

Eden Preferred Local Plan Sustainability Appraisal Appendix 2a: Penrith Site Matrices (Housing)

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Objective	Details	Indicator	Score	Appraisal Tool	Source		- Carleton Fields. nrith Carleton	
Social								
	To increase the		++	Voting station <400m to site	GIS: Polling station layer			
SP1	level of participation in	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	(Generic	+	Beaconside primary school 527m	
01 1	democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site, via adjacent footpath	
	processes			Voting station more than 2km away from site	o remaje,			
			++	Shop within 800m of site			Spar 1084m from site	
		Access to shop which sells basic goods to	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays>	+		
		meet day to day needs	-	Shop 2-5km of site	Eden LDF)			
				Shop 5km+ from site				
			++	PO within 800m of site				
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays>	+	PO (Spar) 1084m from site	
			-	PO 2-5km of site	Eden LDF)	'	1 O (Spar) 1004m nom site	
				PO 5km+ from site]			
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)			
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site			Bus stop on brent road 231m from	
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site		++	site, accessed via public footpath.	
				Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way		Rights of way crosses NW corner	
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	_	of the site on track and northern	
		r ublic riigitis or vvay	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		edge and runs across eastern portion	
				Public rights of way would be lost as a result of development				
			++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >			
SP3	To provide everyone with a	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.		++	No evidence of flooding, or standing water on site	
	decent home		N	Site within flood zone 1	Planning Policy Overlays)			
			-	Site within flood zone 2				

	1			Cita within flood Tanca 2a or 2h			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	GIS: Eden Educational		December of a primary cohool 270m
		Distance from primary	+	Primary School <800m to site	Facilities (Generic	++	Beaconside primary school 378m from site, via footpath to Brent
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		road
				Primary school >3km away	o romayo).		
			++	Secondary School <800m to site	GIS: Eden Educational		
		Distance from	+	Secondary School <2km to site	Facilities (Generic	-	Ullswater school 2034m from site
		secondary school	1	Secondary school 2-5km	Overlays > Planning Policy Overlays).	-	Oliswater school 2004III from site
				Secondary School >5km	Overlays).		
			++	Facilities within 5km of settlement			
	.	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic		Adult education facilities are based at Ullswater school. Newton Rigg college is also accessible to all sites.
SP4	To improve levels of skills, education and	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).	++	
	training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	21%
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	24%
		and above	-	20-22%			
				<20%	1		
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays > Local	+	Penrith medical centres 1956m
		Biotarios irom or	-	GP Surgery 2-5km	Information).	•	from site
				GP Surgery >5km	-		
SP5	Health and Well being		+	>82% population in good or very good health			
	~ ~ ~ ~ ~ ~	%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do	++	<20% population with limited day-to-day activity	Census data	++	16%
·	ı	l .		ı	1		l

1	I	day to day activity			1			T
		day-to-day activity	N	>20% population with limited day-to-day acti	vity			
			++	Green space or play facility within 400m of s	site	CIC: Associable Change		Green space and play area
		Distance to children's	+	Green space or play facility within 800m of s	site	GIS: Accessible Spaces (Generic	++	adjacent to beaconside primary school 378m from site, accessible
		play areas/ accessible green spaces	-	Green space or play facility within 2km of si	ite	Overlays>Planning Policy Overlays)	++	
				Green space or play facility >2km of site		Overlays)		via footpath to Brent rd.
		Neighbouri	++	Development would significantly enhance resid amenity	lential			
			+	Development would enhance residential ame	enity			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues rela residential amenity	ited to	Desk based assessment of features that may affect human health	+	No neighbouring issues which would affect the amenity of residents
		visual etc pollution)	-	Potential issues which could give rise to probl associated with residential amenity	lems			
				Development would have a significantly nega impact upon residents amenity	ative			
			++	Site clearly defined within settlement				
			+	Site well related, on the edge of the settleme	ent			Development area falls on the periphery of the settlement. It
		rant, active, clusive and en-minded	N	Site outside of settlement, though within 2km bo of site adjacent to cluster of existing building		relation to current		does however accord with the characteristics of Carleton village,
	To create vibrant, active,		-	Site outside of settlement boundary adjacent to of existing buildings >2km.	cluster	settlement.		to the south of the settlement and would round off development in
SP6	inclusive and open-minded communities			Site outside of boundary, not related to cluster or related to settlement	of units			this area.
	with a strong		++	2 Facilities within 6km				
	sense local history		+	Facility within 6km				
	Initially	Distance to Leisure or	N	Facility within 8km		GIS: Cultural Facilities		Penrith supports a number of
		Cultural facilities	-	Facility within 10km		(Generic Overlays > Planning Policy Overlays)	++	facilities, all of which are accessible within 3km
				No Facilities within 10km		· · · · · · · · · · · · · · · · · · ·		accessible within skin
Social Summ	ary						+/++	
Environment								
3110			++	No known issues and potential for biodiversity enhancements				Site is 902m from the River Eden SAC. It is likely that there will be
			+	No known issues				cumulative impacts on the SAC
EN1	To protect and enhance biodiversity	ance Potential effects on local	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	GI: Eviden	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,		from the proposed level of development in the town. Where possible the site should include
	biodiversity			Significant adverse effect on nationally or internationally designated habitat	Key Species,			SUDS and other measures to limit the rate of run off into the river at this section. A number of key species have been reported on

							this site, including badgers, red squirrels and various bat species. The most western tip of this site potentially contains a pocket of biodiversity of high value. There should be an emphasis to conserve this area.
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc			Hedgerows and boundaries
		hedgerows	N	would not affect trees or hedges	Housing Matrices/ Tree Surveys	+	should be preserved. Opportunities for new tree planting
			-	Would result in loss of tree cover, hedge etc			Opportunities for new tree planting
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as intermediate farmland
			+	Site unlikely to have negative landscape considerations			under county landscape toolkit. Visual impacts on this site are
		enhance and manage landscape quality and character	-	Potential negative issues with landscape character			likely to be significant, though a feathering of site edges may help
EN2	EN2 landscape quality and character for future			Highly likely potential for negative effects on landscape character	Site assessment/Cumbria Landscape Toolkit	-/	to mitigate the effect of a striking presence. Development on the eastern section of the site is advised for low density, which is consistent with the approach set in the Penrith masterplan, which advocates the area for a new primary school.
		Effect on designated landscape	++	Development does not affect designated landscape			Sizeable area may be visible from
			-	Development affects setting of designated landscape	GIS layers.	++	high peaks in the lake district. Site unlikely to lead to wider
				Development directly affects designated landscape			implications.
			++	Potential to enhance the historic environment, contributing to enhancements			Number of heritage assets in
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays		close proximity to site. Western flank of site should be preserved
EN3	the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	> Listed Buildings/Conservation Areas/SAMs)/ Heritage	N/-	to maintain a strong historic fabric and buildings exceeding two
	environment	I Listed huilding SAM E	-	Potential that site could lead to negative effects on interest feature(s)	Assessments		stories should be avoided. Room for mitigation, though likely impact
_				Likely that development will lead to significant negative effects on interest feature(s).			on the built environment.
NR1	To improve local air	Effects upon air quality (proximity to areas with	++	Potential to address air quality issues through development	Evidence from Environmental		Air quality Management area at Penrith - mitigation may be
IVIVI	NR1 quality and respond to	known issues)	+	Site unlikely to have significant effects on air quality	Health		required.

	the effects of climate		_	Potential to negatively contribute towards air			
	change			quality Site highly likely to negatively contribute towards air quality			
			++	Clear potential for the application of renewable technologies			
		Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	?/+	Scale of development could make district heating, or other larger
		topography/natural assets)	-	Potential constraints for the development of renewable technology			scale low energy schemes viable.
		·		High constraints for the development of renewable technology			
			++	No capacity issues			Recent correspondence from UU
		Motor reserves	+	Potential capacity issues (cumulative)	UU: Correspondence (SharePoint		has indicated that once the WWtW have been upgraded in
		Water resources (Correspondence from UU)		Likely cumulative capacity issues (potential contribution)	> Planning Policy > LDF > Evidence Base > Infrastructure >	++	Penrith, due for completion in late 2013, there will not be any
				No Capacity. (private infrastructure required)	UU > Draft LSC WW Capacity)		capacity issues given the proposed scale of development.
		++	Favourable			There is a watercourse about 1km	
	To improve		+	Unfavourable recovering			from the centre of the site. This is the River Eamont, which is a
NR2	To improve water quality		N	Unfavourable no change			tributary of the River Eden and is
INITZ	and water resources		-	Unfavourable declining			part of the River Eden SSSI/SAC.
	resources			Poor	GIS layers. SSSI Unit Data, planning policy overlay	+	The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable recovering. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
	To restore	Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Site would extend current boundaries for town
NR3	NR3 To restore and protect land and soil	ect	-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
		Site hased contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning	+	
	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.		•		

			-	Possible significant contamination on site that could require significant remediation.			
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	N	Urban extension, Grade 3 land.
		Classification	N	ALC grade 3 (a & b)	GIS layers.	IN	Orban extension. Grade 3 land.
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			Facility 408m from site. Accessible via footway onto Brent
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling Centres		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	(Generic Overlays > Local Information)	++	
	sustainably and minimise	00111100	-	Recycle centre within 5km			road
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs	bs e Median annual salary ent	+	Median gross pay >Cumbria average			
NR4	and create new		N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmen	tal Summary					+	
Economic						_	
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	010 5 1 1 1 1 1 00 10		
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify	and Regeneration benefits	++	Site in ward in bottom quartile for deprivation			
EC3			+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic S	ummarv					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source		Carleton, adjacent to rinary Centre. Penrith eton
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	_	Penrith rugby club school 1042m
3P1	participation in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site.
	processes	,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which	+	Shop within 2km of site	GIS: Post Offices &	+	Coop (King st) 1930m from site
		sells basic goods to meet day to day needs	-	Shop 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
		,,	-	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices &	_	Main PO 2031m from site
			-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stop 992m from site on oak road.
SP2	services, facilities, the countryside		+	Bus stop or rail station with regular service >800m from site		N	
	and open spaces		1	Bus stop or rail station with infrequent service <400m from site			
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Right of way to north across E1 & south through E3
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		South through Lo
			-	Public rights of way would be lost as a result of development			
SP3	To provide everyone	Diak of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Site not near any bodies of water, though evidence of standing water
543	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		though evidence of standing water on site

			N	Site within flood zone 1	_		
			-	Site within flood zone 2	_		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	Olor Edour Edourational		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	-	Beaconside primary school 1311m
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		from site via P10/P11/12
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIC: Edon Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 1941m from site via
		school	-	Secondary school 2-5km	Overlays > Planning		P10/P11
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	els of adult education centres kills, cation	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational - Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport		• •	college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data		
		% population with no qualifications	+	22-24%		++	21%
			N	25-39%			
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			De ille de l'action de l'action
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1777m from site
	Health and	Distance from GP	-	GP Surgery 2-5km	Local Information).		Jito
SP5	Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	0.000	+	82%
		%population in good or very good health	N	80-81% population in good or very good health	Census data	•	82%

	T	7		T	, ,		T
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010. A ibla 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Play and grass areas 450m from site
		play areas/ accessible green spaces	1	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		(Pategill) via footpath on A686.
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		
			+	Development would enhance residential amenity			Potential issues associated with
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		N	neighbouring farm, including odour, vibration and noise.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
		ant, existing settlement ive, ve and ninded	++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	Edge of town site extension, which is falls between Carleton Hall farm and the veterinary practice.
	vibrant, active, inclusive and		1	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible
		Cultural facilities	1	Facility within 10km	Overlays)		within 3km
				No Facilities within 10km			
Social Summ	nary					+/-	
Environment	al						
			++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		Number of key species recorded on site, including red squirrel and
FN1	To protect	Potential effects on local	+	No known issues	GIS: Cumbria Biodiversity Evidence	-	Eurasian badger. There are some
LINI	EN1 and enhance biodiversity	d ennance hiodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		mature trees on the eastern boundary of the site which may support the species listed above and

1	Ĭ	I		<u> </u>			should be retained where feasible
				Significant adverse effect on nationally or internationally designated habitat			Should be retained where leasible
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on topological	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree		
		Effects on trees and hedgerows	N	would not affect trees or hedges	Surveys	N	No issues
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as intermediate farmland
		F	+	Site unlikely to have negative landscape considerations	Site		under county landscape toolkit. This site was found to be visually
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		sensitive from a number of visual receptors in Penrith. A low density
EN2	manage landscape			Highly likely potential for negative effects on landscape character			scheme is recommended to mitigate the effects of development.
	quality and character for	acter for ture	++	Development does not affect designated landscape			
	generations		-	Development affects setting of designated landscape	GIS layers.	++	No effect
		·		Development directly affects designated landscape			
		of (Conservation area,	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments		
	T		+	Potential for sympathetic development		N/-	Site is 70m from carleton hill hall (grade 2 listed). Site recognised as important buffer area. Development should include appropriate buffer
EN3	To improve the quality of the built		N	Limited potential for improvement, negative effects unlikely			
	environment		-	Potential that site could lead to negative effects on interest feature(s)			zones and density should be reduced to maintain character.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
	To improve local air	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1	quality and NR1 respond to			Site highly likely to negatively contribute towards air quality			
	the effects of climate change	imate installation of decentralised renewable technologies (orientation,	++	Clear potential for the application of renewable technologies	Desk based assessment		Renewables may be applied to site,
	5.15.135		+	Potential for the application of renewable technology		N	however there are no conditions which advocate a certain type of
	site size, topography/natural assets)	N	Limited knowledge or understanding of the application of technology on site			renewable on site.	

	1]		1	<u></u>		T
			-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
			+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
			++	Favourable			There is a watercourse about 650m
	T !		+	Unfavourable recovering			from the centre of the site. This is
NDO	To improve water quality		N	Unfavourable no change			the River Eamont, which is a tributary of the River Eden and is
NR2	and water resources		-	Unfavourable declining			part of the River Eden SSSI/SAC.
		Water quality (Biological and chemical)		Poor	GIS layers. SSSI Unit Data, planning policy overlay	+	The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable recovering. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Cita would autor d average
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Site would extend current boundaries for town
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
			+	ALC grade 4			
		Agricultural Land Classification	N	ALC grade 3 (a & b)	GIS layers.	N	Urban extension. Grade 3 land.
	Classification		-	ALC grade 1-2			

	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Facility 530m from site, at St.
NR4	resources	oly centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Catherine's primary school.
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create Median annual	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmenta	al Summary					+	
Economic							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su						++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	E3 - Carle	Carleton. Penrith	
Social								
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Penrith rugby club school 580m from site.	
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Site.	
	processes			Voting station more than 2km away from site	1 olicy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Coop (King st) 1392m from site	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)			
			-	Shop 5km+ from site				
			++	PO within 800m of site				
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Main PO 1485m from site	
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)			
				PO 5km+ from site				
	To improve access to	ess to vices, ies, the tryside open Access to public transport	++	Bus stop or rail station with regular service <400m from site				
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop 499m from site on oak	
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			road.	
			-	Bus stop or rail station with infrequent service <800m from site				
				++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	-	Right of way through north of site to centre	
		The state of the s	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		Contro	
				Public rights of way would be lost as a result of development				
	To provide		++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones		Site not near any bodies of water,	
SP3	everyone with a decent	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	(Generic Overlays > Planning Policy	+	though evidence of standing water on site	
	home		N	Site within flood zone 1	Overlays)			

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			Hunter hall primary school 556m
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	from site, however this is a private
		school	-	Primary School within 3km	Overlays > Planning		school. Beaconside primary school 1999m from site
				Primary school >3km away	Policy Overlays).		1935III II OIII SILC
			++	Secondary School <800m to site	010 51 51 11 1		I Illoweton opendany ochool 4470m
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater secondary school 1472m from site, via footbridge to Tynefield
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		drive
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	evels of adult education centres skills, ducation	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all site
	and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data		
			+	22-24%		++	
			N	25-39%			21%
			-	30-49%			
				50% +			
			++	30% +			
		0/	+	25-29%			0.40/
		% population with NVQ4 and above	N	22-24%	Census data	+	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1252m from site
		Diotaines irein ei	-	GP Surgery 2-5km	Local Information).		Site
ODE	Health and			GP Surgery >5km			
SP5	Well being		+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			-	<80% population in good or very good health			

	1	1		T	I		
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	00000 00.0		
			++	Green space or play facility within 400m of site	CIC: Assessible Crosss		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Play and grass areas 585m from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		(Pategill) via footpath on A686.
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity			
		may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No neighbouring issues which would affect the amenity of residents
		ponduony	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
		To create vibrant, active, inclusive and open-minded communities	+	Site well related, on the edge of the settlement	Visual analysis of sites in relation to current settlement.		
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		+	Development extends to the outskirts of town, though still well
	active,		,	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			located
SP6	open-minded			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history	5	+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible
			-	Facility within 10km	Overlays)		within 3km
				No Facilities within 10km			
Social Summ	ary					+/++	
Environment	al						
			++	No known issues and potential for biodiversity enhancements			Number of key species recorded as potentially present on site including
	Ta m==1==1		+	No known issues	GIS: Cumbria		species of bat, red squirrel and
EN1	To protect and enhance biodiversity	nd enhance Potential effects on local	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,		badger. The site is 100m from the River Eden SAC and run off from new development will feed into the
				Significant adverse effect on nationally or internationally designated habitat			river at this point.

