

Appendix 3 - Site Matrices

Changes to Site Matrices since Issues & Options SA

Objective	Details	Indicator	Score (2012)	Appraisal Tool (2012)	Score (2007)	Appraisal Tool (2007)	Justification for Change
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	+	Village Hall or other civic buildings within settlement	Now linked to buildings currently used for polling stations., which is better linked to areas of democratic involvement. Distance threshold included to account for modes of sustainable transport.
			+	Voting station <800m to site	-	No village hall in settlement	
			-	Voting station within 2km of site	NB	Village halls/ civic buildings not plotted on GIS, so distance from village hall not feasible measure	
			--	Voting station within 2km of site		-	
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++	Shop within 800m of site	+	Shop within settlement	Shops now plotted, hence a more accurate representation can be given. Distance thresholds indicate likelihood of using sustainable modes of transport to reach services.
			+	Shop within 2km of site	-	No shop within settlement	
			-	Shop 2-5km of site	NB	Shops not plotted on GIS, so not feasible to use precise distance as measure at this stage	
			--	Shop 5km+ from site		-	
		Access to post office	++	PO within 800m of site		Not included	New feature added. As a LSC criterion, this is important for village inclusiveness, but it also enables the population who are of a pensionable age the option of
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	++	Settlement is on at least two bus/rail routes, at least one of	Criteria has been amended to reflect distance thresholds from bus stations. The further away the bus stations are, the less likely local residents will use the service.
			+	Bus stop or rail station with regular service >800m from site	+	Settlement has a bus or train service at least Monday to Friday.	
			-	Bus stop or rail station with infrequent service <400m from site	0	Settlement has a bus service at least once a week.	
			--	Bus stop or rail station with infrequent service <800m from site	-	No regular public transport service to settlement	
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water	0	Zone 1	More detailed assessment undertaken, which accounts for future flooding, and distinguishes between flood zones 3a/3b.
			+	Site not in a flood zone but bodies of	-	Zone 2	
			N	Site within flood zone 1	--	Zone 3	
			-	Site within flood zone 2		-	
			--	Site within flood zones 3a or 3b		-	
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	++	Secondary school within 1.5km AND primary school within 400m	Criteria separated, to give better understanding of each variable.
			+	Primary School <800m to site	+	Secondary school within 1.5km OR primary school within 1km	
			-	Primary School within 3km	0	1-2km to nearest primary school	
			--	Primary school >3km away	-	2-5km to nearest primary school	
		Distance from secondary school	++	Secondary School <800m to site	--	>5km to nearest primary school	
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km	++	GP Surgery within 1km	
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	+	GP surgery within 2km	Criteria remains largely unchanged, though has been slightly amended to reflect the walking distances used in other indicators.
			+	GP Surgery within 2km of site	0	2-4km to GP surgery	
			-	GP Surgery 2-5km	-	4-5km	
			--	GP Surgery >5km	--	>5km to nearest GP surgery	
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	++	Major leisure/cultural facility within 8km AND any equipped play provision within 450m	Indicator has been adjusted to reflect differing forms of cultural facilities. The previous indicator set included only a limited sphere of cultural facilities, which has now been updated. Children's play areas have now been grouped with the open space indicator.
			+	Facility within 6km	+	Major leisure/cultural facility within 8km OR any equipped play provision within 450m	
			N	Facility within 8km	0	Major leisure/cultural facility within 12km OR any equipped play provision within 600m	
			-	Facility within 10km	-	Major leisure/cultural facility within 16km OR any equipped play provision within 1km	
			--	No Facilities within 10km	--	No major leisure/cultural facility within 16km AND no equipped play provision within 1km	
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	++	An amenity site at least 200m2 within 240m AND a 100ha natural/semi-natural site within	The distance thresholds have been adjusted, for consistency, reflecting those used throughout the matrix. The indicator list has tried to closely align itself with Natural England's ANGST criteria for access to green spaces.
			+	Green space or play facility within 800m of site	+	An amenity site at least 200m2 within 450m OR a 100ha natural/semi-natural site within	
			-	Green space or play facility within 2km of site	0	An amenity site at least 200m2 within 600m OR a 500ha natural/semi-natural site within	
			--	Green space or play facility >2km of site	-	An amenity site at least 100m2 within 600m, Greater than 10km from nearest 500ha site OR	
		Neighbouring uses which may affect human health (Light,	+	No adjacent uses which may impair the quality of life for residents.		Not included	New criteria added to reflect potential issues which may affect the quality of life on sites. Indicator developed with
			?	Potential issues which would give rise to problems associated with human health.			

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Objective	Details	Indicator	Score (2012)	Appraisal Tool (2012)	Score (2007)	Appraisal Tool (2007)	Justification for Change
		noise, visual etc pollution)	-	Adjacent uses which would have a negative impact upon the quality of life of residents.			information from Environmental Health team.
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+	Within existing settlement	New criteria added to matrix, to give better understanding of impact upon village form and character.
			+	Site well related, on the edge of the settlement	0	On the edge of existing settlement	
			N	Site outside of settlement, though within 2km boundary of site adjacent to	-	Neither within nor adjacent to existing settlements	
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	0	No known constraints	On paper the indicator looks less robust than the 2007 indicator, however it still considers all of the biodiversity features listed in the previous indicator. The main difference is that the indicator includes the potential for biodiversity enhancements.
			+	No known issues	-	Some constraints: Within 1km of SAC/SPA OR adjacent to SSSI, County Wildlife Site (CWS) or Regionally Important Geological Site (RIGS)	
			-	Site within 1km of designation, with priority species/habitat on site	--	Significant constraints: Within 250m of SAC/SPA, OR on a SSSI, CWS or RIGS OR drains into a stretch of River Eden and tributaries SAC which is known to have current water quality problems	
			--	Site within 250m of known designation		-	
EN2	To preserve, enhance and manage landscape quality and character for future	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character		Not included	New indicator to account for the quality of the landscape, based on impact of development.
			+	Site unlikely to have negative			
			-	Potential negative issues with			
			--	Highly likely potential for negative effects on landscape character			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	+	Opportunity to significantly improve setting of listed building or other asset.	This indicator has been adjusted to expand the scoring criteria. In many cases, the 250m threshold to heritage assets has been applied.
			+	Potential for sympathetic development	0	No known constraints	
			N	Limited potential for improvement, negative effects unlikely	-	Some constraints: Adjacent to or opposite listed building or Conservation Area or 250m from Scheduled Ancient Monument	
			-	Potential that site could lead to negative effects on interest feature(s)	--	Significant constraints: Within Conservation Area or Listed Building on site or 100m from SAM	
			--	Likely that development will lead to significant negative effects on interest feature(s).		-	
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development (8+/10 = Y to accession modelling (Walking/cycling))		Not included.	This indicator has been included as a proxy to understanding air quality issues related to site development. There are few air quality receptors in the district, the information of which will be included contextually for the assessment of the larger centres.
			+	Site unlikely to have significant effects on air quality. (6-7/10 = Y to accession modelling (Walking/cycling))			
			-	Potential to negatively contribute towards air quality (4-6/10 = Y to accession modelling (Walking/cycling))			
			--	Site highly likely to negatively contribute towards air quality (1-3/10 = Y to accession modelling)			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies		Not included.	The addition of this element helps secure the Councils intentions to deliver a low carbon economy, which can both reduce CO2 emissions resultant from energy consumption and increase fuel resilience.
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues		Not included	Capacity data from UU has improved, and has been reflected through this indicator.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)		Development will not affect quality of		Not included	Now included to consider the cumulative impacts of development upon rivers and
			-	Potential for cumulative negative effects on river quality			

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Objective	Details	Indicator	Score (2012)	Appraisal Tool (2012)	Score (2007)	Appraisal Tool (2007)	Justification for Change
		Proximity to water	--	Likely significant effects on river quality			other bodies of water.
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	+	Brownfield	Distinction is made here to development sites that may be more suitable, depending on the location as well as the site status.
			+	Brownfield site on the edge of the settlement	-	Greenfield	
			N	Greenfield site clearly defined within settlement		-	
			-	Greenfield site on the edge of the settlement		-	
			--	Greenfield site outside the settlement boundary		-	
		Site based contaminants	+	No known contamination on site	Not included	Not included	New indicator added to understand whether soil quality could be enhanced.
			N	Possible contamination which could result in remedial enhancements.			
			-	Possible significant contamination.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	Not included	Not included	New indicator to identify the most productive sites for agricultural quality
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 2			
			--	ALC grade 1			
NR4	To manage natural (was mineral) resources sustainably and	Proximity to local recycle centres	++	Site within 800m of centre	Not included	Not included	Included as a site based response to managing waste management, and the promotion of recycling.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	++	Facilities within 5km of settlement	Not included	Not included	Transport criteria added to understand access to further learning centres.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
EC2	To improve access to	Distance to employment centres	++	Employment centre within 5km of	++	Large employment sites (>2ha)	Previous matrix measured distance from 1996 Local Plan sites, many of which have yet to be delivered. For clarity, general KSC boundaries will be used as 'employment bases' for this indicator.
			+	Employment centre accessed by appropriate public transport within 30 mins.	+	Large employment site within 3km or smaller employment site 400m-1km	
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	0	Large employment site 3-5km or smaller employment site 1-2km	
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	-	Small employment site 2-4km	
EC3	To diversify and strengthen the local economy	Site has infrastructure capacity to accommodate development		Indicator to be developed more fully at next stage of appraisal, once infrastructure deficit plan is finalised.		Not included	It is important that the SA takes into account current infrastructure demands, as this may dictate whether the site will be placing additional pressure on local resources but also whether the site can help contribute towards infrastructure.

