

# LAND AT INGLEWOOD ROAD, PENRITH

## INTRODUCTION AND PLANNING CONTEXT

Welcome to the Community Consultation Event for the proposed residential development of circa 190 homes on Land at Inglewood Road, Penrith. The proposal is for a mix of open market homes, affordable homes and associated infrastructure including drainage works and pond, open space, landscaping, roads and pedestrian routes.

This site is allocated in the Eden District Local plan 2014-2032 under allocation N1a, Salkeld Road / Fairhill meaning the principle of housing on this site has already been established as acceptable.

Story Homes is currently working on a full planning application for the site and a

draft Masterplan highlighting the proposals has been prepared for public comment.

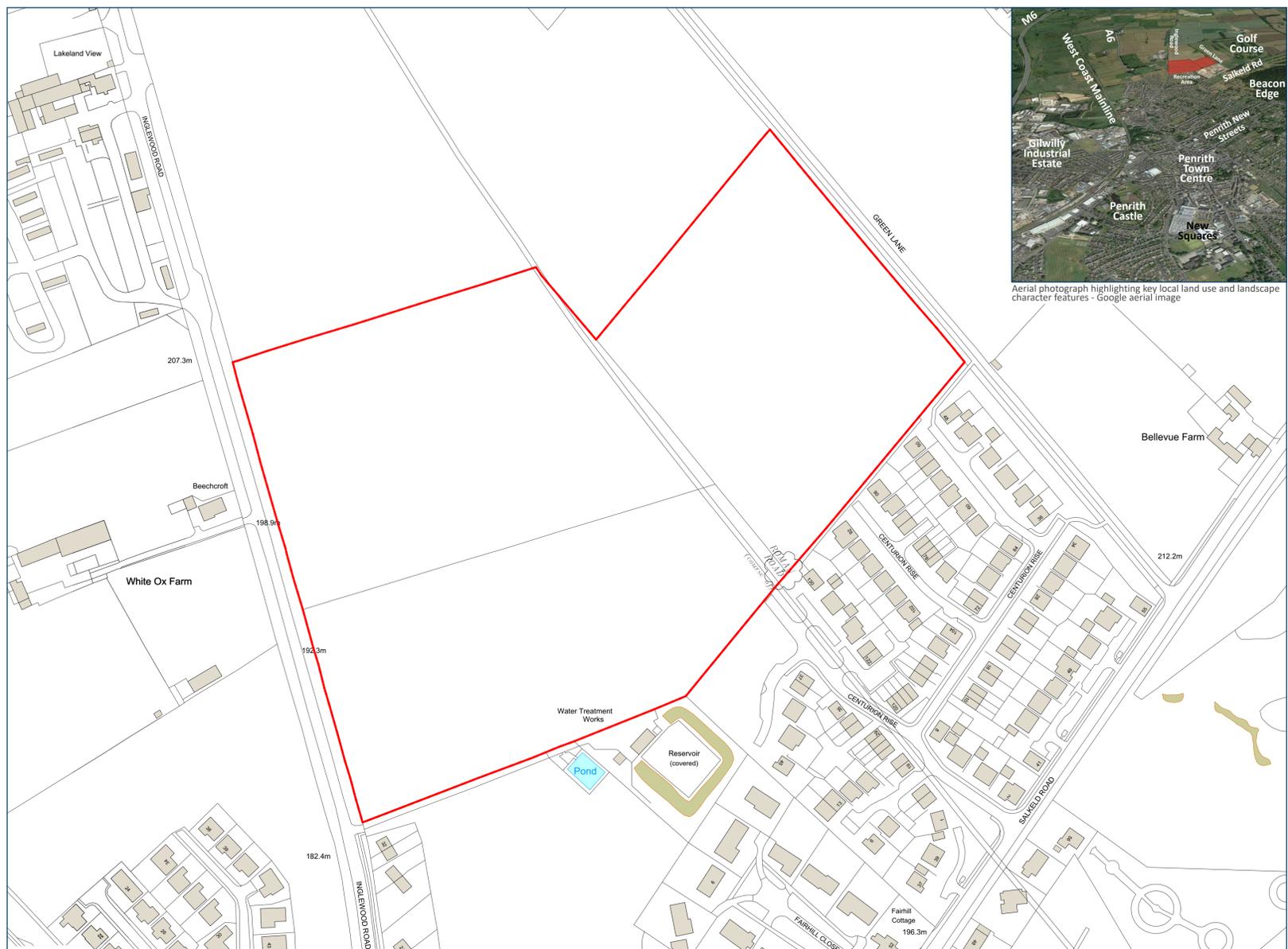
Please take a look at this exhibition; feel free to talk to members of our team and let us know your views, which in turn can help shape our plans. Consultation forms are available to complete today, or you can email or post responses to us no later than 1st December 2021.