	•				T.			
			++	Would result in protected and increased tree cover, hedges etc				
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No issues	
		hedgerows	N	would not affect trees or hedges	Surveys	IN	NO issues	
			-	Would result in loss of tree cover, hedge etc				
				Would result in significant loss of tree cover, hedge etc				
			++	Potential enhancement of landscape character			Classed as 50% intermediate	
			+	Site unlikely to have negative landscape considerations			farmland and 50% urban under county landscape toolkit.	
			-	Potential negative issues with landscape character			Development on this site is considered particularly sensitive, as	
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character		Highly likely potential for negative effects on landscape character	Site assessment/Cumbria Landscape Toolkit	-/	it is noticeable from the A6 extending to and beyond Brougham castle. The Penrith landscape assessment advocated reducing the scale of the site, and retaining existing vegetation to help screen the impacts of new development. The revised boundary as brought forward in the Penrith masterplan accounts for this somewhat.	
			++	Development does not affect designated landscape				
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Limited effect	
				Development directly affects designated landscape				
			++	Potential to enhance the historic environment, contributing to enhancements			Site within 250m of hunter hall school (grade 2 listed), the cross	
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		keys public house and a SAM on the	
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N/-	periphery of frenchfield football pitches. Adjusting the eastern	
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		boundary, and appropriate screening should offer satisfactory mitigation	
				Likely that development will lead to significant negative effects on interest feature(s).			against setting of historic assts	
	To improve local air		++	Potential to address air quality issues through development				
NR1	quality and respond to	Effects upon air quality (proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Evidence from Environmental Health		Air quality Management area at Penrith - mitigation may be required.	
	the effects of climate	Kilowii issues)	-	Potential to negatively contribute towards air quality				

1	change			Site highly likely to pagetively contribute			
	3.14.190			Site highly likely to negatively contribute towards air quality			
			++	Clear potential for the application of renewable technologies			
		Potential for the installation of	+	Potential for the application of renewable technology			Renewables may be applied to site,
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	however there are no conditions which advocate a certain type of renewable on site.
		topography/natural assets)	-	Potential constraints for the development of renewable technology			renewable on site.
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		has indicated that once the WWtW have been upgraded in Penrith, due
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	for completion in late 2013, there will not be any capacity issues given the
		,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
			++	Favourable			There is a watercourse about 200m
	T- !		+	Unfavourable recovering			from the centre of the site. This is
NR2	To improve water quality	uality ater	N	Unfavourable no change			the River Eamont, which is a tributary of the River Eden and is
NR2	and water resources		-	Unfavourable declining			part of the River Eden SSSI/SAC.
	resources			Poor	GIS layers. SSSI Unit Data, planning policy overlay		The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable recovering. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
	To vestere		N	Greenfield site clearly defined within settlement			Site would extend current
NR3	To restore and protect	Site condition (Brownfield	-	Greenfield site on the edge of the settlement	Housing Matrix/Desk Based	-	boundaries for town
	land and soil	or Greenfield)	-	Greenfield site outside the settlement boundary	Daseu		

			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	010.1	N	Urban extension, Grade 3 land
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facilities in settlement
	sustainably and minimise	centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To note in		++	Median gross pay >UK average			
	To retain existing jobs	g jobs eate w ment Median annual salary	+	Median gross pay >Cumbria average	CACI data	++	
NR4	and create new		N	Median gross pay 90-100% Cumbria average			102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
nvironmer	ntal Summary					-	
conomic							
			++	Employment centre within 5km of settlement			
			++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		
EC2	To improve access to jobs	Distance to employment centres		Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
EC2	access to		+	Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy	++	
EC2	access to jobs To diversify		-	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 Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy	++	
EC2	access to jobs		-	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 Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy	++ N	

	ils	Indicator	Score	Appraisal Tool	Source		Land at Carleton Hall n. Penrith Carleton
Social							
To incre	ease		++	Voting station <400m to site	GIS: Polling station		
the leve	-	Proximity to civic buildings/ Village Halls (Voting stations)	*** Voting station <800m to site layer (Generic	++	Penrith rugby club 340m from site		
in democ			-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
process				Voting station more than 2km away from site	1 oney evenays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Coop (King st) 1392m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic		
		Access to post office	+	PO within 2km of site		+	Main PO 1485m from site
	Access		-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
To impro	s to es, , the	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays >			
SP2 service facilities, countrys		+	Bus stop or rail station with regular service >800m from site		+	Bus stop 499m from site on oak	
and op	en	transport	-	Bus stop or rail station with infrequent service <400m from site	Local Information)		road.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		g ,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
To prov	/ide		++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones		No evidence of flooding, or standing
SP3 everyor with a de	ecent	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	(Generic Overlays > Planning Policy	++	water on site
home	е		N	Site within flood zone 1	Overlays)		

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	Beaconside primary school 1383m
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater secondary school 1817m
		school	-	Secondary school 2-5km	Overlays > Planning		from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve Ac	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are base at Ullswater school. Newton Rigg college is also accessible to all site
SP4	levels of skills,	levels of adult education centres skills,	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data		
			+	22-24%			
			N	25-39%		++	21%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			0.404
		% population with NVQ4 and above	N	22-24%	Census data	+	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1357m from site
		Biotarioe from Gr	-	GP Surgery 2-5km	Local Information).		Site
0.0-	Health and			GP Surgery >5km			
SP5	Well being		+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			-	<80% population in good or very good health			

	1						
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible green spaces	+	Green space or play facility within 800m of site	(Generic '	+	Play area 707m from site, via
			-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		grounds of rugby club.
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Detential increase accessisted with
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		N	Potential issues associated with neighbouring farm, including odour, vibration and noise.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
		existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.		
			+	Site well related, on the edge of the settlement			
	To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		+	Development extends to the outskirts of town, though still well
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			located
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible within 3km
		Canarar racings	-	Facility within 10km	Overlays)		Within Skill
				No Facilities within 10km			
Social Summ	nary					+/++	
Environment	al						
			++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		Number of key species recorded as potentially present on site including
EN1	To protect	Potential effects on local	+	No known issues	Biodiversity Evidence		species of bat, red squirrel and
LIVI	biodiversity	and enhance Potential effects on local	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		badger. Large wooded area on outskirts of site which has the potential to support the species
	1	<u> </u>			1		<u> </u>

				Significant adverse effect on nationally or internationally designated habitat			listed. More importantly, the site is 200m from the River Eden SAC and run off from new development will feed into the river at this point.
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	Impacts unlikely. Buffer needs to be made on southern side of site
		hedgerows	N	would not affect trees or hedges	Surveys	IN	between housing and forested area.
			-	Would result in loss of tree cover, hedge etc			· ·
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as 'urban' under landscape
			+	Site unlikely to have negative landscape considerations			toolkit. Site not appraised in the Penrith masterplan, though the
			-	Potential negative issues with landscape character			characteristics of this site are very different to neighbouring N3. Site is
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character		Highly likely potential for negative effects on landscape character	Site assessment/Cumbria Landscape Toolkit	+/-	screened through dense woodland from visual receptors from the east of the settlement. The site will be quite visible from the A686 outside the cross keys and will obscure views looking eastward towards the Eden valley.
			++	Development does not affect designated landscape			
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			Development of two story pitched housing, following the character of
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Carleton village should be
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	undertaken. Site has potential to greatly enhance setting, though will need to regard to Carleton Hall
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		Farmhouse. Site could be awarded a ++ if the existing farm buildings were
				Likely that development will lead to significant negative effects on interest feature(s).			removed, enhancing the LB.
ND4	To improve local air	Effects upon air quality	++	Potential to address air quality issues through development	Evidence from		Air quality Management area at
NR1	quality and respond to	(proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		Penrith - mitigation may be required.

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	the effects of climate change		-	Potential to negatively contribute towards air quality			
	Change			Site highly likely to negatively contribute towards air quality			
			++	Clear potential for the application of renewable technologies			
		Potential for the installation of	+	Potential for the application of renewable technology			Renewables may be applied to site,
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	however there are no conditions which advocate a certain type of
		topography/natural assets)	-	Potential constraints for the development of renewable technology			renewable on site.
		·		High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
			+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
		25,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
			++	Favourable			There is a watercourse about 90m
		quality water	+	Unfavourable recovering			from the centre of the site. This is
N.D.o	To improve water quality		N	Unfavourable no change			the River Eamont, which is a tributary of the River Eden and is
NR2	and water		-	Unfavourable declining			part of the River Eden SSSI/SAC
	resources	Water quality (Biological and chemical)		Poor	GIS layers. SSSI Unit Data, planning policy overlay	+	The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable recovering. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
NR3	To restore and protect	Site condition (Brownfield	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk	-	Site would extend current boundaries for town
	land and soil	or Greenfield)	-	Greenfield site on the edge of the settlement	Based		Dodingarios for town
		nd soil		Greenfield site outside the settlement boundary			

			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	010.1	N	Urban extension. Grade 3 land
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facilities in settlement
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To votoin		++	Median gross pay >UK average			
	To retain existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
nvironmer	ntal Summary					+/-	
conomic	•						
			++	Employment centre within 5km of settlement			
				Employment centre accessed by appropriate			
			+	public transport within 30 mins.	GIS: Employment Areas		
EC2	To improve access to jobs	Distance to employment centres	-	public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
EC2	access to			public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy	++	
EC2	access to jobs To diversify		-	public transport within 30 mins. 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	2012 (Generic Overlays > Planning Policy	++	
EC2	access to jobs		-	public transport within 30 mins. 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.	2012 (Generic Overlays > Planning Policy	++ N	

SP1	Objective	Details	Indicator	Score	Appraisal Tool	Source	N1 - Salkeld Road, Fairhill. Penrith North	
Penrith methodist church hall 155	Social							
Flooring to participation in democratic participation in democratic processes Post office		To increase		++	Voting station <400m to site	CIS: Polling station		
In democratic processes Coting stations - Voting station within 2km of site - Voting station more than 2km away from site + Shop within 800m of site + Shop within 800m of site + Shop 5km+ from site - Shop 2-8km of site - Shop 5km+ from site + PO within 800m of site + PO within 800m of site - Shop 5km+ from site + PO within 800m of site - PO 2-8km of site - PO 2-8km of site - PO 5km+ from site - PO 5km+	SP1		Proximity to civic	+	Voting station <800m to site	layer (Generic	-	Penrith methodist church hall 1558m
Access to shop which sells basic goods to meet day to day needs Access to post office Access to post office To improve access to services, facilities, the country/side and open spaces SP2 To improve access to post office To improve access to post office access access to post office access to post of	in democratic		-	Voting station within 2km of site			nom site	
Access to shop which sells basic goods to meet day to day needs Access to post office Access to post office To improve access to services, facilities, the countryside and open spaces Public Rights of Way Public Rights of Way Public Rights of Way Access to shop which sells have good and a semination of development to day to day needs Access to post office + Shop site Coverlays > Eden LDF) + PO within 2km of site - PO 5km+ from site - Bus stop or rail station with regular service sountryside and open spaces - Substop or rail station with regular service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with infrequent service - \$800m from site - Bus stop or rail station with requiral service - \$800m from site - Bus stop or rail station with requiral service - \$800m from site - Bus stop or rail station with requiral service - \$800m from site - Bus stop or rail station with requiral service - \$800m from site - Bus stop or rail station with requiral service - \$800m from site - Bus stop or rail station with requiral service - \$800m from site - Bus stop or rail		processes			Voting station more than 2km away from site	1 oney overlays)		
sells basic goods to meet day to day needs				++	Shop within 800m of site			
Access to post office To improve access to services, facilities, the countryside and open spaces SP2 Public Rights of Way Public Rights of Way To many day needs			•	+	Shop within 2km of site	Shops layer (Generic	+	Spar 1776m from site
## PO within 800m of site ## PO within 800m of site ## PO within 800m of site ## PO within 2km of site ## PO (Spar) 1776m from site ## PO (Sp				-	Shop 2-5km of site			
Access to post office PO within 2km of site PO 2-5km of site PO 2-5km of site PO 5km+ from site					Shop 5km+ from site			
Access to post office Access to post office To improve access to services, facilities, the countryside and open spaces Public rights of Way Public Rights of Way Public Rights of Way Access to post office Access to post office PO 2-5km of site PO 3-5km of site Shops layer (Generic Overlays > Eden LDF) Access to public service shown is the sustan with regular service shown is the sustan with regular service shown in site Access to public transport Access to public transport access to public station with regular service shown is the sustan with infrequent service shown is the			Access to post office	++	PO within 800m of site			
To improve access to services, facilities, the countryside and open spaces Public Rights of Way Public Rights of Way To access to marby Rights of way would be lost as a result of development To access to public transport To improve access to services 400m from site ## Bus stop or rail station with regular service 2800m from site ## Bus stop or rail station with infrequent service 400m from site ## Bus stop or rail station with infrequent service 400m from site ## Public rights of way would be created and the network enhanced ## Good access to nearby Rights of Way ## No impact or nearby access ## Public rights of way would be diverted as a result of development ## Site not in a flood zone and >8m from any ### Site not in a flood zone and >8m from any ### Site not in a flood zone and >8m from any ### Discript of water(surface water) ### Site not in a flood zone and >8m from any ### Discript of water(surface water) ### Site not in a flood zone and >8m from any ### Discript of water(surface water) ### Site not in a flood zone and >8m from any #### Discript of water(surface water) ### Site not in a flood zone and >8m from any #### Discript of water(surface water) ### Site not in a flood zone and >8m from any #### Discript of water(surface water) #### Discript of water(surface water) ### Discript of water(surface water) #### Discript of water(surface water) ### Discript of water(surface water) #### Discript of wa				+	PO within 2km of site		+	PO (Spar) 1776m from site
To improve access to services, facilities, the countryside and open spaces Public Rights of Way To improve access to services, facilities, the countryside and open spaces Public Rights of Way To improve access to services, facilities, the countryside and open spaces To improve access to service, salouf from site substance of transport ### Bus stop or rail station with regular service >80 m from site ### Bus stop or rail station with infrequent service <400m from site ### Public rights of way would be created and the network enhanced ### Good access to nearby Rights of Way ### No impact or nearby access ### Public rights of way would be diverted as a result of development ### Public rights of way would be lost as a result of development ### Site not in a flood zone and >8m from any being from any being from any states. The public rights of water and the network enhanced information. #### Site not in a flood zone and >8m from any being from any states. The public rights of water and the network enhanced information. #### Bus stop or rail station with regular service <400m from site #### Bus stop or rail station with infrequent service <60 m from site #### Bus stop or rail station with infrequent service (Generic Overlays > Local Information) #### Bus stop or rail station with infrequent service <400m from site #### Public rights of way would be created and the network enhanced #### Good access to nearby Rights of Way definitive map (Generic Overlays > Local Information) #### Overlay > Local Information) #### Public rights of way would be diverted as a result of development #### Site not in a flood zone and >8m from any being fine service of the public rights of way and the publ				-	PO 2-5km of site			
Access to public transport Bus stop or rail station with regular service >800m from site + Bus stop or rail station with infrequent service <400m from site - Bus stop or rail station with infrequent service <400m from site - Bus stop or rail station with infrequent service <400m from site + Public rights of way would be created and the network enhanced + Good access to nearby Rights of Way Public Rights of Way Public Rights of Way Public rights of way would be diverted as a result of development - Public rights of way would be lost as a result of development - Site not in a flood zone and >8m from any bodies of water. Site not in a flood zone and >8m from any bodies of water. Site not in a flood zone and >8m from any bodies of water. - Constitute The substitute The substit The substitute The substitute The substitute The substitute The					PO 5km+ from site			
SP2 facilities, the countryside and open spaces Access to public transport Bus stop or rail station with infrequent service 4			s to es, the side ben Access to public transport	++				
and open spaces Transport Bus stop or rail station with infrequent service Local Information Local Information All College Service Local Inform	SP2	facilities, the		+		(Generic Overlays >	++	Bus stop on Beacon edge 365m
Public Rights of Way Public Rights of Way N No impact or nearby access Public rights of way would be diverted as a result of development Public rights of way would be lost as a result of development Site not in a flood zone and >8m from any bodies of water/surface water		and open		-				from site
Public Rights of Way Public Rights of Way Public Rights of Way No impact or nearby access Public rights of way would be diverted as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development Site not in a flood zone and >8m from any bodies of water(surface water) Public Rights of Way GIS: Rights of Way definitive map (Generic Overlays > Local Information) No impact or nearby access Overlays > Local Information) Public rights of way would be lost as a result of development CIC: Flood Zones		,						
Public Rights of Way No impact or nearby access Public rights of way would be diverted as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development Site not in a flood zone and >8m from any bodies of water/surface water CIC: Flood Zanea				++				
Public Rights of Way No impact or nearby access Public rights of way would be diverted as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development Site not in a flood zone and >8m from any bodies of water/surface water Public rights of way would be lost as a result of definitive map (Generic Overlays > Local Information) N Overlays > Local Information)				+	Good access to nearby Rights of Way	GIS: Rights of Way		
Public rights of way would be diverted as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development Site not in a flood zone and >8m from any bodies of water/surface water CICL Flood Zance			Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
of development Site not in a flood zone and >8m from any hodies of water/surface water OUS: Flood Zance			, ,	-				
To provide hodies of water/surface water CIC, Flood Zamos					,			
		To provide		++		GIS: Flood Zones		No evidence of flooding, or standing
SP3 everyone Risk of flooding + Site not in a flood zone but bodies of (Generic Overlays > + + water on site water on site Site not in a flood zone but bodies of Risk of flooding + Site not in a flood zone but bodies of Risk of flooding + water on site Planning Policy Planning Policy water on site Planning Policy water on site Planning Policy Planning Policy water on site Planning Policy Pla	SP3	with a decent	Risk of flooding	+		Planning Policy	++	
home Overlays) N Site within flood zone 1		nome		N	Site within flood zone 1	Overlays)		

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St. Cathrines primary school 899m
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	Ullswater secondary school 2099m
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	of adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).	-	college is also accessible to all site
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%			
			+	22-24%			
			N	25-39%	Census data	+	22%
			-	30-49%			
				50% +			
			++	30% +			9004
		0/	+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2493m from site
	OD: Health and	2.0.0	-	GP Surgery 2-5km	Local Information).		Site
ODE				GP Surgery >5km			
SP5	Well being		+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			

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		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic	++	Site directly adjacent to Fair Hill
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		playing area/green space
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Natable costs a cost at the	+	Development would enhance residential amenity			Cita adiapant to groundwater
		Neighbouring uses which may affect human health (Light, noise, issual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N/?	Site adjacent to groundwater extraction site and golf course. Impacts unknown.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
		To create vibrant, active, aclusive and	+	Site well related, on the edge of the settlement			Sites P18. P27 and P29 are well
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+/N	related to town, however the northern sites extend the form of the settlement well into the open
	,		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			countryside.
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible within 3km
		Outural facilities	-	Facility within 10km	Overlays)		Within Skin
				No Facilities within 10km			
Social Summ	nary					+	
Environment	tal						
	T 1 1		++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		Number of key avian species potentially present on site. The site
EN1	To protect and enhance	Potential effects on local	+	No known issues	Biodiversity Evidence	_	has also been noted as a potential
	and enhance biodiversity biodiversity		-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		interest site for great crested newts and as such would require additional investigations.

	T	1			I		T
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	+	Hedgerows and boundaries should be preserved. Opportunities for new
		hedgerows	N	would not affect trees or hedges	Surveys	т.	tree planting
			-	Would result in loss of tree cover, hedge etc			·
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
			+	Site unlikely to have negative landscape considerations	Site		Site classified as sandstone ridge under the county landscape
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		classification. Site is in prominent location and will affect the ridgeline
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			from a number of locations
	character for future		++	Development does not affect designated landscape			
	generations	generations Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Site may be visible from certain high peaks in the lake district. Impact low
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			Penrith new streets conservation area 180m from P18. New
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		development is unlikely to have any
EN3	To improve the quality of the built	of features of interest	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N/-	significant impacts. Historic roman road runs directly through centre of
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		site. Archaeological surveys potentially required before principle
				Likely that development will lead to significant negative effects on interest feature(s).			of development can be assured.
			++	Potential to address air quality issues through development			
	To improve local air quality and NR1 respond to the effects of climate	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
ND4		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1				Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies		?/+	Scale of development could make district heating, or other larger scale
		installation of decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		district heating, or other larger scale low energy schemes viable.