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Penrith Housing Sites - Preferred Option

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3	N4
					Score	Score	Score	Score	Score	Score	Score	Score
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	+	-	+	++	-	-	-	-
			+	Voting station <800m to site								
			-	Voting station within 2km of site								
			--	Voting station within 2km of site								
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++	Shop within 800m of site	+	+	+	+	+	+	+	+
			+	Shop within 2km of site								
			-	Shop 2-5km of site								
			--	Shop 5km+ from site								
		Access to post office	++	PO within 800m of site	+	-	+	+	+	+	+	+
			+	PO within 2km of site								
			-	PO 2-5km of site								
			--	PO 5km+ from site								
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	++	N	+	+	++	+	++	++
			+	Bus stop or rail station with regular service >800m from site								
			N	Within 2km of a frequent bus or rail service								
			-	Bus stop or rail station with infrequent service <400m from site								
			--	Bus stop or rail station with infrequent service <800m from site								
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	++	+	+	++	++	++	+	++
			+	Site not in a flood zone but bodies of water/surface water within 8m.								
			N	Site within flood zone 1								
			-	Site within flood zone 2								
			--	Site within flood zones 3a or 3b								
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	++	-	-	-	-	-	-	-
			+	Primary School <800m to site								
			-	Primary School within 3km								
			--	Primary school >3km away								
		Distance from secondary school	++	Secondary School <800m to site	-	+	+	+	-	-	-	-
			+	Secondary School <2km to site								
			-	Secondary school 2-5km								
SP5	Health and Well being	Distance from GP	--	Secondary School >5km	+	+	+	+	-	-	-	-
			++	GP Surgery within <800m								
			+	GP Surgery within 2km of site								
			-	GP Surgery 2-5km								
		Distance to Leisure or Cultural facilities	--	GP Surgery >5km	++	++	++	++	++	++	++	++
			++	2 Facilities within 6km								
			+	Facility within 6km								
			N	Facility within 8km								
		Distance to children's play areas/ accessible green spaces	-	Facility within 10km								
			--	No Facilities within 10km								
			++	Green space or play facility within 400m of site	++	+	+	+	++	++	+	-
			+	Green space or play facility within 800m of site								
			-	Green space or play facility within 2km of site								

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Penrith Housing Sites - Preferred Option

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3	N4
					Score	Score	Score	Score	Score	Score	Score	Score
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	--	Green space or play facility >2km of site								
			+	No adjacent uses which may impair the quality of life for residents.								
			N	Potential issues which would give rise to problems associated with human health.	+	N	+	N	N/?	N	-	-
			-	Adjacent uses which would have a negative impact upon the quality of life of								
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement								
			+	Site well related, on the edge of the settlement								
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings	+	+	+	+	+/N	+/N	+	N
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km								
			--	Site outside of boundary, not related to cluster of units related to settlement								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements								
			+	No known issues								
			-	Site within 1km of designation, or with priority species/habitat on site	-	-	--	--	-	-	-	-
			--	Site within 250m of known designation								
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character								
			+	Site unlikely to have negative landscape considerations								
			-	Potential negative issues with landscape character	-/-	--	-/-	+/-	--	-	+	+/-
			--	Highly likely potential for negative effects on landscape character								
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements								
			+	Potential for sympathetic development								
			N	Limited potential for improvement, negative effects unlikely	N	N	-	+/?	N/-	N	N	N
			-	Potential that site could lead to negative effects on interest feature(s)								
			--	Likely that development will lead to significant negative effects on interest feature(s).								
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development (8+/10 = Y to accession modelling (Walking/cycling))								
			+	Site unlikely to have significant effects on air quality. (6-7/10 = Y to accession modelling (Walking/cycling))								
			-	Potential to negatively contribute towards air quality (4-6/10 = Y to accession modelling (Walking/cycling))								
			--	Site highly likely to negatively contribute towards air quality (1-3/10 = Y to accession modelling (Walking/cycling))								
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies								
			+	Potential for the application of renewable technology								
			N	Limited knowledge or understanding of the application of technology on site	?/+	N	N	N	?/+	N	N	N
			-	Potential constraints for the development of renewable technology								
			--	High constraints for the development of renewable technology								

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Penrith Housing Sites - Preferred Option

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3	N4
					Score	Score	Score	Score	Score	Score	Score	Score
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	++	++	++	++	++	++	++	++
			+	Potential capacity issues (cumulative)								
			-	Likely cumulative capacity issues (potential contribution)								
			--	No Capacity. (private infrastructure required)								
		Water quality (Biological and chemical)	+	Development will not affect quality of water courses	-/-	-/-	-/-	-/-	--	-	-	-
			-	Potential for cumulative negative effects on river quality								
			--	Likely significant effects on river quality								
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	-	-	-	-	-/-	-/-	-	-/-
			+	Brownfield site on the edge of the settlement								
			N	Greenfield site clearly defined within settlement								
			-	Greenfield site on the edge of the settlement								
			--	Greenfield site outside the settlement boundary								
		Site based contaminants	+	No known contamination on site	+	+	+	+	N	N	N	N
			N	Possible contamination which could result in remedial enhancements.								
			-	Possible significant contamination.								
		Agricultural Land Classification	++	ALC grade 5, or Urban	N	N	N	N	N	N	N	N/+
			+	ALC grade 4								
			N	ALC grade 3 (a & b)								
			-	ALC grade 2								
			--	ALC grade 1								
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	++	++	+	+	++	+	+	+
			+	Recycle centre in settlement								
			N	No Recycle centre in settlement								
			-	Recycle centre within 5km								
			--	Recycle centre >5km								
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	++	Facilities within 5km of settlement	++	++	++	++	++	++	++	++
			+	Facilities accessed by appropriate public transport within 30 mins.								
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport								
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.								
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	++	++	++	++	++	++	++	++
+			Employment centre accessed by appropriate public transport within 30 mins.									
-			Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport									
EC3	To diversify and strengthen the local economy	Site has infrastructure capacity to	--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.								
			Indicator to be developed more fully at next stage of appraisal, once infrastructure deficit plan is finalised.									

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Penrith Housing Sites - Option 2

Objective	Details	Indicator	Score	Appraisal Tool	E2	E3	E4	N1	N2	N3	P57		
					Score	Score	Score	Score	Score	Score	Score		
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	-	+	++	-	-	-	-		
			+	Voting station <800m to site									
			-	Voting station within 2km of site									
			--	Voting station within 2km of site									
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++	Shop within 800m of site	+	+	+	+	+	+	+		
			+	Shop within 2km of site									
			-	Shop 2-5km of site									
			--	Shop 5km+ from site									
		Access to post office	++	PO within 800m of site	-	+	+	+	+	+	-		
			+	PO within 2km of site									
			-	PO 2-5km of site									
			--	PO 5km+ from site									
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	N	+	+	++	+	++	+		
			+	Bus stop or rail station with regular service >800m from site									
			N	Within 2km of a frequent bus or rail service									
			-	Bus stop or rail station with infrequent service <400m from site									
			--	Bus stop or rail station with infrequent service <800m from site									
		SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	+	+	++	++	++	+	-/-
					+	Site not in a flood zone but bodies of water/surface water within 8m.							
					N	Site within flood zone 1							
-	Site within flood zone 2												
--	Site within flood zones 3a or 3b												
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	-	-	-	-	-	-	-		
			+	Primary School <800m to site									
			-	Primary School within 3km									
			--	Primary school >3km away									
		Distance from secondary school	++	Secondary School <800m to site	+	+	+	-	-	-	+		
			+	Secondary School <2km to site									
			-	Secondary school 2-5km									
--	Secondary School >5km												
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	+	+	+	-	-	-	-		
			+	GP Surgery within 2km of site									
			-	GP Surgery 2-5km									
			--	GP Surgery >5km									
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	++	++	++	++	++	++	++		
			+	Facility within 6km									
			N	Facility within 8km									
			-	Facility within 10km									
			--	No Facilities within 10km									
			++	Green space or play facility within 400m of site									

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Penrith Housing Sites - Option 2

Objective	Details	Indicator	Score	Appraisal Tool	E2	E3	E4	N1	N2	N3	P57
					Score	Score	Score	Score	Score	Score	Score
		Distance to children's play areas/ accessible green spaces	+	Green space or play facility within 800m of site	+	+	+	++	++	+	-
			-	Green space or play facility within 2km of site							
			--	Green space or play facility >2km of site							
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	No adjacent uses which may impair the quality of life for residents.	N	+	N	N/?	N	-	-
			N	Potential issues which would give rise to problems associated with human health.							
			-	Adjacent uses which would have a negative impact upon the quality of life of residents.							
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+	+	+	+	+/N	+	N
			+	Site well related, on the edge of the settlement							
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings							
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.							
			--	Site outside of boundary, not related to cluster of units related to settlement							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	-	--	--	-	-	-	-
			+	No known issues							
			-	Site within 1km of designation, or with priority species/habitat on site							
			--	Site within 250m of known designation							
EN2	To preserve, enhance and manage landscape quality and character for future	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	--	-/-	+/-	-	-	+	-/?
			+	Site unlikely to have negative landscape considerations							
			-	Potential negative issues with landscape character							
			--	Highly likely potential for negative effects on landscape character							
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	-	+/?	N/-	N	N	N/?
			+	Potential for sympathetic development							
			N	Limited potential for improvement, negative effects unlikely							
			-	Potential that site could lead to negative effects on interest feature(s)							
			--	Likely that development will lead to significant negative effects on interest feature(s).							
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development (8+10 = Y to accession modelling)	N	N	N	N	N	N	?/+
			+	Site unlikely to have significant effects on air quality. (6-7/10 = Y to accession modelling)							
			-	Potential to negatively contribute towards air quality (4-6/10 = Y to accession modelling)							
			--	Site highly likely to negatively contribute towards air quality (1-3/10 = Y to accession modelling)							
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/na	++	Clear potential for the application of renewable technologies							
			+	Potential for the application of renewable technology							
			N	Limited knowledge or understanding of the application of technology on site							
			-	Potential constraints for the development of renewable technology							
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	--	High constraints for the development of renewable technology							
			++	No capacity issues							
			+	Potential capacity issues (cumulative)							
			-	Likely cumulative capacity issues (potential contribution)							
		Water quality (Biological and chemical)	--	No Capacity. (private infrastructure required)							
			+	Development will not affect quality of water courses							
			-	Potential for cumulative negative effects on river quality							
			--	Likely significant effects on river quality							
			-								
			+								
			++								
		Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	-	-	-	-	-/-	-	-/-
			+	Brownfield site on the edge of the settlement							
			N	Greenfield site clearly defined within settlement							
			-	Greenfield site on the edge of the settlement							