Existing Story homes development 'The Fairways' looking north east along Salkeld Road



Approximate mailing area from the Community Consultation Event (Google maps extract)



Plan highlighting site location alongside the existing completed Fairways development (Centurion Rise)

BOARD ONE    

# LAND AT INGLEWOOD ROAD, PENRITH

## SITE OVERVIEW AND CONTEXT

The proposal extends to approximately 8.8ha and consists of agricultural greenfields on the northern edge of Penrith. The site slopes from Green Lane to the east and Inglewood Road to the west. Penrith Golf Course is then situated on the opposite side of Green Lane.



Panoramic view looking north, eastwards across the site and south along Inglewood Road at roughly the point the new development access is proposed

There are three distinct field parcels which are bounded by a mixture of sandstone walls, hedges, and trees. The site sits



The site sits between Inglewood Road and the existing Fairways development. A vehicular access is proposed linking the existing and proposed sites together with a continuation of the existing highway north west of Centurion Rise

between Inglewood Road and the existing Fairways development and a vehicular access is proposed, linking the new and existing site together.



The hedgerow seen here to the foreground of the existing rendered home forms the northern boundary of the proposed scheme. This and adjacent trees shall be retained

A landscape buffer is also proposed to Green Lane. This buffer will be a continuation to that negotiated and approved by Eden District Council at Fairways Phase 1, to mitigate against landscape impact.



Extensive panoramic view looking west across eastern elements of the wider proposed development area from Green Lane



Panoramic view looking south along Salkeld Road. Many properties across the proposed development will enjoy extensive views towards the Lakeland fells and mountains as is the case across the existing Fairways development



Recognition of the Roman Road's alignment (with key roads and footpaths) was an important element underpinning the Fairways layout. New proposals will offer a continuation of this theme

BOARD TWO    

# LAND AT INGLEWOOD ROAD, PENRITH

## KEY OPPORTUNITIES AND CONSTRAINTS

An Environmental Impact Assessment Scoping Report was submitted to Eden District Council in August 2021.

Eden District Council responded to that request in September 2021 and confirmed that there would be no requirement for an Environmental Statement.

However, a suite of technical studies is now being carried out to support the planning application covering matters relating to noise, archaeology, flood risk and drainage, ground investigations, transport, ecology and trees and hedgerows.



The existing water treatment works



Fair Hill play area



Potential for linkage to existing development and Green Lane



Design cue - public open space



Cycling and connectivity as a key consideration



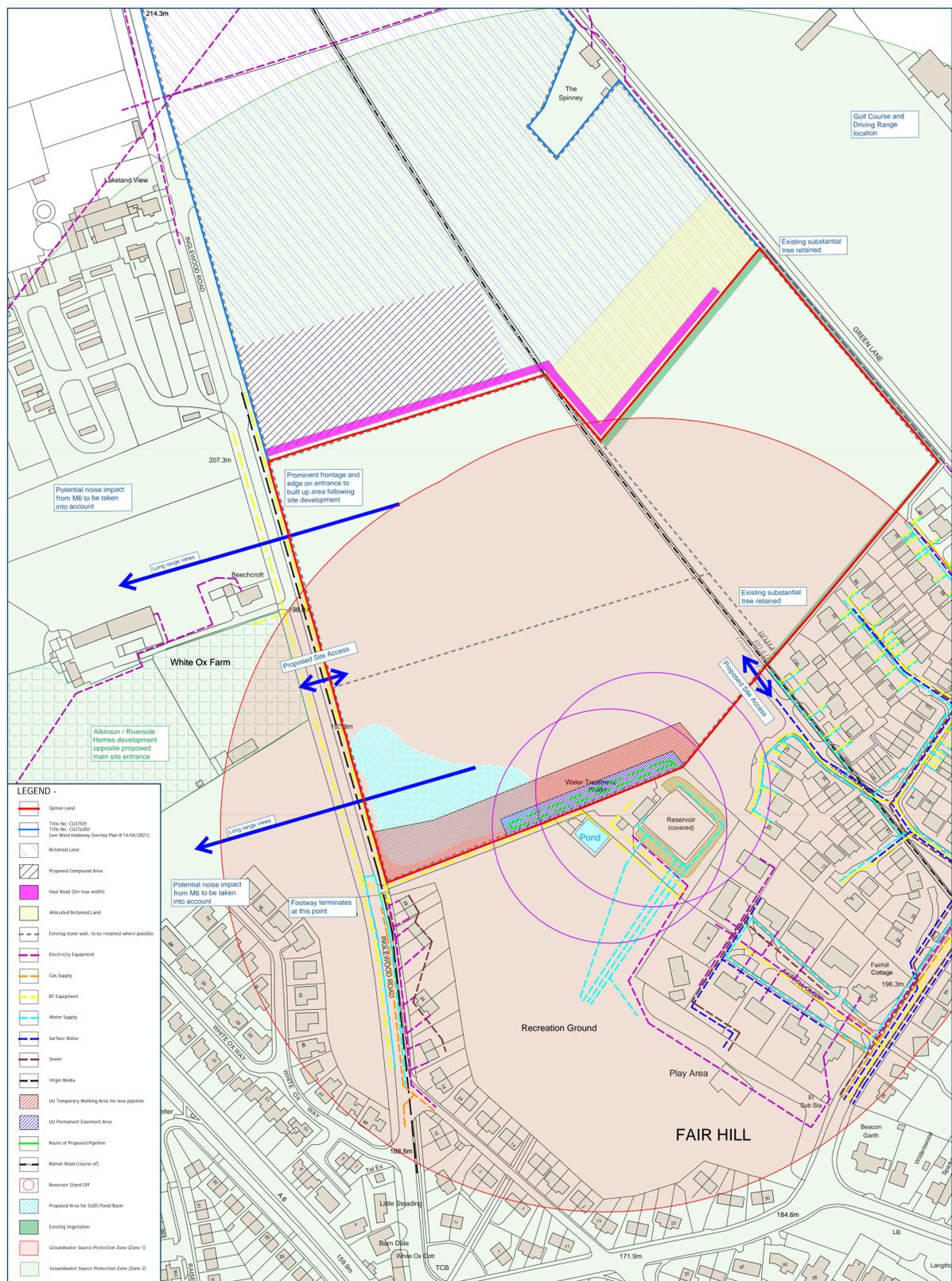
Development alongside Green Lane shall offer a continuation of the landscape buffer to the north of Phase 1 to mitigate against potential landscape impact