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
			-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, du for completion in late 2013, there w not be any capacity issues given th
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
IVINZ	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		No issues re: SSSI impact but
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	Source protection Zone 1
		and onomically	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Northern aspect of site would
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-/	significantly extend boundary of settlement
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Historic land uses nearby that have
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	the potential to impact on the site and will require some assessment
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		prior to planning approval.
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	N	Urban extension. Grade 3 land.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Facility 530m from site, at St.
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Catherine's primary school.
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		. ,
	waste			Recycle centre >5km			

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	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmen	tal Summary					+/-	
Economic							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			

SP1 To increase the level of participation in democratic in democratic in democratic in processes Proximity to civic buildings Village Halls (Voting station # Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station more than 2 km away from site Voting station for site Voting station more than 2 km away from site Voting station of site Voting station from site Voting station with interpert service	Objective	Details	Indicator	Score	Appraisal Tool	Source	N2 - Nort	White Ox Farm. Penrith h
the level of participation in democratic processes Penrith Methodist chapet hall 1279 in Journal participation in democratic processes Access to shop which selfs basic goods to meet day to day needs Access to post office To improve access to send the country side and open spaces Public Rights of Way Public Rights of Way To provide To provide To provide To provide To provide To provide everyone with a decent home To provide everyo	Social							
SP1 International processes in		To increase		++	Voting station <400m to site	CIS: Polling station		
SP2 SP2 To provide and open spaces Public Rights of Way	SP1		Proximity to civic	+	Voting station <800m to site	layer (Generic	-	
SP2 Processes Access to shop which selfs basels goods to meet day to day needs Access to post office To improve access to services, Earlites, the countryside and Open spaces SP2 To improve access to services, Earlites, the Countryside and Open spaces Public Rights of Way Public Rights of Way To provide everyone with a decent home To provide everyone with a decent home Risk of flooding Risk of flooding Processes Shop stayer (Generic Overlays) Eden LDF) Access to shop which self basels goods to meet day to day needs Access to post office Access to post office Access to post office Access to post office PD 2.5km of site PD 0.5km+ from site PD 0.5km+ from site Bus stop or rail station with regular service sold of from site Bus stop or rail station with regular service sold of from site Bus stop or rail station with infrequent service sold of from site Bus stop or rail station with infrequent service sold of from site Bus stop or rail station with infrequent service sold of from site Bus stop or rail station with infrequent service sold of from site Bus stop or rail station with infrequent service sold of from site Bus stop or rail station with infrequent service sold of from site Bus stop or rail station with infrequent service sold of evelopment Bus stop or rail station with infrequent service sold of evelopment Bus stop or rail station with regular service sold of evelopment Bus stop or rail station with infrequent service sold of evelopment Bus stop or rail station with infrequent service sold of evelopment Bus stop or rail station with regular service sold of the from site Bus stop or rail station with regular service sold of evelopment Bus stop or rail station with regular service sold of evelopment Bus stop or rail station with regular service sold of evelopment Bus stop or rail station with regular service sold of evelopment Bus stop or rail station with regular service sold of everly sold of evelopment Bus stop or rail station with regular service sold of everly sol	in democratic		-	Voting station within 2km of site			nom site	
Access to shop which sells basic goods to meet day to day needs - Shop 2-5km of site - Shop 5km+ from site - Shop 5km+ from site - Shop 5km+ from site - PO within 800m of site - PO within 800m of site - PO within 2km of site - PO 2-5km of site - PO 5km+ from site - PO 5km+ from site - PO 5km+ from site - PO sith site overlays > Eden LDF) - PO (Spar) 1609m from site - PO		processes			Voting station more than 2km away from site	1 oney overlays)		
SP2 Sells basic goods to meet day to day needs - Shop 5km + from site - Shop 5km + from site + PO within 800m of site + PO within 800m of site - PO 25km of site - PO 25km of site + PO within 2km of site - PO 25km of site - PO				++	Shop within 800m of site	Shops layer (Generic		
SP2 Access to post office			•	+	Shop within 2km of site		+	Spar 1609m from site
SP2 To improve access to services, facilities, the country/side and open a spaces Public Rights of Way Public Rights of Way To provide everyone with a decent home P33 SP3 To provide everyone with a decent home Risk of flooding P34 Access to post office ++ PO within 800m of site ++ PO within 2km of site + PO within 2km of site - PO 5km + from site + PO within 2km of site - PO 5km + from site + PO within 2km of site - PO 5km + from site + Bus stop or rail station with regular service - S800m from site - Bus stop or rail station with infrequent service - 800m from site - Bus stop or rail station with infrequent service - 800m from site - Bus stop or rail station with infrequent service - 800m from site - Bus stop or rail station with infrequent service - 800m from site - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Color shapes > Local Information) - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - CIS: Bus Layers (Generic Overlays > Local Information) - Public rights of way would be dereated and the network enhanced - Public rights of way would be lost as a result of development - Public rights of way would be lost as a result of development - Public rights of way would be lost as a result of de				-	Shop 2-5km of site			
Access to post office + PO within 2km of site - PO 2-5km of site - PO 5km+ from site - PUBlic of with regular service - Public rights of with infrequent service - Public rights of way would be created and the network enhanced - Public rights of way would be diverted as a result of development - Public rights of way would be diverted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of development - Public rights of way would be lowerted as a result of					Shop 5km+ from site			
Access to post office To improve access to services, facilities, the countryside and open spaces Public Rights of Way Public Rights of Way To provide everyone with a decent home Public Rights of flooding Risk of flooding Risk of flooding Access to post office PO (Spar) 1609m from site PO (Spar) 1609m from site Shops layer (Generic Overlays> Eden LDF) Po (Spar) 1609m from site Shops layer (Generic Overlays> Eden LDF) Po (Spar) 1609m from site Shops layer (Generic Overlays> Eden LDF) Po (Spar) 1609m from site Shops layer (Generic Overlays> Eden LDF) Po (Spar) 1609m from site Shops layer (Generic Overlays> Eden LDF) Po (Spar) 1609m from site Shops layer (Generic Overlays> Eden LDF) Po (Spar) 1609m from site Shops layer (Generic Overlays> Eden LDF) Fo Po (Spar) 1609m from site Shops layer (Generic Overlays> Eden LDF) Fo Po (Spar) 1609m from site Shops layer (Generic Overlays> Eden LDF) ### Bus stop or rail station with regular service eadom from site ### Public rights of way from site ### Po (Spar) 1609m from site ### Bus stop or rail station with regular service eadom from site Gis: Bus Layers (Generic Overlays > Local Information) ### Bus stop or rail station with infrequent service eadom from site ### Public rights of way would be created and the network enhanced ### Public rights of way would be diverted as a result of development ### Site not in a flood zone and >8m from any bodies of water/surface water within 8m. Gis: Rights of Way definitive map (Generic Overlays > Local Information) ### No evidence of flooding, or standing water on site #### Public rights of way would be lost as a result of water/surface water within 8m.			Access to post office	++	PO within 800m of site			
SP2 To improve access to services, facilities, the country-side and open spaces Public Rights of Way To provide everyone with a decent home SP3 To provide everyone with a decent home To improve access to services access to service access to service services (Ad00m from site service service) access to service service service access to service service and open spaces Access to public transport ## Bus stop or rail station with regular service service ad00m from site ## Bus stop or rail station with infrequent service ad00m from site ## Public rights of way would be created and the network enhanced ## Public rights of way would be created and the network enhanced ## Public rights of way would be diverted as a result of development ## Site not in a flood zone and >8m from any bodies of water/surface water within 8m. SP3 To provide everyone with a decent home ## Site not in a flood zone but bodies of water/surface water within 8m. ## No evidence of flooding, or standing water on site				+	PO within 2km of site		+	PO (Spar) 1609m from site
To improve access to services, facilities, the countryside and open spaces Public Rights of Way To provide everyone with a decent home Page 170 improve access to services, facilities, the countryside and open spaces To provide everyone with a decent home To provide everyone with a decent wi				-	PO 2-5km of site			,
SP2 Access to services, facilities, the countryside and open spaces					PO 5km+ from site			
SP2 facilities, the countryside and open spaces Access to public transport + Bus stop or rail station with infrequent service 4800m from site GIS: Bus Layers (Generic Overlays > Local Information) + Bus stop on salkeld road 418m from site			s to es, s, the vside pen Access to public transport	++		(Generic Overlays >		
and open spaces - Bus stop or rail station with infrequent service Local Information - Local Information - Bus stop or rail station with infrequent service Local Information - Local Information - L	SP2	facilities, the		+			+	Bus stop on salkeld road 418m from
SP3 Public Rights of Way N No impact or nearby Rights of Way Public rights of way would be diverted as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development To provide everyone with a decent home Risk of flooding		and open		-				site
Public Rights of Way Public Rights of Way Public Rights of Way No impact or nearby access Public rights of way would be diverted as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development 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. Site not in a flood zone but bodies of water/surface water within 8m. No evidence of flooding, or standing water on site No evidence of flooding, or standing water on site								
Public Rights of Way No impact or nearby access Public rights of way would be diverted as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development To provide everyone with a decent home Risk of flooding Risk of flooding Risk of flooding Public rights of way would be diverted as a result of development 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. GIS: Flood Zones (Generic Overlays > Planning Policy Overlays) No evidence of flooding, or standing water on site				++				
Public Rights of Way N				+	Good access to nearby Rights of Way	GIS: Rights of Way		
Public rights of way would be diverted as a result of development Public rights of way would be lost as a result of development Public rights of way would be lost as a result of development Site not in a flood zone and >8m from any bodies of water/surface water Public rights of way would be lost as a result of development Site not in a flood zone but bodies of water/surface water within 8m. Public rights of way would be diverted as a Information) Public rights of way would be lost as a result of development Site not in a flood zone but bodies of water/surface water within 8m. No evidence of flooding, or standing water on site			Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
SP3 To provide everyone with a decent home To movide everyone with a decent home To provide everyone with 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. Site not in a flood zone but bodies of water/surface water within 8m. Ho evidence of flooding, or standing for water on site No evidence of flooding, or standing for water on site			, ,	-				
SP3 To provide everyone with a decent home To provide everyone with a flood zone but bodies of water/surface water within 8m. Site not in a flood zone but bodies of water/surface water within 8m. Site not in a flood zone but bodies of water/surface water within 8m. Handing Policy Overlays) No evidence of flooding, or standing water on site								
SP3 Risk of flooding with a decent home Risk of flooding water/surface water within 8m. Site not in a flood zone but bodies of water/surface water within 8m. Planning Policy Overlays) Water on site		To provide		++	Site not in a flood zone and >8m from any bodies of water/surface water			No ovidence of flooding or standing
	SP3	with a decent	Risk of flooding	+		Planning Policy	++	
		nome		N	Site within flood zone 1	Overlays)		

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St. Cathrines primary school 1024m
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
		++	Secondary School <800m to site	CIC: Edon Educational			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	Ullswater secondary school 2224m
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve levels of skills,	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4		of adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to all site
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
		% population with no qualifications	+	22-24%			
			N	25-39%	Census data	+	22%
			-	30-49%			
				50% +			
			++	30% +			9994
		0/	+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2618 from site
		Biotario nom or	-	GP Surgery 2-5km	Local Information).		Site
0.05	Health and			GP Surgery >5km			
SP5	Well being		+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			

		1					T
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	ochisus data		
			++	Green space or play facility within 400m of site	CIC: Assessible Course		
		Distance to children's play areas/ accessible green spaces	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Fair hill playing field 125m from site
			-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		. , ,
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Noighbouring upon which	+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	Site adjacent to traveller site and scrapyard, potential impacts likely.
			-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			Sites around White Ox Farm do
	To create	vibrant, existing settlement active,	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+/N	extend the form of the town but can be considered a natural extension to white ox way. The peripheral sites in
	· · · · · · · · · · · · · · · · · · ·		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			this complex follow the A6 and do protrude into the open countryside.
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible within 3km
		Cartara racingo	-	Facility within 10km	Overlays)		Within Skiii
				No Facilities within 10km			
Social Summ	ary					+	
Environment	al						
			++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		Number of key avian and bat species potentially present on site.
EN1	To protect and enhance	Potential effects on local	+	No known issues	Biodiversity Evidence	-	There are some mature trees on
	and enhance biodiversity Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species		site, though these tend to fall along the boundary of the site.	

	1	Ī		T	T		T
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	+/-	Woodland strip on site which will require felling licence. Trees should
		hedgerows	N	would not affect trees or hedges	Surveys	+/-	be safeguarded where possible.
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as intermediate farmland
			+	Site unlikely to have negative landscape considerations			under the cumbrian landscape toolkit. Given the topography, visual
	_	Effect on landscape	-	Potential negative issues with landscape character	Site	-	impact on this site is inevitable, however it still ranks well within the
EN2	To preserve, enhance and manage landscape quality and character for	character		Highly likely potential for negative effects on landscape character	assessment/Cumbria Landscape Toolkit		Penrith landscape assessment. Visual impact in the North can, to some extent, be mitigated through a successful masterplanning approach for the area.
	future generations		++	Development does not affect designated landscape			0.4
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Site may be visible from certain high peaks in the lake district. Impact low.
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	Ta :	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	No evidence of heritage assets in proximity of site.
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
	respond to (proximity the effects of known			Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
NR1		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
	climate change			Site highly likely to negatively contribute towards air quality			

	T	1			,			
			++	Clear potential for the application of renewable technologies				
		Potential for the installation of	+	Potential for the application of renewable technology			Renewables may be applied to site,	
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	however there are no conditions which advocate a certain type of	
		topography/natural assets)	-	Potential constraints for the development of renewable technology			renewable on site.	
		·		High constraints for the development of renewable technology				
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU	
			+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW	
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the	
NDO	To improve water quality	30)		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.	
NR2	NR2 water quality and water resources	Water quality (Biological and chemical)	++	Favourable				
			+	Unfavourable recovering	010 1 0001 11-4			
			N	Unfavourable no change	GIS layers. SSSI Unit Data, planning policy	++	No issues	
		and chemical)	-	Unfavourable declining	overlay			
				Poor				
		Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based			
			+	Brownfield site on the edge of the settlement			Northern aspect of site would significantly extend boundary of settlement	
			N	Greenfield site clearly defined within settlement		-/		
			-	Greenfield site on the edge of the settlement				
				Greenfield site outside the settlement boundary				
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Historic land uses nearby that have	
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	the potential to impact on the site and will require some assessment	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		prior to planning approval.	
			++	ALC grade 5, or Urban				
		Agricultural Land	+	ALC grade 4	010.1	N	Urban extension. Grade 3 land.	
		Classification	N	ALC grade 3 (a & b)	GIS layers.			
			-	ALC grade 1-2				
	To manage		++	Site within 800m of centre	GIS: Eden Recycling			
NR4	natural (was	Proximity to local recycle	+	Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facilities in settlement	
	mineral) resources	centres	N	No Recycle centre in settlement	Information)			

	sustainably and minimise		-	Recycle centre within 5km					
	waste			Recycle centre >5km					
	To retain		++	Median gross pay >UK average			102% UK Average		
	existing jobs		+	Median gross pay >Cumbria average					
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++			
	employment		ı	Median gross pay 80-90% Cumbria average					
	facilities	3	-	Median gross pay <80% Cumbria average					
Environmental Summary +/-									
Economic									
			++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)				
			+	Employment centre accessed by appropriate public transport within 30 mins.		++			
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			All extensions within 5km of employment areas		
			1	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.					
	To diversify		++	Site in ward in bottom quartile for deprivation					
EC3	and strengthen the local		+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%		
	economy		N	Site is least deprived 50% of wards					
Economic St	ummary					++			

Objective	Details	Indicator	Score	Appraisal Tool	Source		N3 - Raiselands. Penrith North	
Social								
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	Penrith Methodist church hall 1155m from Thacka lane entrance.	
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		iioiii iiiacka lalle elitialice.	
	processes			Voting station more than 2km away from site	1 oney overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 1473m from site	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)			
				Shop 5km+ from site				
			++	PO within 800m of site				
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	PO (Spar) 1473m from site	
			-	PO 2-5km of site	Overlays> Eden LDF)			
				PO 5km+ from site				
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stop on pennyhill park road, 68m from site	
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++		
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site				
			-	Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Right of way along western boundary	
		, ,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		Boundary	
				Public rights of way would be lost as a result of development				
	To provide		++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones		Site not near any bodies of water,	
SP3	everyone with a decent	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	(Generic Overlays > Planning Policy	+	though evidence of standing water on site	
	home		N	Site within flood zone 1	Overlays)			

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St Catherine's primary school 947m
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	Ullswater secondary school 2087m
		school	-	Secondary school 2-5km	Overlays > Planning		from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.		++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data		
		% population with no qualifications	+	22-24%			
			N	25-39%		+	22%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			000/
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2537m from site
		Biotarioe from Gr	-	GP Surgery 2-5km	Local Information).		Site
0.0-	Health and			GP Surgery >5km			
SP5	Well being		+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			

		1					T
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	ochisus data		
			++	Green space or play facility within 400m of site	010. A : ! - ! - 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Play area on Milton st, 529m from
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		site (via P19/P20/P21/P22)
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Na imbana minar wasa waki ala	+	Development would enhance residential amenity			Site abuts NWML railway, which is
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	used for high speed rail and freight. Likely noise and vibration issues associated with development.
		polidilott)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			Site forms logical extension to
	To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	pennyhill park estate. Though site extends the form of development, the impacts are not significant for an
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			urban extension.
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible within 3km
		Oditara radiities	-	Facility within 10km	Overlays)		WILLIIII SKITI
				No Facilities within 10km			
Social Summ	ary					+	
Environment	al						
			++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		Number of key avian and bat species potentially present on site.
EN1	To protect and enhance	Potential effects on local	+	No known issues	Biodiversity Evidence	-	There are some mature trees on
L.V.1	biodiversity	ennance biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		site, though these tend to fall along the boundary of the site.