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 2

Urban Housing Sites - Option 2											
Objective	Details	Indicator	Score	Appraisal Tool	E2	E3	E4	N1	N2	N3	P57
					Score	Score	Score	Score	Score	Score	Score
NR3	To restore and protect land and soil		--	Greenfield site outside the settlement boundary							
		Site based contaminants	+	No known contamination on site	+	+	+	N	N	N	--
			N	Possible contamination which could result in remedial enhancements.							
			-	Possible significant contamination.							
		Agricultural Land Classification	++	ALC grade 5, or Urban	N	N	N	N	N	N	N
			+	ALC grade 4							
			N	ALC grade 3 (a & b)							
			-	ALC grade 2							
			--	ALC grade 1							
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	++	+	+	++	+	+	+
			+	Recycle centre in settlement							
			N	No Recycle centre in settlement							
			-	Recycle centre within 5km							
			--	Recycle centre >5km							
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	++	Facilities within 5km of settlement	++	++	++	++	++	++	++
			+	Facilities accessed by appropriate public transport within 30 mins.							
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport							
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	++	++	++	++	++	++	++
			+	Employment centre accessed by appropriate public transport within 30 mins.							
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport							
EC3	To diversify and strengthen the local economy		Site has infrastructure capacity to	--							
				Indicator to be developed more fully at next stage of appraisal, once infrastructure deficit plan is finalised.							

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 3

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3
					Score	Score	Score	Score	Score	Score	Score
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	+	-	+	++	-	-	-
			+	Voting station <800m to site							
			-	Voting station within 2km of site							
			--	Voting station within 2km of site							
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++	Shop within 800m of site	+	+	+	+	+	+	+
			+	Shop within 2km of site							
			-	Shop 2-5km of site							
			--	Shop 5km+ from site							
		Access to post office	++	PO within 800m of site	+	-	+	+	+	+	+
			+	PO within 2km of site							
			-	PO 2-5km of site							
			--	PO 5km+ from site							
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	++	N	+	+	++	+	++
			+	Bus stop or rail station with regular service >800m from site							
			N	Within 2km of a frequent bus or rail service							
			-	Bus stop or rail station with infrequent service <400m from site							
			--	Bus stop or rail station with infrequent service <800m from site							
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	++	+	+	++	++	++	+
			+	Site not in a flood zone but bodies of water/surface water within 8m.							
			N	Site within flood zone 1							
			-	Site within flood zone 2							
			--	Site within flood zones 3a or 3b							
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	++	-	-	-	-	-	-
			+	Primary School <800m to site							
			-	Primary School within 3km							
			--	Primary school >3km away							
		Distance from secondary school	++	Secondary School <800m to site	-	+	+	+	-	-	-
			+	Secondary School <2km to site							
			-	Secondary school 2-5km							
			--	Secondary School >5km							
		Distance from GP	++	GP Surgery within <800m	+	+	+	+	-	-	-
			+	GP Surgery within 2km of site							
			-	GP Surgery 2-5km							
			--	GP Surgery >5km							
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	++	++	++	++	++	++	++
			+	Facility within 6km							
			N	Facility within 8km							
			-	Facility within 10km							
			--	No Facilities within 10km							
			++	Green space or play facility within 400m of site							

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 3

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3
					Score	Score	Score	Score	Score	Score	Score
SP5	Health and Well being	Distance to children's play areas/ accessible green spaces	+	Green space or play facility within 800m of site	++	+	+	+	++	++	+
			-	Green space or play facility within 2km of site							
			--	Green space or play facility >2km of site							
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	No adjacent uses which may impair the quality of life for residents.	+	N	+	N	N/?	N	-
			N	Potential issues which would give rise to problems associated with human health.							
			-	Adjacent uses which would have a negative impact upon the quality of life of residents.							
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+	+	+	+	+	+/N	+
			+	Site well related, on the edge of the settlement							
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.							
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.							
			--	Site outside of boundary, not related to cluster of units related to settlement							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	-	-	--	--	-	-	-
			+	No known issues							
			-	Site within 1km of designation, or with priority species/habitat on site							
			--	Site within 250m of known designation							
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-/--	--	--	-	-	-/?	+
			+	Site unlikely to have negative landscape considerations							
			-	Potential negative issues with landscape character							
			--	Highly likely potential for negative effects on landscape character							
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	N	-	+/?	N/-	N	N
			+	Potential for sympathetic development							
			N	Limited potential for improvement, negative effects unlikely							
			-	Potential that site could lead to negative effects on interest feature(s)							
			--	Likely that development will lead to significant negative effects on interest feature(s).							
	To improve local air quality	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development (8+/10 = Y to accession modelling (Walking/cycling))							
			+	Site unlikely to have significant effects on air quality. (6-7/10 = Y to accession modelling (Walking/cycling))							
			-	Potential to negatively contribute towards air quality (4-6/10 = Y to accession modelling (Walking/cycling))							
			--	Site highly likely to negatively contribute towards air quality (1-3/10 = Y to accession modelling (Walking/cycling))							

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 3

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3
					Score	Score	Score	Score	Score	Score	Score
NR1	quality and respond to the effects of climate change	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	?/+	N	N	N	N	N	N
			+	Potential for the application of renewable technology							
			N	Limited knowledge or understanding of the application of technology on site							
			-	Potential constraints for the development of renewable technology							
			--	High constraints for the development of renewable technology							
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	++	++	++	++	++	++	++
			+	Potential capacity issues (cumulative)							
			-	Likely cumulative capacity issues (potential contribution)							
			--	No Capacity. (private infrastructure required)							
		Water quality (Biological and chemical)	+	Development will not affect quality of water courses	-/--	-/--	-/--	-/--	--	-	-
			-	Potential for cumulative negative effects on river quality							
			--	Likely significant effects on river quality							
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	-	-	-	-	-	-	-
			+	Brownfield site on the edge of the settlement							
			N	Greenfield site clearly defined within settlement							
			-	Greenfield site on the edge of the settlement							
			--	Greenfield site outside the settlement boundary							
		Site based contaminants	+	No known contamination on site	+	+	+	+	N	N	N
			N	Possible contamination which could result in remedial enhancements.							
			-	Possible significant contamination.							
		Agricultural Land Classification	++	ALC grade 5, or Urban	N	N	N	N	N	N	N
			+	ALC grade 4							
			N	ALC grade 3 (a & b)							
			-	ALC grade 2							
			--	ALC grade 1							
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	++	++	+	+	++	+	+
			+	Recycle centre in settlement							
			N	No Recycle centre in settlement							
			-	Recycle centre within 5km							
			--	Recycle centre >5km							
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	++	Facilities within 5km of settlement	++	++	++	++	++	++	++
			+	Facilities accessed by appropriate public transport within 30 mins.							
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport							
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	++	++	++	++	++	++	++
			+	Employment centre accessed by appropriate public transport within 30 mins.							
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport							

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 3

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3
					Score	Score	Score	Score	Score	Score	Score
EC3	To diversify and strengthen the local economy		--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.							
		Site has infrastructure capacity to		Indicator to be developed more fully at next stage of appraisal, once infrastructure deficit plan is finalised.							

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 4

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3	N4
					Score	Score	Score	Score	Score	Score	Score	Score
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	+	-	+	++	-	-	-	-
			+	Voting station <800m to site								
			-	Voting station within 2km of site								
			--	Voting station within 2km of site								
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++	Shop within 800m of site	+	+	+	+	+	-	+	+
			+	Shop within 2km of site								
			-	Shop 2-5km of site								
			--	Shop 5km+ from site								
		Access to post office	++	PO within 800m of site	+	-	+	+	+	-	+	+
			+	PO within 2km of site								
			-	PO 2-5km of site								
			--	PO 5km+ from site								
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	++	N	+	+	++	+	++	++
			+	Bus stop or rail station with regular service >800m from site								
			N	Within 2km of a frequent bus or rail service								
			-	Bus stop or rail station with infrequent service <400m from site								
			--	Bus stop or rail station with infrequent service <800m from site								
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	++	+	+	++	++	++	+	++
			+	Site not in a flood zone but bodies of water/surface water within 8m.								
			N	Site within flood zone 1								
			-	Site within flood zone 2								
			--	Site within flood zones 3a or 3b								
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	++	-	-	-	-	-	-	-
			+	Primary School <800m to site								
			-	Primary School within 3km								
			--	Primary school >3km away								
		Distance from secondary school	++	Secondary School <800m to site	-	+	+	+	-	-	-	-
			+	Secondary School <2km to site								
			-	Secondary school 2-5km								
SP5	Health and Well being	Distance from GP	--	Secondary School >5km	+	+	+	+	-	-	-	-
			++	GP Surgery within <800m								
			+	GP Surgery within 2km of site								
			-	GP Surgery 2-5km								
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	++	++	++	++	++	++	++	++
			+	Facility within 6km								
			N	Facility within 8km								
			-	Facility within 10km								
			--	No Facilities within 10km								
			++	Green space or play facility within 400m of site								