Effort will be made to retain and reinstate elements of existing stone field boundaries as a framework for the development



Panoramic view looking west along the site's southern boundary (left) and north along the alignment of the Roman Road (right) - the alignment of which will be recognised by the extension northwards of Centurion Rise and a continuous pedestrian link. Offset requirements associated with the adjacent water treatment works will also enable the creation of an attractive sinuous open space, consistently and successfully framed and overlooked by adjacent development



BOARD THREE



# LAND AT INGLEWOOD ROAD, PENRITH

## ILLUSTRATIVE MASTERPLAN

The proposed detailed planning application will establish key principles associated with the development of circa 190 homes on Land at Inglewood Road, Penrith. The final detailed site layout drawing to be submitted to Eden District Council will form a key part of any application; defining areas for residential use, public open space, drainage and associated infrastructure.

An initial high level Masterplan is presented below for your comment, the overall design concept for which provides a direct and creative response to the site's principal and most important characteristics. Proposals look to establish an attractive new place based on a strong sense of character that integrates well with the existing Story Homes development of 98 dwellings immediately to the south east, Fairways.

In developing the Masterplan, careful attention has been paid to principal areas of not only proposed built form but also the character of the area generally. Housetypes, materials,

landscaping and boundary treatments will each be carefully designed to help integrate proposals to the local area and achieve a high quality design. Connectivity with existing access points, footpaths and public open space will also ensure residents and visitors are able to easily access nearby facilities and the local countryside beyond. Key streets and open space will also be well overlooked, offering good levels of natural surveillance and safe passage of movement.



Development sketch / impression - looking north east across the proposed attenuation pond to the south west of the main development area. Here, a lower density development edge will be characterised by lower density larger scale homes.



BOARD FOUR



# LAND AT INGLEWOOD ROAD, PENRITH

## KEY DESIGN FEATURES AND PARAMETERS

Key elements of the current proposed Masterplan include:

- strong gateways, pedestrian and vehicular arrival points from Inglewood Road and Centurion Rise;
- a street pattern respectful of existing landscape features (using existing trees, stone walls and hedgerows to demark boundaries) and introduction of a clear street hierarchy moving from principle streets through to local streets, lanes and shared surfaces, each reflecting and reinforcing areas of differing character and density;
- creation of an open space that links to existing open space within the Fairways development and respects the Roman Road; and,
- creation of a landscape buffer to Green Lane as a continuation of the buffer on Phase 1 at The Fairways to mitigate against landscape impact.



Developing 3D model extract - looking east across the development access. This key element of the scheme will be defined and framed by strong avenue planting and elements of higher density townhouse development further east. The route shall also be aligned alongside elements of retained / reinstated field boundary walls



Introduction of a new SUDS feature / attenuation pond to the south west shall be similar in function / character to that under construction at Brougham Fields, Carleton (CGI image)



At it's eastern end, the westerly access will meet the alignment of the Roman Road. Here, an important 'housing square' will define the space - an opportunity for contrasting paving and boundaries

The layout shall respect planning guidance in accommodating sufficient separation distances between properties including those already in situ at The Fairways.



Design cue for the proposed 'housing square' as here at the Story Homes development 'The Ridings', Carlisle

mitigate against landscape impact.

The development proposal will comprise a mix of 2, 3, 4 and 5 bedroom homes similar in form, size, style and quality to those at The Fairways.

## SUMMARY AND TIMESCALES

- Planning application - Spring 2022
- Site start - Winter 2023 (subject to planning)
- First occupation - Autumn 2024 (subject to planning)



Housetype finished using elements of local stone, The Fairways



Mix of materials, Penrith town centre



Retained landscape features providing a framework for development



No 2 Centurion Rise, showhome for The Fairways



Stronger townhouse development, Wordsworth Street



Marketing suite alongside new development under construction at Brougham Fields, Carleton



Earlier Story Homes development in Appleby-in-Westmorland using attractive, congruent materials

BOARD FIVE    