	1	1		T	1		
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	+/-	Woodland on A6 boundary will need
		hedgerows	N	would not affect trees or hedges	Surveys	+/-	to be maintained and protected.
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as intermediate farmland
			+	Site unlikely to have negative landscape considerations			under the cumbrian landscape toolkit. Site is visible from the M6,
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	Site assessment/Cumbria Landscape Toolkit	+/-	however site is low lying and unlikely to give rise to significant visual impacts. N3 scores the most
EN2	manage			Highly likely potential for negative effects on landscape character	20.700000		positively within the Penrith landscape assessment.
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Site may be visible from certain high
			-	Development affects setting of designated landscape			peaks in the lake district. Impact low.
				Development directly affects designated landscape			
		Impact on historic	++	Potential to enhance the historic environment, contributing to enhancements			
	To improve		+	Potential for sympathetic development	GIS: Constraints (Generic Overlavs >		There are some listed buildings within 250m of P19/P20/P21,
EN3	the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation	N	however existing buildings are likely to screen any impacts of
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		development
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	To improve local air		+	Site unlikely to have significant effects on air quality			
NR1	quality and respond to	d Effects upon air quality o (proximity to areas with	-	Potential to negatively contribute towards air quality	Evidence from Environmental Health		Air quality Management area at Penrith - mitigation may be required.
	the effects of climate change			Site highly likely to negatively contribute towards air quality			

	1	,		T	,			
			++	Clear potential for the application of renewable technologies				
		Potential for the installation of	+	Potential for the application of renewable technology			Renewables may be applied to site,	
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	however there are no conditions which advocate a certain type of	
		topography/natural assets)	-	Potential constraints for the development of renewable technology			renewable on site.	
		,		High constraints for the development of renewable technology				
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU	
			+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW	
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there wil	
NDO	To improve water quality	30)		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		not be any capacity issues given the proposed scale of development.	
NR2	NR2 water quality and water resources	Water quality (Biological and chemical)	++	Favourable				
			+	Unfavourable recovering	010 1 0001 11-4			
			N	Unfavourable no change	GIS layers. SSSI Unit Data, planning policy	++	No issues	
		and chemical)	-	Unfavourable declining	overlay			
				Poor				
		Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based			
			+	Brownfield site on the edge of the settlement		-	Site would extend current boundaries for town	
			N	Greenfield site clearly defined within settlement				
			-	Greenfield site on the edge of the settlement				
				Greenfield site outside the settlement boundary				
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Historic land uses nearby that have	
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	the potential to impact on the site and will require some assessment	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		prior to planning approval.	
			++	ALC grade 5, or Urban				
		Agricultural Land	+	ALC grade 4	010 1	N	Urban extension. Grade 3 land.	
		Classification	N	ALC grade 3 (a & b)	GIS layers.	-		
			-	ALC grade 1-2				
	To manage		++	Site within 800m of centre	GIS: Eden Recycling			
NR4	natural (was	Proximity to local recycle	+	Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facilities in settlement	
	mineral) resources	centres	N	No Recycle centre in settlement	Information)			

	sustainably and minimise		-	Recycle centre within 5km					
	waste			Recycle centre >5km					
	To retain		++	Median gross pay >UK average					
	existing jobs		+	Median gross pay >Cumbria average					
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average		
	employment		ı	Median gross pay 80-90% Cumbria average					
	facilities	3	-	Median gross pay <80% Cumbria average					
Environmental Summary +/-									
Economic									
			++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)				
			+	Employment centre accessed by appropriate public transport within 30 mins.		++	All extensions within 5km of employment areas		
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport					
			1	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.					
	To diversify		++	Site in ward in bottom quartile for deprivation					
EC3	and strengthen the local		+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%		
	economy		N	Site is least deprived 50% of wards					
Economic St	ummary					++			

SP1 participation in democratic processes buildings/ Village Halls (Voting stations) - Voting station within 2km of site - Voting station more than 2km away from site ++ Shop within 800m of site - CIS: Part Offices 8	ist chapel hall 1607m om site
SP1 Proximity to civic buildings/ Village Halls (Voting stations) - Voting station <800m to site - Voting station within 2km of site - Voting station more than 2km away from site - Voting station more than 2km away from site - Shop within 800m of site - Shop within 2km of site - Shop within 2km of site - Shop within 2km of site - Shop sithin 2km of site	
SP1	
in democratic processes (Voting stations) - Voting station within 2km of site Voting station more than 2km away from site ++ Shop within 800m of site Access to shop which sells basic goods to meet + Shop within 2km of site GIS: Post Offices & Shops layer (Generic	om site
Voting station more than 2km away from site ++ Shop within 800m of site Access to shop which sells basic goods to meet ++ Shop within 2km of site Voting station more than 2km away from site ++ Shop within 800m of site Shop within 2km of site Shop site	
Access to shop which sells basic goods to meet + Shop within 2km of site Shops layer (Generic + Spar 190	
sells basic goods to meet Spar 190	
	07m from site
Shop 5km+ from site	
++ PO within 800m of site	
Access to post office + PO within 2km of site GIS: Post Offices & + PO (Spar) 1	1907m from site
PO 2-5km of site Overlays> Eden LDF)	
PO 5km+ from site	
To improve access to Bus stop or rail station with regular service <400m from site	Bus stop on pennyhill park road, 325m from site. Access required via P23/P24/P25
SP2 facilities, the Access to public >800m from site GIS: Bus Layers ++ 225m from site	
Bus stop or rail station with infrequent service <800m from site	
++ Public rights of way would be created and the network enhanced	
+ Good access to nearby Rights of Way GIS: Rights of Way Right of Way	
Rublic Rights of Way N No impact or nearby access definitive map (Generic + Right of Way	ay along western oundary
Public rights of way Public rights of way would be diverted as a Information) Public rights of development	directly
Public rights of way would be lost as a result of development	
To provide ++ Site not in a flood zone and >8m from any bodies of water/surface water GIS: Flood Zones No evidence of the surface water and surface water are surfaced by the surface water and surfaced by the surfaced by	flooding or standing
SP3 everyone with a decent Risk of flooding + Site not in a flood zone but bodies of water/surface water within 8m. (Generic Overlays > + + No evidence of the water/surface water within 8m.	flooding, or standing er on site
home Overlays) N Site within flood zone 1	

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St Catherine's primary school 1362m
		school	-	Primary School within 3km	Overlays > Planning		from site (via P23/P24/P25)
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	-	Ullswater secondary school 2502m
		school	-	Secondary school 2-5km	Overlays > Planning		from site (via P23/P24/P25)
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.		++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data		
			+	22-24%			
			N	25-39%		+	22%
			-	30-49%			
				50% +			
		% population with NVQ4 and above	++	30% +			
			+	25-29%			
			N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			D :: 1
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2952m from site (via P23/P24/P25)
		Biotarios irom or	-	GP Surgery 2-5km	Local Information).		3110 (VIA 1 23/1 24/1 23)
0.05	Health and			GP Surgery >5km			
SP5	Well being		+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			

	1						
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	Consus data		
			++	Green space or play facility within 400m of site	CIC: Associble Chases		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	-	Play area on Milton st, 984m from
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		site (via P23/P24/P25)
				Green space or play facility >2km of site	- Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity			Site abuts NWML railway, which is
		may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	used for high speed rail and freight. Likely noise and vibration issues associated with development.
		pondaon,	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.		
			+	Site well related, on the edge of the settlement		N	Site can only be considered suitable
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			after development of N3. Development site does alter form
	active,		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			and character of town.
SP6	open-minded communities		1	Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible within 3km
			-	Facility within 10km	Overlays)		Within Skill
				No Facilities within 10km			
Social Summ	nary					+	
Environment	al						
	To protect		++	No known issues and potential for biodiversity enhancements			Number of key avian and bat species potentially present on site.
			+	No known issues	GIS: Cumbria		There are some mature trees on
EN1	and enhance biodiversity	De Potential effects on local	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence	-	site, though these tend to fall along the boundary of the site. Part of site falls under priority habitat for lowland
				Significant adverse effect on nationally or internationally designated habitat			wet grassland.
					· · · · · · · · · · · · · · · · · · ·		

				Would result in protected and increased tree			
			++	cover, hedges etc]		
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	+	Hedgerows and boundaries should be preserved. Opportunities for new
		hedgerows	Ν	would not affect trees or hedges	Surveys		tree planting
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as intermediate farmland
			+	Site unlikely to have negative landscape considerations			under the cumbrian landscape toolkit. Site is visible from the M6,
	To preserve,	Effect on landscape character	-	Potential negative issues with landscape character	Site assessment/Cumbria	+/-	however site is low lying and unlikely to give rise to significant visual
EN2	enhance and manage landscape quality and			Highly likely potential for negative effects on landscape character	Landscape Toolkit		impacts. N3 scores the most positively within the Penrith landscape assessment.
	character for future generations		++	Development does not affect designated landscape			Site may be visible from certain high
	generations		-	Development affects setting of designated landscape	GIS layers.	++	Site may be visible from certain high peaks in the lake district. Impact low.
				Development directly affects designated landscape			
		Listed building, SAM.	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments		No evidence of heritage assets in proximity of site.
	To improve		+	Potential for sympathetic development		N	
EN3	the quality of		N	Limited potential for improvement, negative effects unlikely			
	environment		-	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).			
			++	Potential to address air quality issues through development			
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
	To improve local air quality and respond to the effects of climate	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1				Site highly likely to negatively contribute towards air quality]		
		Potential for the installation of	++	Clear potential for the application of renewable technologies			Renewables may be applied to site,
	change	decentralised renewable technologies (orientation, site size,	+	Potential for the application of renewable technology	Desk based assessment	N	however there are no conditions which advocate a certain type of
		topography/natural assets)	N	Limited knowledge or understanding of the application of technology on site	<u> </u>		renewable on site.

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			-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU has indicated that once the WWtW
			+	Potential capacity issues (cumulative)	(SharePoint > Planning		
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
INIXZ	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and chemical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Site can only be considered suitable
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-/	for development as an extension to N3.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from	N	Historic land uses nearby that have the potential to impact on the site and will require some assessment
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		prior to planning approval.
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	N/+	Urban extension. Grade 3/4 land
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
			++	Site within 800m of centre			
	To manage		+	Recycle centre in settlement			
	natural (was mineral)		N	No Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	-	Recycle centre within 5km	Centres (Generic	+	Facilities in settlement
	nR4 resources sustainably and minimise waste	ly centres		Recycle centre >5km	Overlays > Local Information)		

						I	
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
employment	employment		-	Median gross pay 80-90% Cumbria average			
	facilities		-	Median gross pay <80% Cumbria average			
Environment	al Summary		+/-				
Economic							
			++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		
		ss to Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.			
EC2	To improve access to jobs		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport		++	All extensions within 5km of employment areas
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ummary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source		Inglewood North, ith North
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic		Penrith Methodist church hall 2558m from site
in democratic processes	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		nom site	
			Voting station more than 2km away from site				
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	_	Spar 2776m from site
		day to day needs	-	Shop 2-5km of site			
			Shop 5km+ from site				
		++	PO within 800m of site				
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	_	PO (Spar) 1776m from site
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the countryside	Access to public transport	+	Bus stop or rail station with regular service >800m from site		+	Bus stop on Beacon edge 1365m from site
	and open spaces		-	Bus stop or rail station with infrequent service <400m from site			from site
	·			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		, ,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
	To provide		++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones		Dockets of surface water fleeding
SP3	everyone with a decent	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	(Generic Overlays > Planning Policy	+	Pockets of surface water flooding, though minimal given size of site
	home		N	Site within flood zone 1	Overlays)		

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St. Cathrines primary school 2024m
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	Ullswater secondary school 3224m
		school	-	Secondary school 2-5km	Overlays > Planning		from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are base at Ullswater school. Newton Rigg	
SP4	levels of SP4 skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to all sites
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
		% population with no qualifications	+	22-24%			
			N	25-39%	Census data	+	22%
			-	30-49%			
				50% +			
		% population with NVQ4 and above	++	30% +			
			+	25-29%			2004
			N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 3618 from site
		Biotarioe from Gr	-	GP Surgery 2-5km	Local Information).		Site
0.0-	Health and			GP Surgery >5km			
SP5	Well being		+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			

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		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic	-	Fair hill playing field 1125m from site
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		site is remote from town. No nearby
		may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		N	issues which would lead to issues upon amenity.
		polition	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.		Site poorly related to town.
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible within 3km
		Oditara radiities	-	Facility within 10km	Overlays)		WILHIN SKITI
				No Facilities within 10km			
Social Summ	ary					+/-	
Environment	al						
			++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		Number of key avian and bat species potentially present on site.
EN1	To protect and enhance	Potential effects on local	+	No known issues	Biodiversity Evidence	-	There are some mature trees on
□. ₹1	biodiversity	biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		site, though these tend to fall along the boundary of the site.

	1	1			1		T
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree		Line of 12 ash and hawthorn trees along western boundary of P44, 47,
		hedgerows	N	would not affect trees or hedges	Surveys	-	eastern boundary has TPOd
			-	Would result in loss of tree cover, hedge etc			woodland areas
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character	<u>r</u>		Majority of site is classed as lowland
		Effect on locate and	+	Site unlikely to have negative landscape considerations	Site		farming, though the eastern flank is considered a sandstone ridge. Site
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	-/	is a prominent extension to the town which will give rise to significant
EN2	EN2 manage landscape quality and character for future			Highly likely potential for negative effects on landscape character			landscape issues, particularly on the western side of the site.
			++	Development does not affect designated landscape			
	generations	nerations Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Site may be visible from certain high peaks in the lake district. Impact low.
				Development directly affects designated landscape			
		of (Conservation area,	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments		No evidence of heritage assets in proximity of site.
			+	Potential for sympathetic development		N	
EN3	To improve the quality of the built		N	Limited potential for improvement, negative effects unlikely			
	environment		-	Potential that site could lead to negative effects on interest feature(s)			prominity or one.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	To improve	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
	local air quality and	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1	respond to the effects of climate			Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies	Dook boood	N.I	Renewables may be applied to site, however there are no conditions
		installation of decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment	N	which advocate a certain type of renewable on site.

		site size,		Limited knowledge or understanding of the			
		topography/natural	N	application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW have been upgraded in Penrith, due
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
TVI	and water resources		++	Favourable			
resources		+	Unfavourable recovering	GIS layers. SSSI Unit			
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		u 3	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based		Site is remote from town
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect	Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil		N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	Ν	ALC Grade 3
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	-	Facilities 1817m from site
	sustainably	Centres	-	Recycle centre within 5km	Information)		
	and minimise waste			Recycle centre >5km			

			++	Median grass nov SUV gyaraga			
	To retain			Median gross pay >UK average			
NR4 and create new employment	existing jobs		+	Median gross pay >Cumbria average		++	1020/ LIK Average
		Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities		-	Median gross pay <80% Cumbria average			
nvironmen	tal Summary					-	
conomic							
		To improve access to jobs Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		
			+	Employment centre accessed by appropriate public transport within 30 mins.			All extensions within 5km of employment areas
EC2	access to		-	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 in ward in bottom quartile for deprivation			
	To diversify		77	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%

Social To increase the level of participation in democratic processes To improve access to post office	ad.
the level of participation in democratic processes Proximity to civic buildings/ Village Halls (Voting stations) - Voting station within 2km of site - Voting station more than 2km away from site - Voting station more than 2km away from site - Voting station more than 2km away from site - Voting station more than 2km away from site - Voting station more than 2km away from site - Voting station within 2km of site - Voting station within 2km of site - Shop within 2km of site - Shop 2-5km of site - Shop 5km+ from site - Shop 5km+ from site - Shop 5km+ from site - PO within 2km of site - Shop 5km+ from site - PO within 2km of site - PO within 2km of site - PO within 2km of site - PO 5km+ from site	
SP1 participation in democratic processes	
in democratic processes Voting station within 2km of site	ol 834m
Access to shop which sells basic goods to meet day to day needs Access to post office Bus stop or rail station with regular service sountryside and open Access to public transport Access to public transport Bus stop or rail station with regular service Second from site Bus stop or rail station with regular service Second from site Coop (King st) 194m from Coop (King st) 194m from Site Shops layer (Generic Overlays > Eden LDF) From Coop (King st) 194m from Site Coop (King st) 194m from Site Coop (King st) 194m from Site Shops layer (Generic Overlays > Eden LDF) From Coop (King st) 194m from Site Coop (King st) 194m from Site Shops layer (Generic Overlays > Eden LDF) From Coop (King st) 194m from Site Coop (King st) 194m from Site Shops layer (Generic Overlays > Eden LDF) From Coop (King st) 194m from Site Coop (King st) 194m from Site Shops layer (Generic Overlays > Eden LDF) From Coop (King st) 194m from Site Shops layer (Generic Overlays > Eden LDF) From Coop (King st) 194m from Site Shops layer (Generic Overlays > Eden LDF) From Coop (King st) 194m from Site Shops layer (Generic Overlays > Eden LDF) From Coop (King st) 194m from Site Shops layer (Generic Overlays > Eden LDF) From Coop (King st) 194m from Site Shops layer (Generic Overlays > Eden LDF)	
Access to shop which sells basic goods to meet day to day needs Access to post office Access to post office Access to post office To improve access to services, facilities, the countryside and open Access to public transport Access to bosh of side Access to public transport Access to public transport Access to post office + Shop within 2km of site - Shop 5km+ from site - PO within 800m of site - PO within 2km of site - PO within 800m of site - PO 5km+ from site - PO 5km+ from site - PO 5km+ from site - Bus stop or rail station with regular service - 800m from site - GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF) + PO (Main) 255m from Side - Shops layer (Generic Overlays > Eden LDF) - PO (Main) 255m from Side - Shops layer (Generic Overlays > Local Information) - Bus stop or rail station with regular service - Shops layer (Generic Overlays > Local Information)	
sells basic goods to meet day to day needs - Shop 2-5km of site - Shop 5km+ from site - Shop 5km+ from site + PO within 800m of site - PO 2-5km of site - PO 2-5km of site - PO 5km+ from site To improve access to services, facilities, the countryside and open - Access to public transport - Bus stop or rail station with infrequent service - Bus stop or rail station with infrequent service - Bus stop or rail station with infrequent service - Bus stop or rail station with infrequent service - Bus stop or rail station with infrequent service - Bus stop or rail station with infrequent service - Bus stop or rail station with infrequent service - Bus stop or rail station with infrequent service - Bus stop or rail station with infrequent service - Coop (King st) 194m f - Coop (King st) 194m f - PO (Main) 255m from - PO (Main)	
day to day needs - Shop 2-5km of site Shop 5km+ from site + PO within 800m of site + PO within 2km of site PO 2-5km of site PO 5km+ from site To improve access to services, facilities, the countryside and open Bus stop or rail station with regular service Bus stop or rail station with regular service S00m from site Bus stop or rail station with regular service S00m from site Bus stop or rail station with regular service S00m from site Bus stop or rail station with regular service S00m from site Bus stop or rail station with infrequent service S00m from site Bus stop or rail station with infrequent service S00m from site Bus stop or rail station with infrequent service Local Information) Bus stops on king st 285i	om site
+ PO within 800m of site Access to post office + PO within 2km of site - PO 2-5km of site - PO 2-5km of site - PO 5km+ from site To improve access to services, facilities, the countryside and open Access to public transport + Bus stop or rail station with regular service >800m from site - Bus stop or rail station with regular service >800m from site GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF) + PO (Main) 255m from Site Shops layer (Generic Overlays > Eden LDF) + Bus stop or rail station with regular service >800m from site GIS: Bus Layers (Generic Overlays > Local Information) Here are a service should be stop or rail station with infrequent service - Success to public transport	
Access to post office + PO within 2km of site - PO 2-5km of site - PO 5km + from site To improve access to services, facilities, the countryside and open Access to public transport Access to post office + PO within 2km of site - PO 2-5km of site - PO 5km + from site - Bus stop or rail station with regular service >800m from site - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with regular service - Bus stop or rail station with infrequent service - Bus stop or rail station with infrequent service - Bus stop or rail station with regular service - Bus stop or rail station wi	
Access to post office Access to post office PO within 2km of site Shops layer (Generic Overlays> Eden LDF) PO (Main) 255m from 10 Shops layer (Generic Overlays) Eden LDF) To improve access to access to services, facilities, the countryside and open Access to public transport Access to public transport Bus stop or rail station with regular service >800m from site GIS: Bus Layers (Generic Overlays) + + + + + + + + + + + + + + + + + + +	
SP2 To improve access to services, facilities, the countryside and open Access to public transport PO 2-5km of site PO 5km+ from site Bus stop or rail station with regular service 4400m from site Bus stop or rail station with regular service 800m from site GIS: Bus Layers (Generic Overlays > Local Information) H Bus stops on king st 285i	ı site
To improve access to services, facilities, the countryside and open To improve access to services, facilities, the countryside and open SP2 To improve access to substitute transport ++ Bus stop or rail station with regular service >800m from site GIS: Bus Layers (Generic Overlays > Local Information) H+ Bus stops on king st 285i	
SP2 access to services, facilities, the countryside and open Access to public transport Bus stop or rail station with regular service **Noon from site** **H	
SP2 facilities, the countryside and open Access to public transport + Bus stop or rail station with regular service	
and open transport Bus stop or rail station with infrequent service Local Information)	ı from site
spaces <400m from site	
Bus stop or rail station with infrequent service <800m from site	
++ Public rights of way would be created and the network enhanced	
+ Good access to nearby Rights of Way GIS: Rights of Way	
Dublic Rights of Way N No impact or nearby access definitive map (Generic N	
Public Rights of Way Public rights of way would be diverted as a result of development Overlays > Local Information)	
Public rights of way would be lost as a result of development	
To provide ++ Site not in a flood zone and >8m from any bodies of water/surface water GIS: Flood Zones Site has not been evidence.	
SP3 everyone with a decent wit	
home Overlays) N Site within flood zone 1	