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 4

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3	N4
					Score	Score	Score	Score	Score	Score	Score	Score
		Distance to children's play areas/ accessible green spaces	+	Green space or play facility within 800m of site	++	+	+	+	++	-	+	-
			-	Green space or play facility within 2km of site								
			--	Green space or play facility >2km of site								
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	No adjacent uses which may impair the quality of life for residents.	+	N	+	N	N/?	N	-	-
			N	Potential issues which would give rise to problems associated with human health.								
			-	Adjacent uses which would have a negative impact upon the quality of life of residents.								
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+	+	+	+	--	--	+	N
			+	Site well related, on the edge of the settlement								
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
			--	Site outside of boundary, not related to cluster of units related to settlement								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	-	-	--	--	-	-	-	-
			+	No known issues								
			-	Site within 1km of designation, or with priority species/habitat on site								
			--	Site within 250m of known designation								
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-	--	-/-	+/-	--	--	+	+/-
			+	Site unlikely to have negative landscape considerations								
			-	Potential negative issues with landscape character								
			--	Highly likely potential for negative effects on landscape character								
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	N	-	+/?	N/-	N	N	N
			+	Potential for sympathetic development								
			N	Limited potential for improvement, negative effects unlikely								
			-	Potential that site could lead to negative effects on interest feature(s)								
			--	Likely that development will lead to significant negative effects on interest feature(s).								
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development (8+/10 = Y to accession modelling (Walking/cycling))								
			+	Site unlikely to have significant effects on air quality. (6-7/10 = Y to accession modelling (Walking/cycling))								
			-	Potential to negatively contribute towards air quality (4-6/10 = Y to accession modelling (Walking/cycling))								
			--	Site highly likely to negatively contribute towards air quality (1-3/10 = Y to accession modelling (Walking/cycling))								
		Potential for the installation of decentralised renewable technologies (orientation	++	Clear potential for the application of renewable technologies	N	N	N	N	?/+	?/+	N	N
			+	Potential for the application of renewable technology								
			N	Limited knowledge or understanding of the application of technology on site								

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 4

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3	N4
					Score	Score	Score	Score	Score	Score	Score	Score
		Generation, site size, topography/natural assets)	-	Potential constraints for the development of renewable technology								
			--	High constraints for the development of renewable technology								
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues								
			+	Potential capacity issues (cumulative)	++	++	++	++	++	++	++	++
			-	Likely cumulative capacity issues (potential contribution)								
			--	No Capacity. (private infrastructure required)								
		Water quality (Biological and chemical)	+	Development will not affect quality of water courses								
			-	Potential for cumulative negative effects on river quality	-/-	-/-	-/-	-/-	--	-	-	-
			--	Likely significant effects on river quality								
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement								
			+	Brownfield site on the edge of the settlement								
			N	Greenfield site clearly defined within settlement	N/-	-	-	-	-/-	-/-	-	-/-
			-	Greenfield site on the edge of the settlement								
			--	Greenfield site outside the settlement boundary								
		Site based contaminants	+	No known contamination on site								
			N	Possible contamination which could result in remedial enhancements.	+	+	+	+	N	N	N	N
			-	Possible significant contamination.								
		Agricultural Land Classification	++	ALC grade 5, or Urban								
			+	ALC grade 4								
			N	ALC grade 3 (a & b)	N	N	N	N	N	N	N	N/+
			-	ALC grade 2								
			--	ALC grade 1								
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre								
			+	Recycle centre in settlement								
			N	No Recycle centre in settlement	++	++	+	+	++	+	+	+
			-	Recycle centre within 5km								
			--	Recycle centre >5km								
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	++	Facilities within 5km of settlement								
			+	Facilities accessed by appropriate public transport within 30 mins.	++	++	++	++	++	++	++	++
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport								
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.								
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement								
			+	Employment centre accessed by appropriate public transport within 30 mins.	++	++	++	++	++	++	++	++
EC3	To diversify and strengthen the local economy	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport								
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.								
		Site has infrastructure capacity to		Indicator to be developed more fully at next stage of appraisal, once infrastructure deficit plan is finalised.								

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 5

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3	P57
					Score	Score	Score	Score	Score	Score	Score	Score
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	+	-	+	++	-	-	-	-
			+	Voting station <800m to site								
			-	Voting station within 2km of site								
			--	Voting station within 2km of site								
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++	Shop within 800m of site	+	+	+	+	+	+	+	+
			+	Shop within 2km of site								
			-	Shop 2-5km of site								
			--	Shop 5km+ from site								
		Access to post office	++	PO within 800m of site	+	-	+	+	+	+	+	-
			+	PO within 2km of site								
			-	PO 2-5km of site								
			--	PO 5km+ from site								
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	++	N	+	+	++	+	++	+
			+	Bus stop or rail station with regular service >800m from site								
			N	Within 2km of a frequent bus or rail service								
			-	Bus stop or rail station with infrequent service <400m from site								
			--	Bus stop or rail station with infrequent service <800m from site								
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	++	+	+	++	++	++	+	-/-
			+	Site not in a flood zone but bodies of water/surface water within 8m.								
			N	Site within flood zone 1								
			-	Site within flood zone 2								
			--	Site within flood zones 3a or 3b								
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	++	-	-	-	-	-	-	-
			+	Primary School <800m to site								
			-	Primary School within 3km								
			--	Primary school >3km away								
		Distance from secondary school	++	Secondary School <800m to site	-	+	+	+	-	-	-	+
			+	Secondary School <2km to site								
			-	Secondary school 2-5km								
SP5	Health and Well being	Distance from GP	--	Secondary School >5km	+	+	+	+	-	-	-	-
			++	GP Surgery within <800m								
			+	GP Surgery within 2km of site								
			-	GP Surgery 2-5km								
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	++	++	++	++	++	++	++	++
			+	Facility within 6km								
			N	Facility within 8km								
			-	Facility within 10km								
		Distance to children's play areas/ accessible green spaces	--	No Facilities within 10km								
			++	Green space or play facility within 400m of site	++	+	+	+	++	++	+	-
			+	Green space or play facility within 800m of site								
			-	Green space or play facility within 2km of site								

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 5

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3	P57
					Score	Score	Score	Score	Score	Score	Score	Score
			--	Green space or play facility >2km of site								
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	No adjacent uses which may impair the quality of life for residents.								
			N	Potential issues which would give rise to problems associated with human health.	+	N	+	N	N/?	N	-	-
			-	Adjacent uses which would have a negative impact upon the quality of life of residents.								
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement								
			+	Site well related, on the edge of the settlement								
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings	+	+	+	+	+/N	+/N	+	N
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
			--	Site outside of boundary, not related to cluster of units related to settlement								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements								
			+	No known issues								
			-	Site within 1km of designation, or with priority species/habitat on site	-	-	--	--	-	-	-	-
			--	Site within 250m of known designation								
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character								
			+	Site unlikely to have negative landscape considerations								
			-	Potential negative issues with landscape character	-/-	--	-/-	+/-	-/?	-/?	+	-/?
			--	Highly likely potential for negative effects on landscape character								
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements								
			+	Potential for sympathetic development								
			N	Limited potential for improvement, negative effects unlikely	N	N	-	+/?	N/-	N	N	N/?
			-	Potential that site could lead to negative effects on interest feature(s)								
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development (8+/10 = Y to accession modelling)								
			+	Site unlikely to have significant effects on air quality. (6-7/10 = Y to accession modelling)								
			-	Potential to negatively contribute towards air quality (4-6/10 = Y to accession modelling)								
			--	Site highly likely to negatively contribute towards air quality (1-3/10 = Y to accession)								
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/n)	++	Clear potential for the application of renewable technologies								
			+	Potential for the application of renewable technology								
			N	Limited knowledge or understanding of the application of technology on site	?/+	N	N	N	N	N	N	?/+
			-	Potential constraints for the development of renewable technology								
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues								
			+	Potential capacity issues (cumulative)	++	++	++	++	++	++	++	++
			-	Likely cumulative capacity issues (potential contribution)								
			--	No Capacity. (private infrastructure required)								
		Water quality (Biological and chemical)	+	Development will not affect quality of water courses								
			-	Potential for cumulative negative effects on river quality	-/-	-/-	-/-	-/-	--	-	-	-/-
			--	Likely significant effects on river quality								
			++	Brownfield site clearly defined within settlement								

Appendix 3 - Site Matrices

Penrith Housing Sites - Option 5

Objective	Details	Indicator	Score	Appraisal Tool	E1	E2	E3	E4	N1	N2	N3	P57
					Score	Score	Score	Score	Score	Score	Score	Score
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement	-	-	-	-	-	-	-	-/--
			N	Greenfield site clearly defined within settlement								
			-	Greenfield site on the edge of the settlement								
			--	Greenfield site outside the settlement boundary								
		Site based contaminants	+	No known contamination on site	+	+	+	+	N	N	N	--
			N	Possible contamination which could result in remedial enhancements.								
			-	Possible significant contamination.								
		Agricultural Land Classification	++	ALC grade 5, or Urban	N	N	N	N	N	N	N	N
			+	ALC grade 4								
			N	ALC grade 3 (a & b)								
			-	ALC grade 2								
			--	ALC grade 1								
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	++	++	+	+	++	+	+	+
			+	Recycle centre in settlement								
			N	No Recycle centre in settlement								
			-	Recycle centre within 5km								
			--	Recycle centre >5km								
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	++	Facilities within 5km of settlement	++	++	++	++	++	++	++	++
			+	Facilities accessed by appropriate public transport within 30 mins.								
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport								
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.								
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	++	++	++	++	++	++	++	++
			+	Employment centre accessed by appropriate public transport within 30 mins.								
EC3			To diversify and strengthen the local economy	-								
	--			Employment centre >10km of site not accessible within 30 mins by appropriate public transport.								
		Indicator to be developed more fully at next stage of appraisal, once infrastructure deficit plan is finalised.										

