning applications in Penrith.