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	Beaconside primary school 1.2km
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 990m from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg	
SP4	levels of SP4 skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to all sites
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
		% population with no qualifications	+	22-24%	Census data		
			N	25-39%		++	28%
			-	30-49%			
				50% +			
		% population with NVQ4 and above	++	30% +			
			+	25-29%			
			N	22-24%	Census data	N	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 885m fron site
		Biotarioe from Gr	-	GP Surgery 2-5km	Local Information).		Site
0.0-	Health and			GP Surgery >5km			
SP5	Well being		+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	79%
			_	<80% population in good or very good health			

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		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Consus data		
			++	Green space or play facility within 400m of site	CIC: Assessible Course		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Outdoor play areas and green space
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		656m from site @ Pategill park.
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			Site would involve the
		Naimbhanning	+	Development would enhance residential amenity			redevelopment of significant
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+/++	brownfield site, which would enhance the local area and increase permeability in the town centre. No
			-	Potential issues which could give rise to problems associated with residential amenity			awarded ++ as site may give rise to additional transport issues.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create	existing settlement nd ed es	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	++	Site in central location
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible within 3km
		Outural facilities	-	Facility within 10km	Overlays)		Within Skill
				No Facilities within 10km			
Social Summ	ary					++/+	
Environment	al						
			++	No known issues and potential for biodiversity enhancements	- GIS: Cumbria		Number of key bird and bat species
EN1	To protect and enhance	Potential effects on local	+	No known issues	Biodiversity Evidence	+/-	noted in area. Though site is brownfield, the site may be important
LIVI	biodiversity	biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		as a corridor for wildlife.

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				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
			N	would not affect trees or hedges	Surveys	14	140 133003
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character	<u>- </u>		
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	Urban Site will enhance character of area, however does not correspond
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	т	with landscape objectives
EN2	EN2 manage landscape quality and character for future		1	Highly likely potential for negative effects on landscape character			
			++	Development does not affect designated landscape	GIS layers.		
	generations	ns Effect on designated landscape	-	Development affects setting of designated landscape		++	No effect
				Development directly affects designated landscape			
		of (Conservation area,	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage		Redevelopment of the masterplan site would remove the blight of the
			+	Potential for sympathetic development			former gasworks. Redevelopment would need to be designed to enhance the urban frontage along Old London Road, and consider archaeological interests, including the 13thC Augustian Friary, which
EN3	To improve the quality of		N	Limited potential for improvement, negative effects unlikely		+	
LING	the built environment		ı	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).	Assessments		should be fed into an archaeological assessment prior to development.
			++	Potential to address air quality issues through development			
	To improve	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
ND4	local air quality and	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1	respond to the effects of climate			Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies	Dock based accomment	N	Renewables may be applied to site, however there are no conditions
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment	IN	which advocate a certain type of renewable on site.

		site size, topography/natural	N	Limited knowledge or understanding of the application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		\A/=4===================================	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there wil not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
NIX	and water resources		++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
		Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement			5
			N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site just outside the town centre
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Former gasworks site, likely to need significant remediation however
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	-	detailed information is available on soil conditions. Effective design of
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		site may reduce remediation costs.
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIO Idyers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facilities 319m from site
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			

	T	T		T		1	T
	To retain		++	Median gross pay >UK average	_		
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities		1	Median gross pay <80% Cumbria average]		
Environment	al Summary					+	
Economic							
			++	Employment centre within 5km of settlement			
		I Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are
EC2	To improve access to jobs		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			central or urban extensions fall within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ummary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source		Gillwilly Road 0.33ha hits @ 30DPH). Penrith
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	Castletown community centre 103m from site
JF I	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site
	processes			Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site			Morrison's supermarket 376m from
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	site, via footbridge over west coast
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		mainline.
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			Post office (Spar) 605m from site,
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	via pedestrian footpath and ginnel
			-	PO 2-5km of site	Overlays> Eden LDF)		leading to middlegate.
				PO 5km+ from site	,		
	To improve access to	Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	Bus stop on gilwilly road, 65m from site
	countryside and open spaces		ı	Bus stop or rail station with infrequent service <400m from site			
			-	Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		Fublic rights of Way	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
ena ena	To provide everyone	Diely of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Issues of surface water around site
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		

				011 111 5 1			
			N	Site within flood zone 1	_		
			-	Site within flood zone 2	 -		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	GIS: Eden Educational		
		Distance from primary	+	Primary School <800m to site	Facilities (Generic	++	Brunswick primary school 297m
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		from site
				Primary school >3km away	Folicy Overlays).		
			++	Secondary School <800m to site	GIS: Eden Educational		
		Distance from secondary	+	Secondary School <2km to site	Facilities (Generic	+	QEGS 930m from site
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		
				Secondary School >5km	Policy Overlays).		
	To improve	Access to colleges and adult education centres skills, education nd training.	++	Facilities within 5km of settlement			
			+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%			
			+	22-24%	Census data	++	28%
			N	25-39%			
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		and above	-	20-22%			
				<20%			
	Health and		++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1857m from site
		Distance from GP	-	GP Surgery 2-5km	Local Information).		J. Conto
SP5	Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	0.000	_	79%
		very good health	N	80-81% population in good or very good health	Census data		. 576

1	,	=	1				
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	ochsus data		
			++	Green space or play facility within 400m of site	CIC: Accessible Creese		
		Distance to children's play areas/ accessible		Slav grand appearible Generic Generic	++	Play area and green space 50m	
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		from site
				Green space or play facility >2km of site	1 olicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Naishbarrian	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Site will enhance the amenity of the area, though lies adjacent to
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity		N/-	business area and WCML. Thus site may lead to issues which affect
			-	Potential issues which could give rise to problems associated with residential amenity			amenity of properties.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
		e, existing settlement	+ Site well related, on the edge of the settlement				
	To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	++	Site well located within settlement boundary
	vibrant, active, inclusive and		ı	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			·
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible
		Cultural lacilities	-	Facility within 10km	Overlays)		within 3km
				No Facilities within 10km			
Social Summ	ary					++	
Environment	al						
	To protect		++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		Noted bird and bat species in area,
EN1		Potential effects on local	+	No known issues	Biodiversity Evidence	+	however impact on this site is
LINI			1	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA,		unlikely.

1	1				<u> </u>		T
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
			N	would not affect trees or hedges	Surveys	IN	No issues
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
		Effect on locate and	+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and	pe		Highly likely potential for negative effects on landscape character			
	character for future	racter for future Development does not affect designated landscape					
	generations		-		GIS layers.	++	No effect
		ty of (Conservation area	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation		
	To improve		+	Potential for sympathetic development		N	
EN3	To improve the quality of the built		N	Limited potential for improvement, negative effects unlikely			Limited impact on the built environment
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	To improve local air quality and respond to the effects of climate	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
NE.		air (proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1				Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies		N	Limited knowledge
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		

		site size,	N.	Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
		,	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		\A/=4===================================	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
IVIXZ	and water resources		++	Favourable			
	100001000		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site within the settlement.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Current industrial / commercial use, potential contamination issues.
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Facilities 316m from site (Morrison's
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	car park)
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		. ,
	waste			Recycle centre >5km			

	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment		ı	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environment	al Summary					++	
Economic							
			++	Employment centre within 5km of settlement			
		I Distance to employment I	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are
EC2	To improve access to jobs		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			central or urban extensions fall within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ımmary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source		Chancery Lane 0.78ha Inits @ 30DPH). Penrith
Social							
	To increase		++	Voting station <400m to site			Beaconside primary school 1050m
	To increase the level of	Proximity to civic	+	Voting station <800m to site	GIS: Polling station layer (Generic	_	from site. Spatially the site is 450m from facility, however inaccessible
SP1	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning	_	street design pushes the walking
	processes	(Voting stations)		Voting station more than 2km away from site	Policy Overlays)		distance to over 1km.
			++	Shop within 800m of site			
		Access to shop which	+	Shop within 2km of site	GIS: Post Offices &	++	Coop (king st) 647m from site
		sells basic goods to meet day to day needs	-	Shop 2-5km of site	 Shops layer (Generic Overlays> Eden LDF) 		Coop (mig or, or min one
		, ,	-	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices &	++	
			+	PO within 2km of site			main PO 737m from site
			-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve		++	Bus stop or rail station with regular service <400m from site		++	Bus stop on roper st 79m from site.
	access to services,	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers		
SP2	facilities, the countryside and open	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		
	spaces		-	Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access	GIS: Rights of Way		
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	definitive map (Generic Overlays > Local Information)	N	
				Public rights of way would be lost as a result of development	Information)		

			++	Site not in a flood zone and >8m from any bodies of water/surface water				
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	++	No flooding or surface water issues	
SP3	SP3 with a decent home	Risk of flooding	N	Site within flood zone 1	Planning Policy	++	evidenced on site	
			-	Site within flood zone 2	Overlays)			
				Site within flood zones 3a or 3b				
			++	Primary School <400m to site				
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	Beaconside primary school 1197m from site, via pedestrian access	
		school	-	Primary School within 3km	Overlays > Planning		north of Friargate	
				Primary school >3km away	Policy Overlays).			
			++	Secondary School <800m to site				
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	Ullswater secondary school 793m	
		school	-	Secondary school 2-5km	Overlays > Planning	177	from site	
				Secondary School >5km	Policy Overlays).			
		adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++		
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			Adult education facilities are based at Ullswater school. Newton Rigg	
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites	
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.				
			++	<22%				
			+	22-24%				
		% population with no qualifications	N	25-39%	Census data	++	28%	
		quamouno	-	30-49%				
				50% +				
			++	30% +				
			+	25-29%			2.00	
		% population with NVQ4 and above	N	22-24%	Census data	N	24%	
			-	20-22%				
				<20%				
			++	GP Surgery within <800m			Penrith medical centres 850m from	
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	site, via pedestrian footpath into	
OI O	Well being	Distance Hulli Gr	-	GP Surgery 2-5km	Local Information).		Tynefield drive	
				GP Surgery >5km			. ,	

		T		T	1		T
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	79%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity			
			++	Green space or play facility within 400m of site	010. A ibla 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Play and grass area in Pategill 298m
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		from site
				Green space or play facility >2km of site	1 olicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health	N	Site is reasonably self contained, screened from the adjacent road in a residential area. Impacts on adjacent properties are unlikely.
	m		N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			properties are unintery.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	++	Site well located
	To create	oxioting cottomone	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	vibrant, active, inclusive and open-minded communities with a strong sense local history			Site outside of boundary, not related to cluster of units related to settlement			
SP6			++	2 Facilities within 6km			
			+	Facility within 6km			
			N	Facility within 8km			
		Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities all of which are accessible
		Distance to Leisure or Cultural facilities		No Facilities within 10km	Planning Policy Overlays)	•	facilities, all of which are accessible within 3km

Social Sumn	nary					++	
Environmen	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Site is an important green corridor
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	within the town, noted for key species including species of birds, bats and a potential red squirrel site.
EN4	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	Trees on road frontage, though
		hedgerows	N	would not affect trees or hedges	Surveys	14	impacts unlikely
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
		nhance and manage	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	
			+	Site unlikely to have negative landscape considerations			Urban Site will enhance character of area, however does not correspond
	To preserve, enhance and		-	Potential negative issues with landscape character		'	with landscape objectives
EN2	landscape			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape		++	No effect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.		
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	T	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built environment	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
		Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air	Effects upon air quality (proximity to areas with	++	Potential to address air quality issues through development	Evidence from	-	Air quality Management area at
INKI	quality and respond to	known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		Penrith - mitigation may be required.

I	4h	1		T			T
	the effects of climate change		-	Potential to negatively contribute towards air quality			
	change			Site highly likely to negatively contribute towards air quality			
		Potential for the installation of	++	Clear potential for the application of renewable technologies			
			+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
		·		High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		uality	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, du for completion in late 2013, there v not be any capacity issues given the
NR2	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
IVIX	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	CIC layers CCCI Unit		
			N	Unfavourable no change	- GIS layers. SSSI Unit Data, planning policy	++	No issues
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	N	Greenfield site within town limits
			-	Greenfield site on the edge of the settlement			
	To restore and protect land and soil			Greenfield site outside the settlement boundary			
NR3			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		oil Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4		+	part of site ALC urban, part ALC 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		, , , , , , , , , , , , , , , , , , , ,
			-	ALC grade 1-2			

public transport Overlays) of the town. Employment centre >10km of site not accessible within 30 mins by appropriate public transport. To diversify ++ Site in ward in bottom quartile for deprivation								
## Recycle centre in settlement Coverlays - Local recycle centre (Seneric Generic Gene				++	Site within 800m of centre			
Proximity to local recycle centres No. Recycle centre in settlement	mineral)			+	Recycle centre in settlement			
Substitution Summary	NR4	resources	,	N	No Recycle centre in settlement		+	Facilities in settlement
To retain existing jobs and create new employment facilities To improve access to jobs		,	00111100	-	Recycle centre within 5km			
To diversify Part					Recycle centre >5km			
RNR4 bedian annual salary Median annual salary Median gross pay 90-100% Cumbria average		To retain		++	Median gross pay >UK average			
Red new employment Facilities N Median gross pay 90-100% Cumbria average		existing jobs		+	Median gross pay >Cumbria average			
Environmental Summary	NR4		Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
Environmental Summary Economic To improve access to jobs 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. To diversify To diversif		employment		-	Median gross pay 80-90% Cumbria average			
EC2 To improve access to jobs Distance to employment centres Distance to employment centres Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport To diversify To diversify To diversify H+ Site in ward in bottom quartile for deprivation H+ Employment centre within 5km of settlement Employment centre accessed by appropriate public transport accessible within 30 mins by appropriate public transport. H+ Site in ward in bottom quartile for deprivation		facilities			Median gross pay <80% Cumbria average			
EC2 To improve access to jobs Distance to employment centres - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - 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. - To diversify To div	Environmenta	al Summary					+	
# Employment centre accessed by appropriate public transport within 30 mins. To improve access to jobs Distance to employment centres	Economic							
EC2 To improve access to jobs Distance to employment centres - Employment centre >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. To diversify To improve access to jobs Distance to employment centre >10km of site not accessible within 30 mins by appropriate public transport. ++ Site in ward in bottom quartile for deprivation All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town. To diversify All of the sites, whether they are central or urban extensions fall within 5km of the employment core public transport. ++ Site in ward in bottom quartile for deprivation				++	Employment centre within 5km of settlement			
EC2 Distance to employment centres - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - 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 in ward in bottom quartile for deprivation				+		GIS: Employment Areas		
accessible within 30 mins by appropriate public transport. To diversify Site in ward in bottom quartile for deprivation	EC2	access to		-	accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy	++	within 5km of the employment core
and					accessible within 30 mins by appropriate			
l and l		,		++	Site in ward in bottom quartile for deprivation			
EC3 strengthen the local Regeneration benefits the local Strengthen the local Strengthen the local Regeneration benefits the local Regeneration Rege	EC3		Regeneration benefits	+		Indices of Multiple Deprivation	N	Least deprived 50%
economy N Site is least deprived 50% of wards		economy		N	Site is least deprived 50% of wards			
Economic Summary ++	Economic Su	mmary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	units	P8: Myers Lane 0.63ha (18 units @ 30DPH). Penrith West	
Social								
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Castletown community centre 564m	
3F 1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site	
	processes			Voting station more than 2km away from site	Policy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Morrison's 318m from site	
		day to day needs	-	Shop 2-5km of site				
				Shop 5km+ from site				
			++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic	++		
		Access to post office	+	PO within 2km of site			main PO 742m from site	
			-	PO 2-5km of site	Overlays> Eden LDF)			
				PO 5km+ from site	,			
	To improve access to		++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)			
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	Bus stop on B5288 148m from site	
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site				
	'			Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local Information)	+	Right of way along eastern boundary	
		,	-	Public rights of way would be diverted as a result of development				
				Public rights of way would be lost as a result of development				
SP3	To provide everyone	Diek of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No evidenced issues	
513	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	OIC: Edon Edwartianal		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	Brunswick school 444m from site
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		
				Primary school >3km away	Folicy Overlays).		
			++	Secondary School <800m to site	GIS: Eden Educational		
		Distance from secondary	+	Secondary School <2km to site	Facilities (Generic	++	QEGS 681m from site
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.		++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	of adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%			
			+	22-24%	Census data	++	20%
			N	25-39%			
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		17%
			-	20-22%			
	SP5 Health and Well being			<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1661m from site
			-	GP Surgery 2-5km	Local Information).		Jito
SP5				GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	0 11	+	82%
		very good health	N	80-81% population in good or very good health	Census data	•	3270

		a		<u> </u>				
			-	<80% population in good or very good health				
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%	
		to-day activity	N	>20% population with limited day-to-day activity	ochsus data			
			++	Green space or play facility within 400m of site	CIC: Accessible Creese			
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Castle park and play facilities 296m	
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		from site	
				Green space or play facility >2km of site	1 olicy Overlays)			
			++	Development would significantly enhance residential amenity				
		Naishbarnian wasa which	+	Development would enhance residential amenity			Dovolonment adjacent to the WCMI	
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	Development adjacent to the WCM and opposite Penrith train station. Likely issues for residents	
			-	Potential issues which could give rise to problems associated with residential amenity				
			1	Development would have a significantly negative impact upon residents amenity				
			++	Site clearly defined within settlement				
		existing settlement	+	Site well related, on the edge of the settlement	Visual analysis of sites in relation to current settlement.			
	To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		++	Site located within development limits	
	vibrant, active, inclusive and		1	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.				
SP6	open-minded communities		-	Site outside of boundary, not related to cluster of units related to settlement				
	with a strong sense local		++	2 Facilities within 6km				
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of	
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible within 3km	
		Cultural facilities	-	Facility within 10km	Overlays)		WILLIII SKIII	
				No Facilities within 10km				
Social Summ	ary					++		
Environment	al							
			++	No known issues and potential for biodiversity enhancements	GIS: Cumbria			
EN1	To protect and enhance	Potential effects on local	+	No known issues	Biodiversity Evidence	+	Site unlikely to present suitable areas for habitat creation.	
		biodiversity		1	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		areas for flabiliat orealion.