Appendix 3 - Site Matrices

Alston Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	AL1	AL2	AL3	AL4	AL5	AL6	AL7	AL8	AL9	AL10	AL11	Option 1: Summary	Option 2: Summary	Option 3: Summary
					Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score			
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	+	++	++	+	+	-	+	++	+	++	+	+/**	+	+/-
			+	Voting station <800m to site														
			-	Voting station within 2km of site														
			--	Voting station within 2km of site														
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++	Shop within 800m of site	++	++	++	++	++	+	++	++	++	++	++	++	+/**	+/**
			+	Shop within 2km of site														
			-	Shop 2-5km of site														
			--	Shop 5km+ from site														
		Access to post office	++	PO within 800m of site	++	++	++	++	+	+	+	++	+	++	++	+/**	+/**	+/**
			+	PO within 2km of site														
			-	PO 2-5km of site														
			--	PO 5km+ from site														
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	++	++	++	++	++	+	+	++	+	++	++	+/**	+/**	+/**
			+	Bus stop or rail station with regular service >800m from site														
			N	Within 2km of a frequent bus or rail service														
			-	Bus stop or rail station with infrequent service <400m from site														
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	+	--	-/-	+	+	+	+	++	++	-/-	+	+	+	+
			+	Site not in a flood zone but bodies of water/surface water within 8m.														
			N	Site within flood zone 1														
			-	Site within flood zone 2														
			--	Site within flood zones 3a or 3b														
SP4	To improve levels of skills	Distance from primary school	++	Primary School <400m to site	+	-	+	++	-	-	-	-	-	+	++	+	+	+
			+	Primary School <800m to site														
			-	Primary School within 3km														
			--	Primary school >3km away														

Appendix 3 - Site Matrices

Alston Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	AL1	AL2	AL3	AL4	AL5	AL6	AL7	AL8	AL9	AL10	AL11	Option 1: Summary	Option 2: Summary	Option 3: Summary
					Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score			
SP4	Skills, education and training.	Distance from secondary school	++	Secondary School <800m to site														
			+	Secondary School <2km to site	++	++	++	++	+	+	+	++	+	++	+	+/++	+/++	+/++
			-	Secondary school 2-5km														
			--	Secondary School >5km														
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m														
			+	GP Surgery within 2km of site	+	++	++	++	+	+	+	+	+	++	+	+/++	+/++	+/++
			-	GP Surgery 2-5km														
			--	GP Surgery >5km														
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km														
			+	Facility within 6km														
			N	Facility within 8km	++	++	++	++	++	++	++	++	++	++	++	++	++	++
			-	Facility within 10km														
			--	No Facilities within 10km														
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site														
			+	Green space or play facility within 800m of site	++	+	+	++	-	-	-	+	-	+	+	+	+	+/++
			-	Green space or play facility within 2km of site														
			--	Green space or play facility >2km of site														
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	No adjacent uses which may impair the quality of life for residents.														
			N	Potential issues which would give rise to problems associated with human health.	?/-	?/-	?	+	+	+	+	?	+	?/-	+	?/+	?/+	+/?
			-	Adjacent uses which would have a negative impact upon the quality of life of residents.														
SP6	To create vibrant, active, inclusive and open-minded communities	Location in relation to existing settlement	++	Site clearly defined within settlement														
			+	Site well related, on the edge of the settlement														
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	+	++	++	++	N	N	N	++	N	++	+	++/N	+	+

Appendix 3 - Site Matrices

Alston Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	AL1	AL2	AL3	AL4	AL5	AL6	AL7	AL8	AL9	AL10	AL11	Option 1: Summary	Option 2: Summary	Option 3: Summary
					Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score			
	with a strong sense local history	Settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.														
			--	Site outside of boundary, not related to cluster of units related to settlement														
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements														
			+	No known issues														
			-	Site within 1km of designation, or with priority species/habitat on site	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			--	Site within 250m of known designation														
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character														
			+	Site unlikely to have negative landscape considerations														
			-	Potential negative issues with landscape character	-	?/+	?/+	?/-	?/-	?/-	?/-	?/+	?/-	?/+	-/--	+/-	-/--	-/?
			--	Highly likely potential for negative effects on landscape character														
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements														
			+	Potential for sympathetic development														
			N	Limited potential for improvement, negative effects unlikely	N	+	+	?/+	N	N	N	+;++	N	+;++	N	N/+	N/?	N/?
			-	Potential that site could lead to negative effects on interest feature(s)														
			--	Likely that development will lead to significant negative effects on interest feature(s).														
		Effects upon air quality (proximity to)	++	Potential to address air quality issues through development (8+/10 = Y to accession modelling (Walking/cycling))														
			+	Site unlikely to have significant effects on air quality. (6-7/10 = Y to accession modelling (Walking/cycling))														
					++	++	++	++	++	++	++	++	++	++	++	++	++	++

Appendix 3 - Site Matrices

Alston Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	AL1	AL2	AL3	AL4	AL5	AL6	AL7	AL8	AL9	AL10	AL11	Option 1: Summary	Option 2: Summary	Option 3: Summary	
					Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score				
NR1	To improve local air quality and respond to the effects of climate change	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality (4-6/10 = Y to accession modelling (Walking/cycling))															
			--	Site highly likely to negatively contribute towards air quality (1-3/10 = Y to accession modelling (Walking/cycling))															
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies															
			+	Potential for the application of renewable technology															
			N	Limited knowledge or understanding of the application of technology on site	N	N	+	N	N	N	N	N	N	N	N	N	N/+	N	N
			-	Potential constraints for the development of renewable technology															
			--	High constraints for the development of renewable technology															
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues															
			+	Potential capacity issues (cumulative)															
			-	Likely cumulative capacity issues (potential contribution)	?	?	?	?	?	?	?	?	?	?	?	?	?	?	
			--	No Capacity. (private infrastructure required)															
		Water quality (Biological and chemical)	+	Development will not affect quality of water courses															
			-	Potential for cumulative negative effects on river quality															
			--	Likely significant effects on river quality															
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement															
			+	Brownfield site on the edge of the settlement															
			N	Greenfield site clearly defined within settlement	-	++	++	N	-	-	-	++	-	++	-	+	N/-	N/-	
			-	Greenfield site on the edge of the settlement															
			--	Greenfield site outside the settlement boundary															
		Site based contaminants	+	No known contamination on site															
			N	Possible contamination which could result in remedial enhancements.	N/?	N	N/-	+	+	+	+	N	+	N	+	N/+	+	N/+	

Appendix 3 - Site Matrices

Alston Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	AL1	AL2	AL3	AL4	AL5	AL6	AL7	AL8	AL9	AL10	AL11	Option 1: Summary	Option 2: Summary	Option 3: Summary	
					Score	Score	Score	Score	Score	Score	Score	Score	Score	Score	Score				
		Agricultural Land Classification	-	Possible significant contamination.															
			++	ALC grade 5, or Urban	+	+	+	+	+	+	+	+	+	+	+	+	+		
			+	ALC grade 4															
			N	ALC grade 3 (a & b)															
			-	ALC grade 2															
			--	ALC grade 1															
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	+	++	++	++	++	+	++	++	+	++	+	+/**	+/**	+/**	
			+	Recycle centre in settlement															
			N	No Recycle centre in settlement															
			-	Recycle centre within 5km															
			--	Recycle centre >5km															
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	++	Facilities within 5km of settlement	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
			+	Facilities accessed by appropriate public transport within 30 mines.															
			-	Facilities 5-10km of site not accessible within 30 mines by appropriate public transport															
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.															
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	++	++	++	++	++	++	++	++	++	++	++	++	++	++	
+			Employment centre accessed by appropriate public transport within 30 mins.																
EC3	To diversify and strengthen the local economy		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport															
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.															
		Site has infrastructure capacity to		Indicator to be developed more fully at next stage of appraisal, once infrastructure deficit plan is finalised.															

Appendix 3 - Site Matrices

Appleby Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	AP1	AP2	AP4	AP5	AP6	AP7	AP8	AP9	AP10	AP11	AP12	AP13	AP14	AP16	AP17	AP18
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	-	-	-	-	-	++	-	+	-	-	-	+	+	-	-	+
			+	Voting station <800m to site																
			-	Voting station within 2km of site																
			--	Voting station within 2km of site																
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PUD)	++	Shop within 800m of site	+	++	+	++	+	+	+	++	++	++	+	+	+	+	+	++
			+	Shop within 2km of site																
			-	Shop 2-5km of site																
			--	Shop 5km+ from site																
		Access to post office	++	PO within 800m of site	+	+	+	+	+	+	+	++	+	+	+	+	+	+	+	++
			+	PO within 2km of site																
			-	PO 2-5km of site																
			--	PO 5km+ from site																
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	++	--	++	++	++	+	+	++	++	++	++	++	++	++	++	++
			+	Bus stop or rail station with regular service >800m from site																
			N	Within 2km of a frequent bus or rail service																
			-	Bus stop or rail station with infrequent service <400m from site																
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies	++	+	+	++	+	++	+	++	++	++	++	++	--	++	++	--
			+	Site not in a flood zone but bodies of water/surface water within 8m.																
			N	Site within flood zone 1																
			-	Site within flood zone 2																
			--	Site within flood zones 3a or 3b																
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	-	-	-	-	-	-	-	-	++	++	-	-	-	-	+	++
			+	Primary School <800m to site																
			-	Primary School within 3km																
			--	Primary school >3km away																
		Distance from secondary school	++	Secondary School <800m to site	+	+	+	+	-	-	+	+	+	+	-	+	+	+	++	+
			+	Secondary School <2km to site																
			-	Secondary school 2-5km																
		Distance from GP	--	Secondary School >5km	+	+	+	+	-	-	+	+	+	+	-	+	+	+	++	+
			++	GP Surgery within <800m																
			+	GP Surgery within 2km of site																
			-	GP Surgery 2-5km																
			--	GP Surgery >5km																
			++	2 Facilities within 6km																

Appendix 3 - Site Matrices

Appleyby Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	AP1	AP2	AP4	AP5	AP6	AP7	AP8	AP9	AP10	AP11	AP12	AP13	AP14	AP16	AP17	AP18
SP5	Health and Well being	Distance to Leisure or Cultural facilities	+	Facility within 6km	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
			N	Facility within 8km																
			-	Facility within 10km																
			--	No Facilities within 10km																
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	++	++	+	++	+	++	+	++	+	+	++	++	++	++	-	++
			+	Green space or play facility within 800m of site																
			-	Green space or play facility within 2km of site																
			--	Green space or play facility >2km of site																
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	No adjacent uses which may impair the quality of	+	-	-	-	-	+	-	+	-	-	+	+	+	-	-	?
			N	Potential issues which would give rise to problems associated with human health.																
			-	Adjacent uses which would have a negative impact upon the quality of life of residents.																
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	++	++	++	++	N	++	++	N	+	+	+	N	+	N	+	+
			+	Site well related, on the edge of the settlement																
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.																
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.																
			--	Site outside of boundary, not related to cluster of units related to settlement																
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity	--	-	-	--	-	--	-	-	-	-	--	-	-	-	-	--
			+	No known issues																
			-	Site within 1km of designation, or with priority species/habitat on site																
			--	Site within 250m of known designation																
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	++	++	+	+	-	+	++	-	+	+	-	-	+	-	+	+
			+	Site unlikely to have negative landscape considerations																
			-	Potential negative issues with landscape character																
			--	Highly likely potential for negative effects on landscape character																
			++	Potential to enhance the historic environment,																
			+	Potential for sympathetic development																

Appendix 3 - Site Matrices

Appleby Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	AP1	AP2	AP4	AP5	AP6	AP7	AP8	AP9	AP10	AP11	AP12	AP13	AP14	AP16	AP17	AP18
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	N	Limited potential for improvement, negative effects unlikely	+	++	+	+	+	+	++	+	+	+	+	+	N	+	+	-
			-	Potential that site could lead to negative effects on interest feature(s)																
			--	Likely that development will lead to significant negative effects on interest feature(s).																
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
			+	Site unlikely to have significant effects on air quality. (6-7/10 = Y to accession modelling (Walking/cycling))																
			-	Potential to negatively contribute towards air quality (4-6/10 = Y to accession modelling (Walking/cycling))																
			--	Site highly likely to negatively contribute towards air quality (1-3/10 = Y to accession modelling (Walking/cycling))																
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
			+	Potential for the application of renewable technology																
			N	Limited knowledge or understanding of the application of technology on site																
			-	Potential constraints for the development of renewable technology																
			--	High constraints for the development of renewable technology																
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
			+	Potential capacity issues (cumulative)																
			-	Likely cumulative capacity issues (potential contribution)																
			--	No Capacity. (private infrastructure required)																
		Water quality (Biological and chemical)	+	Development will not affect quality of water	--	+	+	+	+	--	+	-	+	+	--	+	+	+	+	-
			-	Potential for cumulative negative effects on river quality																
			--	Likely significant effects on river quality																
			++	Brownfield site clearly defined within settlement																
			+	Brownfield site on the edge of the settlement																

Appendix 3 - Site Matrices

Appleby Housing Sites

[illegible]

Appendix 3 - Site Matrices

Appleby Housing Sites

Objective	Details	Indicator	Option 1 Summary	Option 2 Summary	Option 3 Summary	Option 4 Summary
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	-	-	+	-
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PUD)	++	+ / ++	+ / ++	++
		Access to post office	+	+	+	+
		Access to public transport	++	++	+ / ++	++
SP3	To provide everyone with a decent home	Risk of flooding	++	++	++	++
SP4	To improve levels of skills, education and training.	Distance from primary school	+	-	-	+
		Distance from secondary school	+	+	+ / -	+
		Distance from GP	+	+	+	+

Appendix 3 - Site Matrices

Appleby Housing Sites

Objective	Details	Indicator	Option 1 Summary	Option 2 Summary	Option 3 Summary	Option 4 Summary
SP5	Health and Well being	Distance to Leisure or Cultural facilities	++	++	++	++
		Distance to children's play areas/ accessible green spaces	++	+ / ++	++	+ / ++
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	-	-	-	-
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	+ / ++	++	++	+ / ++
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	- / --	- / --	--	- / --
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	+	+ / ++	+	+

Appendix 3 - Site Matrices

Appleby Housing Sites

Objective	Details	Indicator	Option 1 Summary	Option 2 Summary	Option 3 Summary	Option 4 Summary
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	+	+/++	+	+
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	++	++	++
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	N	N	N	N
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	++	++	++
		Water quality (Biological and chemical)	+	+	-	+

Appendix 3 - Site Matrices

Appleby Housing Sites

Objective	Details	Indicator	Option 1 Summary	Option 2 Summary	Option 3 Summary	Option 4 Summary
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	N/-	N/+	N/++	N/-
		Site based contaminants	N/+	N/+	N/+	+
		Agricultural Land Classification	N/++	++	++	++
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	+	+	+	+
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	++	++	++	++
EC2	To improve access to jobs	Distance to employment centres	++	++	++	++
EC3						
	To diversify and strengthen the local economy	Site has infrastructure capacity to accommodate development	0	0	0	0

Appendix 3 - Site Matrices

Kirkby Stephen Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	KS2	KS3	KS4	KS5	KS6	KS7	KS8	KS9	KS10	KS11	KS13	KS14	KS15	KS17	KS18	KS19
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	+	++	++	+	++	+	++	++	+	+	++	-	+	+	-	++
			+	Voting station <800m to site																
			-	Voting station within 2km of site																
			--	Voting station within 2km of site																
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include OJ?)	++	Shop within 800m of site	++	++	++	++	++	++	++	++	++	++	++	++	++	++	+	++
			+	Shop within 2km of site																
			-	Shop 2-5km of site																
			--	Shop 5km+ from site																
		Access to post office	++	PO within 800m of site	++	++	++	++	++	++	++	++	++	++	++	+	++	++	++	++
			+	PO within 2km of site																
			-	PO 2-5km of site																
			--	PO 5km+ from site																
		Access to public transport	++	Bus stop or rail station with regular service	+	+	+	++	++	++	++	++	++	++	++	++	+	++	++	++
			+	Bus stop or rail station with regular service >800m from site																
			N	Within 2km of a frequent bus or rail service																
			-	Bus stop or rail station with infrequent service <400m from site																
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any	++	++	++	++	++	-	+	++	++	++	++	--	+	++	+	++
			+	Site not in a flood zone but bodies of water/surface water within 8m.																
			N	Site within flood zone 1																
			-	Site within flood zone 2																
			--	Site within flood zones 3a or 3b																
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	+	+	+	++	++	+	++	++	++	+	+	-	+	+	-	++
			+	Primary School <800m to site																
			-	Primary School within 3km																
			--	Primary school >3km away																
		Distance from secondary school	++	Secondary School <800m to site	++	+	+	++	++	++	++	++	+	+	++	+	+	+	+	+
			+	Secondary School <2km to site																
			-	Secondary school 2-5km																
		Distance from GP	--	Secondary School >5km	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
			++	GP Surgery within <800m																
			+	GP Surgery within 2km of site																
			-	GP Surgery 2-5km																
		Distance to Leisure or Cultural facilities	--	GP Surgery >5km																
			++	2 Facilities within 6km	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
			+	Facility within 6km																
			N	Facility within 8km																
			-	Facility within 10km	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
			-	Facility within 10km																

Appendix 3 - Site Matrices

Kirkby Stephen Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	KS2	KS3	KS4	KS5	KS6	KS7	KS8	KS9	KS10	KS11	KS13	KS14	KS15	KS17	KS18	KS19
SP5	Health and Well being	Distance to children's play areas/ accessible green spaces	--	No Facilities within 10km																
			++	Green space or play facility within 400m of																
			+	Green space or play facility within 800m of site																
			-	Green space or play facility within 2km of site	+	++	++	+	+	+	++	++	++	++	++	-	++	++	++	++
			--	Green space or play facility >2km of site																
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	No adjacent uses which may impair the																
			N	Potential issues which would give rise to problems associated with human health.	N/-	N	+	N/-	+	N	+	+	+	N	N/-	N	+	+	N	+
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement																
			+	Site well related, on the edge of the settlement																
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.																
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	+	+	++	N/+	N/+	+	+	+	N	+	+	N	+	+	+	+
			--	Site outside of boundary, not related to cluster of units related to settlement																
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for																
			+	No known issues																
			-	Site within 1km of designation, or with priority species/habitat on site	--	-	-	-	-	--	--	--	--	-	--	--	-	-	-	--
			--	Site within 250m of known designation																
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape																
			+	Site unlikely to have negative landscape considerations																
			-	Potential negative issues with landscape character	+ / ++	-	+	+	-	++	+	+	-	+	+	-	+	+	+	+
			--	Highly likely potential for negative effects on landscape character																
	To improve the quality of the	Impact on historic features of interest	++	Potential to enhance the historic																
			+	Potential for sympathetic development																
			N	Limited potential for improvement, negative effects unlikely																