	1]		1			T
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
		hedgerows	N	would not affect trees or hedges	Surveys	IN	No issues
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
		Effect on leaders and	+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	- .	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Site near rail station (LB), penrith
EN3	To improve the quality of the built	features of interest	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	castle (SAM) and Penrith CA. 2 story buildings of sound architectural quality would enhance surrounding
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		historic features.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	To improve	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
N. 7.	local air quality and respond to the effects of climate	(proximity to areas with known issues)		Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1				Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies		N	Limited knowledge
		installation of decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		5264

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Mater reserves	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)		++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
MAZ	and water resources		++	Favourable			
	100001000		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomically	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			B 6.11 . 7
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site on the outskirts of the town centre.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Current industrial / commercial use, potential contamination issues.
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	mineral) resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	189m from site (Morrison's)
	sustainably and minimise	centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			

	To retain		++	Median gross pay >UK average					
	existing jobs		+	Median gross pay >Cumbria average					
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	3	N	97% Cumbrian Average		
	employment		-	Median gross pay 80-90% Cumbria average					
	facilities			Median gross pay <80% Cumbria average					
Environment	al Summary					++			
Economic									
			++	Employment centre within 5km of settlement					
		ess to Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.		
EC2	To improve access to jobs		-	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.					
	To diversify		++	Site in ward in bottom quartile for deprivation					
EC3 strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%			
	economy		N	Site is least deprived 50% of wards					
Economic Su	Economic Summary ++								

Objective	Details	Indicator	Score	Appraisal Tool	Source	3.361	Fair hill playing field na (100 units @ PH). Penrith North
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	Penrith Methodist church hall 1094m
31 1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site
	processes			Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 1478m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·
			-	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic		
			+	PO within 2km of site		+	PO (Spar) 1478m from site
				PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stop on Beacon edge 67m from site
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			
			-	Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Disk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Small instances of surface water
373	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		adjacent to site

			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	Olor Edear Educational		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	-	St Catherine's primary school 886m
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	Olor Edon Edonational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	-	Ullswater secondary school 2157m
	Bioto	school	-	Secondary school 2-5km	Overlays > Planning		from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.		++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	of adult education centres , ion	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%			
			+	22-24%	Census data	+	
			N	25-39%			22%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
		aa a.bo.ro	-	20-22%			
	SP5 Health and Well being			<20%			
		Distance from GP	++	GP Surgery within <800m			-
			+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2460m from site
			-	GP Surgery 2-5km	Local Information).		J. Control
SP5				GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	Our avendate	+	83%
		very good health	N	80-81% population in good or very good health	Census data	-	2070

	-						
		-	<80% population in good or very good health				
	Number of residents with	++	<20% population with limited day-to-day activity	Cansus data	++	18%	
	to-day activity	N	>20% population with limited day-to-day activity	ochisus data			
		++	Green space or play facility within 400m of site	CIC: Accessible Chance			
	Distance to children's play areas/ accessible green spaces	+	Green space or play facility within 800m of site	(Generic		Fairhill is currently used as	
		-	Green space or play facility within 2km of site			recreational space.	
			Green space or play facility >2km of site	1 olicy Overlays)			
		++	Development would significantly enhance residential amenity				
	Naishbarnias rasandiah	+	Development would enhance residential amenity			Site is adjacent to water treatment	
	Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N/-	facility. Though also surrounded by residential properties, there may be some impacts on amenity.	
		-	Potential issues which could give rise to problems associated with residential amenity			some impacts on amenity.	
		1	Development would have a significantly negative impact upon residents amenity				
		++	Site clearly defined within settlement				
	existing settlement —— nd ed		+	Site well related, on the edge of the settlement			
To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	Site on periphery of town.	
active,		1	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.				
open-minded communities		-	Site outside of boundary, not related to cluster of units related to settlement				
		++	2 Facilities within 6km				
history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of	
		N	Facility within 8km		++	facilities, all of which are accessible within 3km	
	Cultural facilities	-	Facility within 10km	Overlays)		WILTHIT SKITI	
			No Facilities within 10km				
ary					+/-		
al							
		++	No known issues and potential for biodiversity enhancements	CIC: Cumbria		Site noted for potential key species,	
	Potential effects on local	+	No known issues	Biodiversity Evidence	-	including red squirrels, European	
and enhance biodiversity	biodiversity		1	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		otter and great crested newts.
	vibrant, active, inclusive and open-minded communities with a strong sense local history ary al To protect and enhance	Ilimited ability to do day- to-day activity Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc pollution) To create vibrant, active, inclusive and open-minded communities with a strong sense local history Distance to Leisure or Cultural facilities ary al Potential effects on local biodiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history To protect and enhance biodiversity N Distance to children's + + + + + + + + + + + + + + + + + + +	Number of residents with limited ability to do day-to-day activity N 20% population with limited day-to-day activity ++ 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 within 2km of site - Green space or play facility within 2km of site - Development would enhance residential amenity + Development would enhance residential amenity - Development would not lead to any issues related to residential amenity - Development would have a significantly enhance residential amenity - Development would have a significantly engative impact upon residents amenity - Development would have a significantly engative impact upon residents amenity - Site clearly defined within settlement - Site outside of settlement, though within 2km - Site outside of settlement to duster of existing buildings - 2km. - Site outside of boundary, not related to cluster of units related to residential amenity - Site outside of boundary, not related to cluster of units related to relate	Number of residents with limited ability to do day- to-day activity	Number of residents with limited ability to do day to-day activity	

	1	1		1			T
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	Two prominent trees on site should be retained in design of site and
		hedgerows	N	would not affect trees or hedges	Surveys	IN	designated as TPOs if necessary
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
		Effect on leaders and	+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	T	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	To improve local air quality and respond to the effects of climate	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
ND4		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality			Penrith - mitigation may be required.
NR1				Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies		N	Limited knowledge
		installation of decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		

		site size, topography/natural assets)	N	Limited knowledge or understanding of the application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		\A/=4===================================	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
IVIX	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy overlay	++	No issues
		and onomically	-	Unfavourable declining			
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Green playing area on northern outskirts of town.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Open space and children's play
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	area. Potential historical contamination on part of site
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		·
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Facilities 886m from site in primary
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	school
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			

	T			T			T
	To retain		++	Median gross pay >UK average	_		
	existing jobs		+	Median gross pay >Cumbria average			
NR4	NR4 and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environment	al Summary					+	
Economic							
			++	Employment centre within 5km of settlement			
		cess to Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
EC2	To improve access to jobs		-	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.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ummary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	P31: Salkeld road extension [6] 3.52ha (105 units @ 30DPH). Penrith North	
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic		Penrith Methodist church hall 2138m
581	participation in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning		from site
	processes	, , ,		Voting station more than 2km away from site	Policy Overlays)		
		Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site			
			+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	_	Spar 2189m from site
			-	Shop 2-5km of site			
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site		-	
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic		PO (Spar) 2189m from site
			1	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve	ccess to ervices,	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers	N	Bus stop on Beacon edge 878m
SP2	access to services, facilities, the		+	Bus stop or rail station with regular service >800m from site			
0.2	countryside and open	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		from site
	spaces			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access	GIS: Rights of Way definitive map (Generic	+	Right of way from NE corner
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		Tagill of way nothing come
				Public rights of way would be lost as a result of development			

			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	+	
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy		
	home		-	Site within flood zone 2	Overlays)		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 11		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St. Catharine's primary school
		school	-	Primary School within 3km	Overlays > Planning		1416m from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	GIS: Eden Educational		
		Distance from secondary	+	Secondary School <2km to site	Facilities (Generic	-	Ullswater secondary school 2616m
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		from site
				Secondary School >5km	Folicy Overlays).		
		adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no gualifications	N	25-39%	Census data	+	22%
		4	-	30-49%			
			-	50% +			
			++	30% +			
		0/ manufation with NV/O4	+	25-29%			000/
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 3028from site
5. 0	Well being	2.0000 110111 01	-	GP Surgery 2-5km	Local Information).		Jilo
				GP Surgery >5km			

	1	1		T	1		T
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			1	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Census data	++	18%
		limited ability to do day- to-day activity	N	>20% population with limited day-to-day activity	Cerisus data		
			++	Green space or play facility within 400m of site	010 4 "11 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Fair hill playing field 517m from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		(Via P27/P29/P30)
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Naisah kassaisan sa sa sakish	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Site outside of development limits. No known issues that may affect amenity.
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity		N	
			-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			Site would fit together with masterplan option N1, though would be unsuitable in isolation.
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	N/-	
	To create	Shoung collisions	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		be unsultable in isolation.
	vibrant, active, inclusive and		-	Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	communities with a strong sense local history Distance to		+	Facility within 6km			
			N	Facility within 8km			
		Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible
		Distance to Leisure or Cultural facilities		No Facilities within 10km	Planning Policy Overlays)		facilities, all of which are accessible within 3km

Social Summ	nary					+/-	
Environment	al						
			++	No known issues and potential for biodiversity enhancements			
		Potential effects on local biodiversity	+	No known issues	GIS: Cumbria		Site noted for potential key species,
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	including red squirrels, European otter and great crested newts.
ENA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
		hedgerows	N	would not affect trees or hedges	Surveys	11	140 133003
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
		hance and manage andscape	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit		Site classified as sandstone ridge under the county landscape classification. Site is in prominent location and will affect the ridgeline from a number of locations
			+	Site unlikely to have negative landscape considerations			
	To preserve, enhance and		-	Potential negative issues with landscape character			
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			nom a number of locations
	character for future		++	Development does not affect designated landscape		++	No effect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.		
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
			+	Potential for sympathetic development			
	To improve	Impact on historic features of interest	N	Limited potential for improvement, negative effects unlikely	GIS: Constraints (Generic Overlays >		Limited impact, however historical roman road buts through site.
EN3	the quality of the built environment	(Conservation area, Listed building, SAM,	-	Potential that site could lead to negative effects on interest feature(s)	Listed Buildings/Conservation Areas/SAMs)/ Heritage	N/-	Impacts of which will need to be considered prior to development.
	environment	AAI)		Likely that development will lead to significant negative effects on interest feature(s).	Assessments		pier to series piion.

	Т	,		1	, ,		T
			++	Potential to address air quality issues through development			
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate	Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	on site velopment of	N	Limited knowledge
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
		douctor		High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		у	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	has indicated that once the WWtW have been upgraded in Penrith, du
			-	Likely cumulative capacity issues (potential contribution)			for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
NKZ	and water resources		++	Favourable	GIS layers. SSSI Unit		No issues
	resources		+	Unfavourable recovering		++	
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy		
		and onemical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based		Greenfield site, on the furthermost point of urban extension
	To restore and protect land and soil		-	Greenfield site on the edge of the settlement			
NR3				Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lavara	N	ALC grade 3
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facilities in settlement
	sustainably and minimise	oomi oo	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	oreate Median annual salary byment	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmen	tal Summary					+/-	
Environmen Economic	tal Summary					+/-	
	tal Summary		++	Employment centre within 5km of settlement		+/-	
	tal Summary		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas	+/-	All of the sites, whether they are
	To improve access to jobs	Distance to employment centres		Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	+/-	central or urban extensions fall
Economic	To improve access to		+	Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		central or urban extensions fall within 5km of the employment core
Economic	To improve access to jobs To diversify		+	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 Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		central or urban extensions fall within 5km of the employment core
Economic	To improve access to jobs			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 Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		central or urban extensions fall within 5km of the employment core

Objective	Details	Indicator	Score	Appraisal Tool	Source	0.92h	Stampers depot na (46 units @ 50DPH). ith South	
Social								
			++	Voting station <400m to site			Sim court residents lounge (Pategill)	
	To increase		+	Voting station <800m to site	CIC. Dalling station		643m from site, via footbridge behind Tynefield drive. Penrith	
CD4	the level of	Proximity to civic	-	Voting station within 2km of site	GIS: Polling station layer (Generic	+	cricket ground facility is 408m via	
SP1	participation in democratic processes	buildings/ Village Halls (Voting stations)		Voting station more than 2km away from site	Overlays>Planning Policy Overlays)		public footpath, though residents on bridge lane currently routed to Pategill.	
			++	Shop within 800m of site				
		Access to shop which	+	Shop within 2km of site	GIS: Post Offices &	++	Coop (king st) 740m from site	
			sells basic goods to meet day to day needs	-	Shop 2-5km of site	 Shops layer (Generic Overlays> Eden LDF) 		3 14
				Shop 5km+ from site				
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++		
			+	PO within 2km of site			PO (main) 778m from site	
			ı	PO 2-5km of site				
				PO 5km+ from site				
	To improve access to		++	Bus stop or rail station with regular service <400m from site				
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	Bus stops on bridge lane, 180m from	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		site	
				Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N		
		,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)			
				Public rights of way would be lost as a result of development				

			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	+	Surface water noted at southern end
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy	+	of site.
	home		-	Site within flood zone 2	Overlays)		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	North Lakes primary school 621m from site (via footpath at Southern
		school	-	Primary School within 3km	Overlays > Planning	•	entrance)
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	Ullswater secondary school 563m
		school	-	Secondary school 2-5km	Overlays > Planning		from site
				Secondary School >5km	Policy Overlays).		
		of adult education centres , ion	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	28%
		quamounono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		16%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	Penrith medical centre 201m from
OI O	Well being	Distance Hulli Gr	-	GP Surgery 2-5km	Local Information).		site
				GP Surgery >5km			

		T		T	1		T
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	79%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	N	19%
		to-day activity	N	>20% population with limited day-to-day activity	ochisus data		
			++	Green space or play facility within 400m of site	CIC: Assessible Crosses		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Green space and play area 105m
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		from site
				Green space or play facility >2km of site	1 Olicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Noighbouring upon which	+	Development would enhance residential amenity			Development is behind a wholesale
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	retail building and adjacent to a fast food outlet. Noise from the A66 is also audible from this site.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	++	Site located within development limits
	To create	oneaning coalement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	communities with a strong sense local history		+	Facility within 6km			
			N	Facility within 8km			
		Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible
		Cultural facilities		No Facilities within 10km	Planning Policy Overlays)		within 3km

Social Sumn	nary					++	
Environmen	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Site <500m from the River Eden
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	SAC, though effects on biodiversity unlikely.
ENA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
		hedgerows	N	would not affect trees or hedges	Surveys	14	140 133003
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond
		nhance and manage landscape	+	Site unlikely to have negative landscape considerations			
	To preserve, enhance and		-	Potential negative issues with landscape character			with landscape objectives
EN2	landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape		++	No effect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.		
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	To incompany	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	No observed effects on the historic environment
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air	Effects upon air quality (proximity to areas with	++	Potential to address air quality issues through development	Evidence from	-	Air quality Management area at
INKI	quality and respond to	known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		Penrith - mitigation may be required.

I	the effects of	 		T]		I
	climate		-	Potential to negatively contribute towards air quality			
	onunge			Site highly likely to negatively contribute towards air quality			
			++	Clear potential for the application of renewable technologies			
		Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		has indicated that once the WWtW have been upgraded in Penrith, due
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	ŕ		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
	and water	water sources Water quality (Biological and chemical)	++	Favourable			
	100001000		+	Unfavourable recovering	GIS layers. SSSI Unit		
			N	Unfavourable no change	Data, planning policy	++	No issues
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Site well located in the town limits - current light industrial use
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect land and soil		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Current industrial / commercial use, potential contamination issues.
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	0101	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			

	ı	1			1		1
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Facilities 217m from site, in car park
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	of B&Q
sustainably and minimise	oona oo	-	Recycle centre within 5km	Information)			
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		84% Cumbrian Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environment	tal Summary					++	
Economic	_						
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
EC2	To improve access to jobs	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.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ummary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	P35: land off Robinson street 0.86ha (46 units @ 50DPH). Penrith West	
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Penrith Methodist chapel hall 604m
3F1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 914m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·
			-	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices &	+	PO (Spar) 914m from site
			-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		(() () () () () () ()
				PO 5km+ from site			
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stop on Scotland road, 35m from site
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			
	·			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Disk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No evidence of flooding on, or near site. No instances of surface water
373	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		recorded.

			N	Site within flood zone 1]		
			_	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	St Catherine's primary school 336n
		school	_	Primary School within 3km	Overlays > Planning	7.7	from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater secondary school 1505n
		school	-	Secondary school 2-5km	Overlays > Planning		from site
				Secondary School >5km	Policy Overlays).		
		evels of adult education centres skills, ducation	++	Facilities within 5km of settlement			
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are bas at Ullswater school. Newton Ric
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%			
			+	22-24%	Census data	++	
			N	25-39%			20%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		17%
			-	20-22%			
				<20%			
	Health and		++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centre 1864m from site
		Distance from GP	-	GP Surgery 2-5km	Local Information).		Site
SP5	Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health		+	82%
		very good health	N	80-81% population in good or very good health	Census data		5270

i	1			1	,							
		-	<80% population in good or very good health									
	Number of residents with	++	<20% population with limited day-to-day activity	Cansus data	++	16%						
	to-day activity	N	>20% population with limited day-to-day activity	Census data								
		++	Green space or play facility within 400m of site	010 4 31 0								
	Distance to children's	Distance to children's + Green space or play facility within 800m of site Generic	++	Park and play area 66m from site,								
	green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		on Milton st.						
	,		Green space or play facility >2km of site	Policy Overlays)								
		++	Development would significantly enhance residential amenity									
		+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Development would involve the						
	may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		+	redevelopment of B2 uses, increasing the amenity of the area for existing residents.						
	pollution)	-	Potential issues which could give rise to problems associated with residential amenity			ioi caloung reducines.						
			Development would have a significantly negative impact upon residents amenity									
		++	Site clearly defined within settlement	yisual analysis of sites in relation to current								
	Location in relation to existing settlement	+	Site well related, on the edge of the settlement									
To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		++	Site located within development limits						
active,		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.									
open-minded communities			Site outside of boundary, not related to cluster of units related to settlement									
		++	2 Facilities within 6km									
history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of						
	Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays >	++	facilities, all of which are accessible						
		Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	-	Facility within 10km	Overlays)		within 3km
			No Facilities within 10km									
ary					++/+							
al												
		++	No known issues and potential for biodiversity enhancements	GIS: Cumbria								
To protect	Potential effects on local	+	No known issues	Biodiversity Evidence	-	Site noted as area potentially						
biodiversity	biodiversity	versity Development may cause loss or fragmentation Base (SSSI, SA	Base (SSSI, SAC, SPA, Key Species,		sensitive to Red Squirrels.							
	vibrant, active, inclusive and open-minded communities with a strong sense local history ary To protect and enhance	Ilimited ability to do day- to-day activity Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc pollution) To create vibrant, active, inclusive and open-minded communities with a strong sense local history Distance to Leisure or Cultural facilities Potential effects on local hindiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history To protect and enhance To protect and enhance Initial ability to do day-to-day activity N Initial ability to do day-to-day activity N Initial limited ability to do day-to-day activity Initial limited ability to do day-to-day activity Initial limited ability to do day-to-day-activity Initial l	Number of residents with limited ability to do day-to-day activity N 20% population with limited day-to-day activity H++ Green space or play facility within 800m of site activity Forem space or play facility within 2km of site active, inclusive and open-minded communities with a strong sense local history To protect and enhance biodiversity Potential effects on local biodiversity N 20% population with limited day-to-day activity A 20% population with limited day-to-day activity N 20% population with limited day-to-day activity H++ Green space or play facility within 800m of site appacent packed activity Povelopment would enhance presidents amenity Potential effects on local biodiversity Potential effects on local biodiversity	Number of residents with limited ability to do day- to-day activity Distance to children's play areas/ accessible green spaces ++ Green space or play facility within 400m of site Distance to children's play areas/ accessible green spaces ++ Green space or play facility within 200m of site Development would enhance residential amenty Development would not lead to any issues related to clude or site of seating and site Development would not lead to any issues Development would with residential amenty Development would have a significantly Development	Number of residents with limited ability to do day-to-day activity Distance to children's play areas/ accessible green spaces Provided a particular politic play areas/ accessible green spaces Note of the provided and provid						

	I	j i		T]		1										
				Significant adverse effect on nationally or internationally designated habitat													
			++	Would result in protected and increased tree cover, hedges etc													
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues										
		hedgerows	N	would not affect trees or hedges	Surveys	IN	INO ISSUES										
			-	Would result in loss of tree cover, hedge etc													
				Would result in significant loss of tree cover, hedge etc													
			++	Potential enhancement of landscape character													
		Effect on landagene	+	Site unlikely to have negative landscape considerations	Site	+	Urban Site will enhance character of										
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives										
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character													
	character for future		++	Development does not affect designated landscape													
	generations	erations Effect on designated landscape			Development affects setting of designated landscape	GIS layers.	++	No effect									
				Development directly affects designated landscape													
		Impact on historic	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation		Site nearby 3 LBs. Development would present a good opportunity to enhance the historic environment,										
			+	Potential for sympathetic development		+/++											
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely													
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		through high quality urban frontage.										
				Likely that development will lead to significant negative effects on interest feature(s).													
			++	Potential to address air quality issues through development													
		(proximity to areas with known issues)	(proximity to areas with	(proximity to areas with	(proximity to areas with	(proximity to areas with	(proximity to areas with	(proximity to areas with	(proximity to areas with	(proximity to areas with	(proximity to areas with	(proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
NE.																	
NR1				Site highly likely to negatively contribute towards air quality													
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies		N	Limited knowledge										
		installation of decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment												

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
			-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		\A/=4===================================	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
NIX	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy overlay	++	No issues
		and onomically	-	Unfavourable declining			
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			B. Siller and the second state of the second s
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site well located in the town.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Light industrial use, potential
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	contamination issues. Adjacent to WCML railway.
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		ŕ
			++	ALC grade 5, or Urban			
		Agricultural Land Classification	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
			N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was		+	Recycle centre in settlement	GIS: Eden Recycling		Facility at St Catherine's primary
NR4	mineral) resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	school, 336m from site
	resources sustainably and minimise	centres	-	Recycle centre within 5km	Information)		,
	waste			Recycle centre >5km			

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	To retain		++	Median gross pay >UK average						
	existing jobs		+	Median gross pay >Cumbria average						
NR4	and create new	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian Average			
	employment		ı	Median gross pay 80-90% Cumbria average						
	facilities		-	Median gross pay <80% Cumbria average						
Environmental S	Summary					++				
ECONOMIC										
			++	Employment centre within 5km of settlement						
		s to	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.			
EC2	To improve access to jobs		-	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.						
	To diversify		++	Site in ward in bottom quartile for deprivation						
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%			
	economy		Ν	Site is least deprived 50% of wards						
Economic Sumn	Economic Summary ++									

Objective	Details	Indicator	Score	Appraisal Tool	Source	P39: Land adjacent to Lynwood cottage 0.89ha (27 units @ 30DPH). Penri North	
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	_	Beaconside primary school 1km from site
3P1	participation in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 1285m from site
		sells basic goods to meet day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site		+	
			+	PO within 2km of site	GIS: Post Offices &		PO (Spar) 1285m from site
			-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				PO 5km+ from site	,		
	To improve		++	Bus stop or rail station with regular service <400m from site			Bus stops on beacon edge 449m
0.00	access to services,	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	+	
SP2	facilities, the countryside and open	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		from site
	spaces			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access	GIS: Rights of Way		
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	definitive map (Generic Overlays > Local Information)	N	
				Public rights of way would be lost as a result of development	,		

			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	++	No evidenced issues
SP3	with a decent home	Risk of flooding	N	Site within flood zone 1	Planning Policy	77	No evidenced issues
			-	Site within flood zone 2	Overlays)		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 11 1		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	Beaconside primary school 937m
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	Olor Edon Edonational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Ullswater secondary school 1996m
		school	-	Secondary school 2-5km			from site
				Secondary School >5km	Policy Overlays).		
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.		1	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no gualifications	N	25-39%	Census data	+	22%
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
	SD5 Health and		++	GP Surgery within <800m			
SP5		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2295m from site
01 0	Well being	Distance Hom Of	-	GP Surgery 2-5km	Local Information).		Sile
				GP Surgery >5km			

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			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	activity	++	18%		
		to-day activity	N	>20% population with limited day-to-day activity	ochsus data		
			++	Green space or play facility within 400m of site	010. A		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Accessible green space on Scaws
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		drive, 750m from site
				Green space or play facility >2km of site	1 Oncy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health	N	Development of site would not affect
			N	Development would not lead to any issues related to residential amenity			amenity in a positive or negative way.
			-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement		N	Site extends form of town along beacon edge.
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current		
	To create	oneung comement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	open-minded communities with a strong sense local history		+	Facility within 6km			
			N	Facility within 8km			
		Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible
		Distance to Leisure or Cultural facilities		No Facilities within 10km	Planning Policy Overlays)		within 3km

Social Sumn	nary					+	
Environment	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		O'The sector I are a second setter!
	To protect	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site noted as area potentially sensitive to Red Squirrels.
ENIA				Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			Midsection of site would involve the
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	-/	removal of tree cover. It would be recommended that this section of
		hedgerows	N	would not affect trees or hedges	Surveys	-/	the site boundary be removed to
			-	Would result in loss of tree cover, hedge etc			improve the scores.
				Would result in significant loss of tree cover, hedge etc			
		enhance and manage landscape quality and	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-/	Site classified as sandstone ridge under the county landscape
			+	Site unlikely to have negative landscape considerations			
	To preserve, enhance and		-	Potential negative issues with landscape character		-/	classification. Site is in prominent location, north of beacon edge road.
EN2	landscape			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape		++	
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.		No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built environment	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
		Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air	Effects upon air quality (proximity to areas with	++	Potential to address air quality issues through development	Evidence from	-	
INIX I	quality and respond to	known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		

1	I.,	ı			1		1
	the effects of climate change		-	Potential to negatively contribute towards air quality			
	change			Site highly likely to negatively contribute towards air quality			
			++	Clear potential for the application of renewable technologies			
		Potential for the installation of	+	Potential for the application of renewable technology			Limited knowledge
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Water resources (Correspondence from UU)	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
			-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
IVIVE	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and chemical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site poorly related to town.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Overlays), advice from Environmental health		
			++	ALC grade 5, or Urban	0.01		
		Agricultural Land	+	ALC grade 4		++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			

new employment - Median gross pay 80-90% Cumbria average facilities	
NR4 Proximity to local recycle centre in settlement N No Recycle centre in settlement N N No Recycle centre in settlement N N No Recycle centre in settlement N N N No Recycle centre in settlement N N No Recycle centre in settlement N N N No Recycle centre in settlement N N N N N N N N N	
NR4 resources sustainably and minimise waste To retain existing jobs and create new employment facilities NR4 Recycle centre in settlement - Recycle centre within 5km Recycle centre y5km H Median gross pay >UK average + Median gross pay >Cumbria average N Median gross pay 90-100% Cumbria average - Median gross pay 90-100% Cumbria average - Median gross pay 80-90% Cumbria average - Median gross pay 80-90% Cumbria average - Median gross pay 80-90% Cumbria average	
Sustainably and minimise waste	erage
waste Recycle centre >5km To retain existing jobs and create new employment facilities NR4 Wedian annual salary N Median gross pay >Cumbria average N Median gross pay 90-100% Cumbria average - Median gross pay 80-90% Cumbria average CACI data ++ 102% UK Av Median gross pay 80-90% Cumbria average	erage
NR4 Protestant existing jobs and create new employment facilities and create facilities and create new employment facilities employees and create new employment facilities and create new employment new employment facilities and create new employment new empl	erage
NR4 existing jobs and create new employment facilities existing in the create new emp	erage
new employment employment facilities - Median gross pay 80-90% Cumbria average - CACI data	erage
employment - Median gross pay 80-90% Cumbria average	102% UK Average
I facilities I	
Median gross pay <80% Cumbria average	
Environmental Summary +	
Economic	
++ Employment centre within 5km of settlement	
	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
EC2 Distance to employment centre 5-10km of site not access to centres - Employment centre 5-10km of site not accessible within 30 mins by appropriate > Planning Policy ++ within 5km of the em	
Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	
To diversify ++ Site in ward in bottom quartile for deprivation	
EC3 and strengthen the local Regeneration benefits + Site in ward in second bottom quartile for deprivation Indices of Multiple Deprivation	d 50%
economy N Site is least deprived 50% of wards	

Objective	Details	Indicator	Score	Appraisal Tool	Source	P54: Bellevue farm 2.8ha (84 units @ 30DPH). Penrith North		
Social								
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	Penrith Methodist church hall 1515m from site.	
3F1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		nom site.	
	processes			Voting station more than 2km away from site	Folicy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 1863m from site	
		day to day needs	ı	Shop 2-5km of site	Overlays> Eden LDF)			
			-	Shop 5km+ from site				
			++	PO within 800m of site				
		A a a a a a a a a a a a a a a a a a a a	+	PO within 2km of site	GIS: Post Offices &	+	PO (Spar) 1863m from site	
		Access to post office	-	PO 2-5km of site	 Shops layer (Generic Overlays> Eden LDF) 		((())) () ()	
				PO 5km+ from site				
	To improve access to	e Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stop on Beacon edge 446m from site	
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		+		
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site				
	·			Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Right of way from SE corner	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)			
				Public rights of way would be lost as a result of development				
SP3	To provide everyone	Disk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No issues noted on or near to site	
373	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	(Generic Overlays >		ind issues fidled on or near to site	

i		<u> </u>		T			T
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St Catherine's school 2257m from
		school	-	Primary School within 3km	Overlays > Planning		site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	Olor Edon Edonational		Ullswater school 4.4km from site
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	
		school	-	Secondary school 2-5km			
				Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement		++	
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data		
		% population with no qualifications	+	22-24%			
			N	25-39%		+	22%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
		aa a	-	20-22%			
				<20%			
			++	GP Surgery within <800m			D ::: 1
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2.5km from site
	Health and		-	GP Surgery 2-5km	Local Information).		Site Site
SP5	Well being			GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Conque deta	+	83%
			N	80-81% population in good or very good health	Census data	+	

	,	7					
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010 4 31 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Fairhill playing field 767m from site
		play areas/ accessible green spaces	ı	Green space or play facility within 2km of site	Overlays>Planning		
			-	Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			Development of site would not affect amenity in a positive or negative way.
			+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		N	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create	existing settlement	Z	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	N/-	Site would fit together with masterplan option N1, though would be unsuitable in isolation.
	vibrant, active, inclusive and		1	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible
		Cultural facilities	1	Facility within 10km	Overlays)		within 3km
			-	No Facilities within 10km			
Social Summ	ary					+	
Environment	al						
			++	No known issues and potential for biodiversity enhancements	OIO. Ourstain		Site noted for potential key species,
FN1	To protect	Potential effects on local	+	No known issues	GIS: Cumbria Biodiversity Evidence	-	including red squirrels, European
LIVI	EN1 and enhance biodiversity	ind ennance hindiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		otter and great crested newts. Site adjacent to priority habitat woodland.

	1	1		1	7 i		1
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	Design needs to integrate trees into layout with suitable separation
		hedgerows	N	would not affect trees or hedges	Surveys	IN	distances and retain boundary
			-	Would result in loss of tree cover, hedge etc			hedges and protect with conditions?
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			0:1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
		Cffoot on landagana	+	Site unlikely to have negative landscape considerations	Site		Site classified as sandstone ridge under the county landscape classification. Site is in prominent location and will affect the ridgeline from a number of locations
	To preserve, enhance and	e and	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		
EN2	manage landscape EN2 quality and			Highly likely potential for negative effects on landscape character			nom a number of locations
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
		ity of (Conservation area, lilt Listed building SAM	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments		Limited impact on the built environment
	T. :		+	Potential for sympathetic development		N	
EN3	To improve the quality of the built		N	Limited potential for improvement, negative effects unlikely			
	environment		-	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).			
			++	Potential to address air quality issues through development			
	To improve	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
NE.	local air quality and	(proximity to areas with known issues)		Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1	respond to the effects of climate			Site highly likely to negatively contribute towards air quality			
	change		++	Clear potential for the application of renewable technologies		N	Limited knowledge
			+	Potential for the application of renewable technology	Desk based assessment	. •	Limited knowledge

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU has indicated that once the WWtW have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the proposed scale of development.
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning		
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
MAZ	and water resources		++	Favourable			
	100001000		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Site on the outer limit of the town.
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-/	Whilst boundary includes farm building, site is greenfield in nature.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Former farm building .
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	N/+	Facility 1400m from site.
	sustainably	Centres	-	Recycle centre within 5km	Information)		
and minimise waste			Recycle centre >5km				

	To retain		++	Median gross pay >UK average					
	existing jobs		+	Median gross pay >Cumbria average					
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average		
	employment		ı	Median gross pay 80-90% Cumbria average					
	facilities		1	Median gross pay <80% Cumbria average					
Environmental Summary									
Economic									
		Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)				
			+	Employment centre accessed by appropriate public transport within 30 mins.		++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.		
EC2	To improve access to jobs		-	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.					
	To diversify		++	Site in ward in bottom quartile for deprivation					
th	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%		
	economy		N	Site is least deprived 50% of wards					
Economic S	ummary					++			

Objective	Details	Indicator	Score	Appraisal Tool	Source	P57: Fields adjacent to mile lane 63ha (1890 units @ 30DPH). Penrith West		
Social								
	To increase	Proximity to civic buildings/ Village Halls	++	Voting station <400m to site	GIS: Polling station		Castletown community centre	
SP1	the level of participation		+	Voting station <800m to site	layer (Generic	-	1401m from northern end of site	
011	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Newton road/B5288	
	processes			Voting station more than 2km away from site	1 olicy Overlays)			
			++	Shop within 800m of site		+		
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic		Morrison's supermarket 1638m from Northern end of site	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		Northern end of site	
				Shop 5km+ from site				
			++	PO within 800m of site				
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	-	Main PO building 2.9km from	
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		southern end of site.	
				PO 5km+ from site				
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stops on B5288/newton road 742m from site. Assumed entrance onto greystoke road.	
	To improve access to		+	Bus stop or rail station with regular service >800m from site				
SP2	services, facilities, the countryside		1	Bus stop or rail station with infrequent service <400m from site				
	and open spaces		-	Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way				
			N	No impact or nearby access	010 51 1			
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	GIS: Rights of Way definitive map (Generic Overlays > Local	-	Rights of way cross southern half of site east west	
				Public rights of way would be lost as a result of development	Information)			

To provide everyone with a decent home Risk of flooding Risk of flooding Risk of flooding Risk of flooding Planning Policy Overlays Site within flood zone 1 Site within flood zone 2 Site within flood zones 3a or 3b + Primary School <400m to site GIS: Flood Zones (Generic Overlays > Planning Policy Overlays) Flood Zones (Generic Overlays > Planning Policy Overlays) Flood Zones (Generic Overlays) Flo	TZ3 and parts of site collect surface water. If large and could be a way which would dimpacts.	
with a decent home N Site within flood zone 1 Planning Policy Overlays) Planning Policy Overlays) developed in a avoid ### Primary School <400m to site ### Primary School <800m to site Distance from primary school Primary School <800m to site	a way which would d impacts.	
- Site within flood zone 2 Site within flood zones 3a or 3b Site within flood zones 3a or 3b ++ Primary School <400m to site + Primary School <800m to site - Primary School within 3km Overlays > Planning Policy Overlays).		
++ Primary School <400m to site ++ Primary School <800m to site + Primary School <800m to site - Primary School within 3km	nool 3.9km from site	
Distance from primary school + Primary School <800m to site Facilities (Generic Overlays > Planning Policy Overlays).	nool 3.9km from site	
Distance from primary school + Primary School <800m to site Facilities (Generic Overlays > Planning Policy Overlays).	nool 3.9km from site	
school - Primary School within 3km Overlays > Planning Policy Overlays).		
Primary school >3km away		
++ Secondary School <800m to site		
	h school 2.8km from	
school - Secondary school 2-5km Overlays > Planning Policy Overlays).	site	
Secondary School >5km		
++ Facilities within 5km of settlement		
the second with the OO section	n facilities are based chool. Newton Rigg	
levels of skills, adult education centres Facilities 5-10km of site not accessible within Overlays > Planning College is also accessible within SP4 SP	ccessible to all sites.	
education and training. Facilities >10km of site not accessible within 30 mins by appropriate public transport.		
++ <22%	20%	
+ 22-24%		
% population with no qualifications N 25-39% Census data ++ 2		
- 30-49%		
50% +		
++ 30% +		
+ 25-29%		
% population with NVQ4 N 22-24% Census data	17%	
- 20-22%		
<20%		
++ GP Surgery within <800m		
SP5 Health and Distance from GP + GP Surgery within 2km of site (Generic Overlays > -	centres 2.1km from	
Well being Well being GP Surgery 2-5km (Genetic Overlays > Local Information).	site	
GP Surgery >5km		

	1							
			+	>82% population in good or very good health				
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%	
			-	<80% population in good or very good health				
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%	
		to-day activity Distance to children's		N	>20% population with limited day-to-day activity	ochisus data		
			++	Green space or play facility within 400m of site	0.0 4 " 0		Brackenber play area 1.4km from site	
			+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	-		
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)			
		g. 55 opa656		Green space or play facility >2km of site				
	may affect hi (Light, noise	Neighbouring uses which	++	Development would significantly enhance residential amenity			Site is large. As such, siting will make a significant difference to the effects on amenity. The site is	
			+	Development would enhance residential amenity				
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health		adjacent to the M6 and Omega proteins. Residents may expect	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			noise, visual amenity and odour issues.	
				Development would have a significantly negative impact upon residents amenity				
		Location in relation to existing settlement	++	Site clearly defined within settlement			Site would be a significant move away from the character of the town,	
			+	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.	Visual analysis of sites in relation to current			
	To create	existing estimation	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		separated by the M6.	
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement				
SP6	open-minded		++	2 Facilities within 6km				
	communities with a strong		+	Facility within 6km				
	sense local history		N	Facility within 8km				
		Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible	
		Distance to Leisure or Cultural facilities		No Facilities within 10km	Planning Policy Overlays)	TT	within 3km	

Social Summ	nary		•				
Environment	al						
			++	No known issues and potential for biodiversity enhancements			Dagarda of hadaaa aad aalaad
			+	No known issues	GIS: Cumbria		Reports of badger and polecat associated with site. Due to site size, development likely to lead to significant impacts on local biodiversity.
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-/	
E114	To protect		-	Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	Some woordland to NW tip of site, trees on southern edge, would not
		hedgerows	N	would not affect trees or hedges	Surveys		constrain development
			-	Would result in loss of tree cover, hedge etc			·
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as intermediate farmland
	_		+	Site unlikely to have negative landscape considerations			under county landscape toolkit. Visual impacts on this site are likely
		Effect on landscape	-	Potential negative issues with landscape	Site	-/	to be moderate to high, given the size of the site. Portions of this site
EN2	To preserve, enhance and manage landscape quality and character for	character		character Highly likely potential for negative effects on landscape character	assessment/Cumbria Landscape Toolkit		may be developed, which will result in a more sensitive development, howver impacts are unavoidable given the site size.
	future generations		++	Development does not affect designated landscape			
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N/+	Impacts on nearby LBs moderate to slight with proper landscaping measures.
	environment	Listed building, SAM, AAI)	-	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).			