Appendix 3 - Site Matrices

Kirkby Stephen Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	KS2	KS3	KS4	KS5	KS6	KS7	KS8	KS9	KS10	KS11	KS13	KS14	KS15	KS17	KS18	KS19
EN3	Quality of the built environment	(Conservation area, Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	+	++	+	+	+	+	+	+	+	+	+	+	+	+	N/-	N
			--	Likely that development will lead to significant negative effects on interest feature(s).																
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues																
			+	Site unlikely to have significant effects on air quality. (6-7/10 = Y to accession modelling (Walking/cycling))																
			-	Potential to negatively contribute towards air quality (4-6/10 = Y to accession modelling (Walking/cycling))	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++
			--	Site highly likely to negatively contribute towards air quality (1-3/10 = Y to accession modelling (Walking/cycling))																
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of																
			+	Potential for the application of renewable technology																
			N	Limited knowledge or understanding of the application of technology on site	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
			-	Potential constraints for the development of renewable technology																
			--	High constraints for the development of renewable technology																
		Water resources (Correspondence from UU)	++	No capacity issues																
			+	Potential capacity issues (cumulative)																
			-	Likely cumulative capacity issues (potential contribution)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
			--	No Capacity. (private infrastructure required)																
			+	Development will not affect quality of water																
NR2	To improve water quality and water resources	Water quality (Biological and chemical)	-	Potential for cumulative negative effects on river quality	-	+	+	+	+	--	-	-	-	+	+	--	+	+	+	+
			--	Likely significant effects on river quality																
		Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within																
			+	Brownfield site on the edge of the settlement																
			N	Greenfield site clearly defined within settlement	-	-	N	-	-	+	-	-	--	-	-	--	-	-	-	-
			-	Greenfield site on the edge of the settlement																

Appendix 3 - Site Matrices

Kirkby Stephen Housing Sites

Objective	Details	Indicator	Score	Appraisal Tool	KS2	KS3	KS4	KS5	KS6	KS7	KS8	KS9	KS10	KS11	KS13	KS14	KS15	KS17	KS18	KS19		
NR3	To restore and protect land and soil		--	Greenfield site outside the settlement boundary																		
		Site based contaminants	+	No known contamination on site																		
			N	Possible contamination which could result in remedial enhancements.	+	+	+	+	+	N	+	+	+	+	+	+	+	+	N	+	+	
			-	Possible significant contamination.																		
		Agricultural Land Classification	++	ALC grade 5, or Urban																		
			+	ALC grade 4																		
			N	ALC grade 3 (a & b)	N	N	N	N	N	N	N	N	N	N	N/+	N	N	N	N	N	N/+	N
			-	ALC grade 2																		
			--	ALC grade 1																		
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre																		
			+	Recycle centre in settlement																		
			N	No Recycle centre in settlement	++	+	+	++	++	++	++	+	+	+	++	+	+	+	+	+	+	
			-	Recycle centre within 5km																		
			--	Recycle centre >5km																		
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	++	Facilities within 5km of settlement																		
			+	Facilities accessed by appropriate public transport within 30 mins.																		
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.																		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement																		
			+	Employment centre accessed by appropriate public transport within 30 mins.																		
-			Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++	++		
EC3		To diversify and strengthen the local economy		--	Employment centre >10km of site not																	
	Site has infrastructure capacity to accommodate development			Indicator to be developed more fully at next stage of appraisal, once infrastructure deficit plan is finalised.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		

Appendix 3 - Site Matrices

Kirkby Stephen Housing Sites

Objective	Details	Indicator	KS20	KS21	KS22	Option 1 Summary	Option 2 Summary	Option 3 Summary	Option 4 Summary
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	+	+	++	+/**	+/**	+/**	+/**
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include OJ?)	++	++	++	++	++	++	++
		Access to post office	++	++	++	++	++	++	++
		Access to public transport	+	++	++	+/**	+/**	+/**	+/**
SP3	To provide everyone with a decent home	Risk of flooding	++	-	+	+/**	+/**	++	++
SP4	To improve levels of skills, education and training.	Distance from primary school	+	-	++	+/**	+	+/**	+/**
		Distance from secondary school	+	++	++	+/**	+/**	+/**	+/**
		Distance from GP	+	++	++	+/**	+/**	+/**	+/**
		Distance to Leisure or Cultural facilities	++	++	++	++	++	++	++

Appendix 3 - Site Matrices

Kirkby Stephen Housing Sites

Objective	Details	Indicator	KS20	KS21	KS22	Option 1 Summary	Option 2 Summary	Option 3 Summary	Option 4 Summary
SP5	Health and Well being								
		Distance to children's play areas/ accessible green spaces	++	+	++	+/++	+/++	+/++	+/++
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	N	+	+/-	+/-	+/-	+/-
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	+	N	+	+/++	+/++	+	N/+
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	-	--	--	-/--	-/--	-/--	-/--
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	-	-	-	+/++	+/++	+	+
	To improve the quality of the	Impact on historic features of interest							

Appendix 3 - Site Matrices
 Kirkby Stephen Housing Sites

Objective	Details	Indicator	KS20	KS21	KS22	Option 1 Summary	Option 2 Summary	Option 3 Summary	Option 4 Summary
EN3	Quality of the built environment	(Conservation area, Listed building, SAM, AAI)	N	N	N	+	+	+	+
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	++	++	++	++	++	++
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	N	N	N	N	N	N	N
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	--	--	--	--	--	--	--
		Water quality (Biological and chemical)	+	--	--	+/-	+/-	+	+/-
		Site condition (Brownfield or Greenfield)	-	-	-	-	+/-	N/-	-

Appendix 3 - Site Matrices

Kirkby Stephen Housing Sites

Objective	Details	Indicator	KS20	KS21	KS22	Option 1 Summary	Option 2 Summary	Option 3 Summary	Option 4 Summary
NR3	To restore and protect land and soil								
		Site based contaminants	+	+	N	N/+	N/+	+	+
		Agricultural Land Classification	N	N	N	N	N	N	N
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	+	++	++	+/++	+/++	+/++	+/++
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	+	+	+	+	+	+	+
EC2	To improve access to jobs	Distance to employment centres	++	++	++	++	++	++	++
EC3									
	To diversify and strengthen the local economy	Site has infrastructure capacity to accommodate development	0	0	0	0	0	0	0

Appendix 3 - Site Matrices

Local Service Centre - Housing Locations

Objective	Details	Indicator	Score	Appraisal Tool (Settlement)	Armathwaite	Bolton	Brough	Calthwaite	Clifton	Croglin	Crosby Ravensworth	Culgaith	Gamblesby	Great Asby	Greystoke	Hackthorpe	High Hesket	Ivegill	Kings Meaburn	Kirkby Thore	Kirkoswald	Langwathby	Lazonby	Long Marton	Maulds Meaburn																								
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	+	Voting station in settlement	+	+	+	+	+	+	+	+	+	+	+	+	-	+	+	+	+	+	+	+	-																								
			-	Voting station within 2km of settlement																																													
			--	Voting station more than 2km of site																																													
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++	Shop within settlement	++	--	++	--	-	--	--	+	-	--	++	--	-	+	++	++	++	++	++	++	--	-																							
			+	Shop within 2km of site																																													
			-	Shop 2-5km of site																																													
			--	Shop 5km+ from site																																													
		Access to post office	++	PO within settlement	--	--	++	--	--	++	--	--	++	--	++	--	--	--	--	++	++	++	++	++	++	--	-																						
			+	PO within 2km of site																																													
			-	PO 2-5km of site																																													
			--	PO 5km+ from site																																													
			Access to Public Transport	+																								Bus stop or rail station with regular service	+	-	+	-	+	-	-	-	-	-	+	+	+	-	-	+	-	+	+	-	-
				-																								Bus stop or rail station with infrequent service																					
SP3	To provide everyone with a decent home	Risk of flooding	++	Settlement is not near body of water and there is no evidence of standing water	-	++	--	+	+	+	-	++	+	-	-	++	++	-	++	++	+	+	+	+	-																								
			+	Not in flood zones, though surface water/water courses near settlement																																													
			-	Historical evidence of flooding (zone 2)																																													
			--	Evidence of flood zones 3 in settlement																																													
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School in settlement	++	++	++	++	++	--	++	++	--	++	++	++	++	++	--	++	++	++	++	+	-																								
			-	Primary School within 3km																																													
			--	Primary school >3km away																																													
		Distance from secondary school	+	Secondary School in settlement																						--	--	--	--	-	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-	--			
			-	Secondary school 2-5km																																													
			--	Secondary School >5km																																													
SP5	Health and Well being	Distance from GP	++	GP Surgery within settlement	-	--	++	--	-	--	--	-	--	--	--	--	++	--	--	-	++	--	-	--	--																								
			-	GP Surgery 2-5km																																													
			--	GP Surgery >5km																																													
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	++	++	N	++	++	-	N	++	N	N	++	N	+	+	N	+	++	+	++	++	++	-																							
			+	Facility within 6km																																													
			N	Facility within 8km																																													
			-	Facility within 10km																																													
			--	No Facilities within 10km																																													
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within settlement	--	++	++	--	++	++	++	++	++	++	++	--	--	--	--	++	++	++	++	++	++	++																							
			-	Green space or play facility within 2km of site																																													
			--	Green space or play facility >2km of site																																													
Neighbouring uses which may affect human health (Light, noise, visual etc)	+	No adjacent uses which may impair the quality	?/N	+	?	?	-	+	+	+	+	+	+	+	+	?	?	+	?	-	+	?	?	?	+																								
	?	Potential issues which may give rise to problems																																															
	-	Adjacent uses which would have a negative																																															
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense of local identity	Location in relation to existing settlement	+	Opportunities to positively shape settlement	?/+	+	+	?	-	+	+	+	+	?	+	?	?	+	?	?	-	?	+	?	-																								
			?	Impacts of new development on character uncertain																																													
			-	New strategic development may detract from																																													
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	+	No known biodiversity issues	--	--	-	-	-	-	--	-	-	-	-	-	-	-	--	--	-	--	--	--	--																								
			-	Settlement within 1km of designation, with																																													
			--	Site within 250m of known designation																																													
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	+	New development may lead to positive impacts	N	N	?	N	N	?	N	N	-	N	N	N	N	N	+	N	N	N	N	N	?																								
			?	Potential landscape issues associated with new developments																																													
			-	Potential negative issues with landscape																																													
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	+	Settlement contains sites with heritage assets in disrepair, which could benefit from redevelopment.	+	+	+	-	+	+	-	-	-	-	-	-	+	+	-	-	-	+	+	-	--																								
			+	Limited potential for improvement, negative effects unlikely																																													
			-	Potential that development in settlement could lead to negative effects on interest feature(s)																																													
			--	Likely that development will lead to significant negative effects on interest feature(s).																																													
		Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0																								
			+	Site unlikely to have significant effects on air quality. (6-7/10 = Y to accession modelling (Walking/cycling))																																													
			-	Potential to negatively contribute towards air quality (4-6/10 = Y to accession modelling (Walking/cycling))																																													

Appendix 3 - Site Matrices
Local Service Centre - Housing Locations

Objective	Details	Indicator	Score	Appraisal Tool (Settlement)	Armathwaite	Bolton	Brough	Calthwaite	Clifton	Croglin	Crosby Ravensworth	Culgaith	Gamblesby	Great Asby	Greystoke	Hackthorpe	High Heskett	Ivegill	Kings Meaburn	Kirkby Thore	Kirkoswald	Langwathby	Lazonby	Long Marton	Maulds Meaburn	
NR1	To improve local air quality and respond to the effects of climate change	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	--	Site highly likely to negatively contribute towards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
			++	Clear potential for the application of renewable																						
			+	Potential for the application of renewable technology																						
			N	Limited knowledge or understanding of the application of technology on site																						
			-	Potential constraints for the development of renewable technology																						
			--	High constraints for the development of																						
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	+	No capacity issues	-	?	--	-	--	--	?	+	?	+	--	+	-	?	?	--	-	+	?	--	-	
			?	Potential capacity issues (cumulative)																						
			-	Likely cumulative capacity issues (potential contribution)																						
			--	No Capacity. (private infrastructure required)																						
		Water quality (Biological and chemical)	+	Development will not affect quality of water	-	-	?/-	?/-	-	N/?	-	-	+	+	-	+	?	?	?	--	-	-	-	-	--	-
			-	Potential for cumulative negative effects on river quality																						
			--	Likely significant effects on river quality																						
			+	Brownfield sites with little biodiversity value																						
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
			-	Greenfield site on the edge of the settlement																						
			--	Greenfield site outside the settlement boundary																						
			+	No contamination on identified sites																						
		Site based contaminants	N	Contamination on identified sites, which could result in remedial enhancements.	+	+	N	+	+	N	+	N	N	+	N	+	+	N	N	+	N	N	N	N	N	+
			-	Possible significant contamination.																						
			++	ALC grade 5, or Urban																						
			+	ALC grade 4																						
		Agricultural Land Classification	N	ALC grade 3 (a & b)	N	N	N	N/-	N	+	N	+/N	+/N	N	N	N	-	+/N	N	N/-	+/N	N/-	N	+/N	N	
			-	ALC grade 2																						
			--	ALC grade 1																						
			+	Recycle centre in settlement																						
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	N	Recycle centre within 2km	+	+	+	+	+	+	N	+	-	+	+	+	+	+	-	+	N	+	N	+	+	
			-	Recycle centre within 5km																						
			--	Recycle centre >5km																						
			++	Facilities within 5km of settlement																						
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	+	Facilities accessed by appropriate public transport within 30 mins.	+	-	+	--	++	--	-	-	-	-	-	+	+	--	-	+	--	+	+	++	-	
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport																						
			--	Facilities >10km of site not accessible within 30																						
			++	Employment centre within 5km of settlement																						
EC2	To improve access to jobs	Distance to key employment centres	+	Employment centre accessed by appropriate public transport within 30 mins.	+	-	+	--	++	--	--	--	--	-	-	+	+	--	-	+	--	+	+	-	--	
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport																						
EC3	To diversify and strengthen the local economy	Site has infrastructure capacity to accommodate development	--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
				Indicator to be developed more fully at next stage of appraisal, once infrastructure deficit plan is finalised.																						

Appendix 3 - Site Matrices
Local Service Centre - Housing Location

Objective	Details	Indicator	Melmerby		Milburn	Morland	Nenthead	Orton	Ousby	Plumpton	Ravenston edale	Renwick	Shap	Skelton	Sockbridge & Tirril	Stainton	Tebay	Temple Sowerby	Warcop	Yanwath	Option 1	Option 2	Option 3	Option 4
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	+		+	+	+	+	+	+	--	--	+	+	+	+	+	+	+	-	+	+	+/-	+
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs (does this include PH?)	++		-	++	++	++	-	++	++	--	++	--	++	++	++	-	-	+	+	+	+	++
		Access to post office	-		-	-	++	++	++	++	--	++	++	++	-	++	-	-	-	-	++/--	++/--	++/-	+/++
		Access to Public Transport	-		-	-	+	+	-	+	+	-	+	-	+	+	+	+	+	+	+/+	+	+/+	+
SP3	To provide everyone with a decent home	Risk of flooding	-		++	--	-	+	+	+	+	+	+	+	+	+	++	+	--	+	+	+/++	+/-	+/++
SP4	To improve levels of skills, education and training.	Distance from primary school	--		++	++	++	++	--	++	++	--	++		-		++	++	++	++	+/++	+/++	+/++	++
		Distance from secondary school	--		--	--	--	--	--	--	--	--	--	--	-	-	--	--	--	-	--	-/--	-/--	--
SP5	Health and Well being	Distance from GP	--		--	--	--	++	--	--	--	--	++	--	-	-	++	++	-	-	++/--	++/--	++/-	-/--
		Distance to Leisure or Cultural facilities	+		+	N	+	++	+	++	++	N	++	++	++	++	++	++	N	++	+/++	+/++	N/++	+/++
		Distance to children's play areas/ accessible green spaces	++		++	++	++	++	++	--	++	--	++	--	--	++	++	++	++	--	++/--	++/--	++/-	++
		Neighbouring uses which may affect human health (Light, noise, visual etc	?		+	+	?/+	+	+	?	+	+	-	+	+	?/-	-	?/-	?/-	+	+/+		+/+	+/+
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense of local identity	Location in relation to existing settlement	+		-	+	+	?	+	+	?	+	+	+	?	+	+	+	+	-	?/+	?/+	+/?	+
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	-		-	-	-	-	-	-	--	-	-	-	-	-	-	-	--	-	-/--	-/--	-/--	-/--
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	-		-	N	-	N	?	N	?	-	N	N	?	?	N/?	?/+	N	?	N/+	N	N/-	N
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	+		--	+	+	-	-	-	-	-	?	-	-	?/-	+	-	+	+	+/+	+/+	+/+	+
	To improve local air quality	Effects upon air quality (proximity to areas with known issues)	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 3 - Site Matrices
Local Service Centre - Housing Location

Objective	Details	Indicator	Melmerby		Milburn	Morland	Nenthead	Orton	Ousby	Plumpton	Ravenston edale	Renwick	Shap	Skelton	Sockbridge & Tirril	Stainton	Tebay	Temple Sowerby	Warcop	Yanwath	Option 1	Option 2	Option 3	Option 4
NR1	To improve local air quality and respond to the effects of climate change																							
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	+		+	+	?	--	?	--	--	?	+	-	-	?	?	-	+	?	+/-	-	-	-
		Water quality (Biological and chemical)	?		?	-	?	?	?	-	-	+	?	?	?	?	?/-	?/-	?/-	-	?	-/--	-/--	-
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
		Site based contaminants	N		+	N	N	+	+	+	N	+	N	+	N	+	+	N	N	+	N/+	N/+	N/+	N/+
		Agricultural Land Classification	+/N		N	N	++	+	+/N	n/-	+	+	+	N	N	N	+	N	N	N/-	N	N/+	N/+	N
NR4	To manage natural resources sustainably and minimise waste	Proximity to local recycle centres	+		+	+	+	+	+	+	--	-	+	+	+	-	+	-	N	+	N/+	+	N/+	N/+
EC1	To retain existing jobs and create new employment opportunities	Access to colleges and adult education centres	--		--	-	--	+	--	+	--	--	++	--	++	++	+	+	--	++	+/-	+	-	+
EC2	To improve access to jobs	Distance to key employment centres	--		--	--	+	--	--	+	-	--	+	--	++	++	+	+	-	++	+/-	+	-	+
EC3			To diversify and strengthen the local economy	Site has infrastructure capacity to accommodate development	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0