			++	Potential to address air quality issues through development			
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
	To improve local air	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
				Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate	Potential for the installation of	+	Potential for the application of renewable technology			Scale of development could make
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	?/+	district heating, or other larger scale low energy schemes viable.
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU has indicated that once the WWtW have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
		NA/ /	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >		
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)		++	
NR2	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
NR2	and water		++	Favourable		++	
	resources		+	Unfavourable recovering			
		Water quality (Biological	N	Unfavourable no change	GIS layers. SSSI Unit Data, planning policy		No issues
		and chemical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based		Greenfield site west of the M6.
	To restore NR3 and protect land and soil		-	Greenfield site on the edge of the settlement			
NR3				Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Pockets of potential significant
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	-	contamination on the north of the site
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4		N	ALC grade 3
		Classification	N	ALC grade 3 (a & b)	GIS layers.		/ LEO glado o
			-	ALC grade 1-2]		
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	N/+	Facility 1600m from site
	sustainably and minimise	Contros	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average]		
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average		N	97% Cumbrian Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			200/ 0 1 1			
				Median gross pay <80% Cumbria average			
Invironmen	tal Summary			Median gross pay <80% Cumbria average		+/-	
Environmen Economic	tal Summary			Median gross pay <80% Cumbria average		+/-	
	tal Summary		++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		+/-	
	tal Summary				CIC: Employment Areas	+/-	All of the sites, whether they are
	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	+/-	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
Economic	To improve access to	' '	++	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	2012 (Generic Overlays > Planning Policy	·	central or urban extensions fall within 5km of the employment core
Economic	To improve access to jobs To diversify	' '	++ +	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 Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy	·	central or urban extensions fall within 5km of the employment core
Economic	To improve access to jobs	' '	++ +	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 Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy	·	central or urban extensions fall within 5km of the employment core

Objective	Details	Indicator	Score	Appraisal Tool	Source	0.37h	P61: Garage on Roper st 0.37ha (18 units @ 50DPH). Penrith East	
Social								
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	_	Beaconside primary school 834m	
JF I	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site	
	processes			Voting station more than 2km away from site	1 olicy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Coop (King st) 230m from site	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)			
			-	Shop 5km+ from site				
			++	PO within 800m of site				
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	PO (Main) 269m from site	
				PO 2-5km of site			,	
				PO 5km+ from site				
	To improve access to		++	Bus stop or rail station with regular service <400m from site				
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stops on king st 304m from site	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site			bus stops on king st 304in from site	
			1	Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N		
		,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)			
				Public rights of way would be lost as a result of development				
SP3	To provide everyone	Disk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >		Site noted for SW2/3 flooding issues	
373	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		and surface water.	

1		<u> </u>		T			T
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	Beaconside school 1.3km from site
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	CIC: Edon Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	Ullswater school 709m from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4		adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).	++	college is also accessible to all sites
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data		
			+	22-24%		++	28%
		% population with no gualifications	N	25-39%			
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			D '' '' ' TOT (
	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	Penrith medical centres 725m from site
			-	GP Surgery 2-5km	Local Information).		
SP5	Well being			GP Surgery >5km			
	wen being	%population in good or	+	>82% population in good or very good health	Consula data	-	79%
		very good health	N	80-81% population in good or very good health	Census data		

	7		_	1										
		-	<80% population in good or very good health											
	Number of residents with	++	<20% population with limited day-to-day activity	Cansus data	++	16%								
	to-day activity	N	>20% population with limited day-to-day activity	Census data										
		++	Green space or play facility within 400m of site	010 4 31 0										
	Distance to children's	+	Green space or play facility within 800m of site	(Generic	_	Pategill park and play area 1.2km								
	green spaces	ı	Green space or play facility within 2km of site	Overlays>Planning		from site								
		-	Green space or play facility >2km of site	Policy Overlays)										
		++	Development would significantly enhance residential amenity											
		+	Development would enhance residential amenity			Site would increase the setting of the area, however would be opposite								
	Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N/-	business use and a former gas holding site. If this site were also developed, this score would be								
		-	Potential issues which could give rise to problems associated with residential amenity			increased.								
			Development would have a significantly negative impact upon residents amenity											
		++	Site clearly defined within settlement											
		+	Site well related, on the edge of the settlement		++									
To create	Location in relation to	Z	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			Site located within development limits								
active,	CAISTING SCHICTION	1	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.											
open-minded communities			Site outside of boundary, not related to cluster of units related to settlement											
		++	2 Facilities within 6km											
history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of								
	Distance to Leisure or	N	Facility within 8km	(Generic Overlays >	++	facilities, all of which are accessible								
	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities		Overlays)		within 3km
		-	No Facilities within 10km											
ary					+									
al														
		++	No known issues and potential for biodiversity enhancements	GIS: Cumbria										
To protect	Potential effects on local	+	No known issues	Biodiversity Evidence	+	Brownfield site unlikely to give rise to								
biodiversity	biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		biodiversity impacts.								
	vibrant, active, inclusive and open-minded communities with a strong sense local history ary To protect and enhance	Ilimited ability to do day- to-day activity Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc pollution) To create vibrant, active, inclusive and open-minded communities with a strong sense local history Distance to Leisure or Cultural facilities To protect and enhance Potential effects on local hindiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history To protect and enhance biodiversity Initial ability to do day-to-day activity N Initial ability to do day-to-day activity Initial limited ability to do day-to-day-activity Initial limited ability to de day-to-day-activity Initial limited ability to defined ability to do day-to-day-activity Initial limited ability to defined ability to definity the plant activity the	Number of residents with limited ability to do day-to-day activity N 20% population with limited day-to-day activity H++ Green space or play facility within 400m of site of Green space or play facility within 800m of site of Green space or play facility within 2km of site of Green space or play facility within 2km of site of Green space or play facility within 2km of site of Green space or play facility within 2km of site of Povelopment would enhance residential amenity Neighbouring uses which may affect human health (Light, noise, visual etc pollution) Neighbouring uses which may affect human health (Light, noise, visual etc pollution) Neighbouring uses which may affect human health (Light, noise, visual etc pollution) Nevelopment would enhance residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity To create vibrant, active, inclusive and potential for biodiversity enhancements N Site outside of boundary, not related to cluster of units related to settlement to cluster of existing buildings 22km. Site outside of boundary, not related to cluster of units related to settlement to cluster of units related to settlement to cluster of units related to settlement to cluster of units rela	Number of residents with limited ability to do day- to-day activity Number of residents with limited ability to do day- to-day activity	Number of residents with limited ability to do day-to-day activity Distance to children's play areas/ accessible green spaces Propose of play facility within 400m of site of Green space or play facility within 400m of site of Green space or play facility within 600m of site of Green space or play facility within 600m of site of Green space or play facility within 600m of site of Green space or play facility within 600m of site of Green space or play facility within 600m of site of Green space or play facility within 600m of site of Green space or play facility within 20m of site of Green space or play facility within 600m of site of Green space or play facility within 20m of site of Green space or play facility within 20m of site of Green space or play facility within 20m of site of Green space or play facility within 20m of site of Green space or play facility within 20m of site of Green space or play facility within 20m of site of Green space or play facility within 20m of site of Site outside of Settlement amenity Poevelopment would enhance residential amenity Poevelopment would not lead to any issues related to residential amenity Poevelopment would have a significantly enhance residential amenity Poevelopment would not lead to any issues a significantly enhance residential amenity Poevelopment would not lead to any issues and poetital or features that may affect human health site of the site of t								

	1	1		1	7 i		1
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No legues
		hedgerows	N	would not affect trees or hedges	Surveys	IN	No Issues
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
		Cffoot on landagana	+	Site unlikely to have negative landscape considerations	Site	+	Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape		Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Adjacent boundary of Penrith CA.
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+/++	Buildings up to 3 stories would contribute to the urban form of the area, mirroring recent developments
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		on Old London Road/Roper St.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	To improve	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
NE.	local air quality and	(proximity to areas with known issues)		Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1	respond to the effects of climate			Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies		N	Limited knowledge
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		

<u>. </u>		site size,		Limited knowledge or understanding of the			
 		topography/natural assets)	N	application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
 			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
 		\\/_tan	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
NIX	and water resources		++	Favourable			
	researces		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			B
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site on the edge of the town centre
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Light industrial use
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facility 326m from site
ļ	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			

	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment		ı	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environment	al Summary					++	
Economic							
			++	Employment centre within 5km of settlement			
		s to Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
EC2	To improve access to jobs		-	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.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ımmary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	0.19h	Depot, Lark Lane na (9 units @ 50DPH). ith West	
Social								
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls		+	Voting station <800m to site	layer (Generic	+	EDC offices, Town hall 522m from site
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Site	
	processes			Voting station more than 2km away from site				
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 812m from site	
		day to day needs	ı	Shop 2-5km of site	Overlays> Eden LDF)			
			-	Shop 5km+ from site				
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)		PO (Spar) 812m from site	
			+	PO within 2km of site		+		
			-	PO 2-5km of site				
				PO 5km+ from site				
	T. im		++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stop on Scotland road 164m from site	
	To improve access to services.	Access to public	+	Bus stop or rail station with regular service >800m from site		++		
SP2	facilities, the countryside	transport	-	Bus stop or rail station with infrequent service <400m from site				
	and open spaces			Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way				
			N	No impact or nearby access	GIS: Rights of Way			
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	definitive map (Generic Overlays > Local	N		
			result of development Overlays > L		Information)			

			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	+	Surface water noted adjacent to site
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy	Т.	Surface water noted adjacent to site
	home		-	Site within flood zone 2	Overlays)		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning	+	St Catherine's primary school 407m
		school	-	Primary School within 3km		-	from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11 1		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	Ullswater school 2.5km from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.		1	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no gualifications	N	25-39%	Census data	++	20%
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		17%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2.48km from site
01 0	Well being	Distance nom or	-	GP Surgery 2-5km	Local Information).		Sile
				GP Surgery >5km			

	1						
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			1	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity		ochisus data			
			++	Green space or play facility within 400m of site			
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Milton st car park 457m from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		,
		5	-	Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity		+	Development of this site would help enhance the amenity of the area.
			1	Potential issues which could give rise to problems associated with residential amenity			
			1	Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	++	Site located within development limits
	To create	ending contains	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	communities with a strong sense local history Distance to Leisure or Cultural facilities		+	Facility within 6km			
			N	Facility within 8km			
		-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible	
				No Facilities within 10km	Planning Policy Overlays)	77	within 3km

Social Summ	nary					++/+	
Environment							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Brownfield site unlikely to give rise to biodiversity impacts.
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	
5 14	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree		
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc		N	No Issues
		hedgerows	N	would not affect trees or hedges	Surveys	IN	NO ISSUES
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond with landscape objectives
		nance and manage and scape	+	Site unlikely to have negative landscape considerations			
	To preserve, enhance and		-	Potential negative issues with landscape character			
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			No effect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			Area in varying quality due to mid
	Ta :	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		C19th alterations to nearby LBs. Development of sympathetic fronting
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+/++	could enhance this area, which includes a number of non-
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		designated buildings of architectural merit.
				Likely that development will lead to significant negative effects on interest feature(s).			
ND4	To improve local air	Effects upon air quality	++	Potential to address air quality issues through development	Evidence from	-	Air quality Management area at
NR1	quality and respond to	(proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		Penrith - mitigation may be required.

ı	4h##-	ı		T			T
	the effects of climate change		-	Potential to negatively contribute towards air quality			
	onunge			Site highly likely to negatively contribute towards air quality			
			++	Clear potential for the application of renewable technologies			
		Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
		·		High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		has indicated that once the WWtW have been upgraded in Penrith, due
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	·		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
	and water resources		++	Favourable			
	resources	Water quality (Biological and chemical)	+	Unfavourable recovering	GIS layers. SSSI Unit	++	
			N	Unfavourable no change	Data, planning policy		No issues
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site well located in town
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Light industrial use
			-	Possible significant contamination on site that could require significant remediation.	Overlays), advice from Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	0101	+	ALC grade 4
		Classification	N	ALC grade 3 (a & b)	GIS layers.		J 3.440 .
			-	ALC grade 1-2			

	To manage		++	Site within 800m of centre			
ľ	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Facility in grounds of primary school
NR4 resources sustainably and minimise waste	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	407m from site
		-	Recycle centre within 5km	Information)			
			Recycle centre >5km				
	To retain		++	Median gross pay >UK average			
6	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian Average	
•	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental	Summary					+	
Economic							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All of the sites, whether they are
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	central or urban extensions fall within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
				Cito io lodot dopintod co /o ci mardo			

Objective	Details	Indicator	Score	Appraisal Tool	Source	indu	Land north of Gilwilly strial estate 24ha (720 a @ 30DPH). Penrith
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of Proximity	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	EDC offices, Town hall 1km from site
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	1 oney evenage)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet day to day needs	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Spar 1368m from site
			-	Shop 2-5km of site			
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	PO (Spar) 1368m from site
			-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve		++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers	+	Bus stop on Scotland road 518m
SP2	access to services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site			
012	countryside and open	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)	·	from site, accessed via Thacka lane.
	spaces			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access	GIS: Rights of Way definitive map (Generic	_	Rights of way cross site NW to SE and through southern half, also run
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)	_	to south and along eastern edge
				Public rights of way would be lost as a result of development			

				Cita not in a flood ware and a Ore from Tree			
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	N	Noted flooding adjacent to site.
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy	IN	Patches of surface water on site
	home		-	Site within flood zone 2	Overlays)		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St Catherine's school 1.8km from
		school	-	Primary School within 3km	Overlays > Planning		site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	Ullswater school 3.6km from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	20%
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
		0, 1, 1, 11, 11, 11, 10, 1	+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		17%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1.88km from
GEO	Well being	Distance Hulli GF	-	GP Surgery 2-5km	Local Information).		site
				GP Surgery >5km			

		,		1	1	1	
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010 4 111 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Thacka nature reserve 397m from
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		site
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Naiabhanain	+	Development would enhance residential amenity			Site would extend Gilwilly business park, and potentially lead to
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health		significant issues, including odour, noise, visual amenity and transport implications.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current		Though within reasonable proximity to the edge of the town, the site would form an extension of Gilwilly
	To create	Salaring Soldering in	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		business park.
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	communities with a strong		+	Facility within 6km			
	with a strong sense local history Distance to Leisure or Cultural facilities		N	Facility within 8km			B
		Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible
				No Facilities within 10km	Planning Policy Overlays)		facilities, all of which are accessible within 3km

Social Summ	nary					N	
Environment	al						
			++	No known issues and potential for biodiversity enhancements			
		Potential effects on local biodiversity	+	No known issues	GIS: Cumbria		Part of site contains priority habitat, and is known as a red squirrel buffer zone.
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	
ENA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
		Effects on trees and hedgerows	N	would not affect trees or hedges	Surveys	IN	140 155065
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
		ance and anage dscape ality and	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit		Classed as intermediate farmland under county landscape toolkit. Visual impacts on this site are likely to be moderate to high, given the
			+	Site unlikely to have negative landscape considerations			
	To preserve,		-	Potential negative issues with landscape character		-	to be moderate to high, given the size of the site. The site is however screened along the M6 and less
EN2	manage landscape quality and character for		-1	Highly likely potential for negative effects on landscape character			intrusive than other urban extensions.
	future generations		++	Development does not affect designated landscape			
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
			+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of	Impact on historic features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed	N	Limited impact on the built environment
	the built environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Buildings/Conservation Areas/SAMs)/ Heritage Assessments		CHVIIOIIIICII
				Likely that development will lead to significant negative effects on interest feature(s).	7.0555511101110		

	1	1						
			++	Potential to address air quality issues through development				
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at	
	To improve local air	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.	
				Site highly likely to negatively contribute towards air quality				
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies				
	climate	Potential for the installation of	+	Potential for the application of renewable technology			Scale of development could make	
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	?/+	district heating, or other larger scale low energy schemes viable.	
		topography/natural assets)	-	Potential constraints for the development of renewable technology				
				High constraints for the development of renewable technology				
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU	
			+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	has indicated that once the WWtW have been upgraded in Penrith, due	
			-	Likely cumulative capacity issues (potential contribution)			for completion in late 2013, there will not be any capacity issues given the	
NR2	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.	
INITZ	and water resources	Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay		No issues	
	resources		+	Unfavourable recovering		++		
			N	Unfavourable no change				
			-	Unfavourable declining				
				Poor				
			++	Brownfield site clearly defined within settlement				
			+	Brownfield site on the edge of the settlement			Site adjacent to planned industrial	
	To restore NR3 and protect land and soil	Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	extension to town, though would be a clear move into the open	
			-	Greenfield site on the edge of the settlement			countryside.	
NR3				Greenfield site outside the settlement boundary				
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use			
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Previous activity on site?	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health			

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lavers	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facility 901m from site
	sustainably and minimise	oomi oo	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	nt Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
nvironmen	tal Summary					+	
nvironmen conomic	tal Summary					+	
	tal Summary		++	Employment centre within 5km of settlement		+	
	tal Summary		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins.	CIC: Employment Areas	+	All of the sites, whether they are
	To improve access to jobs	Distance to employment centres		Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	central or urban extensions fall
Economic	To improve access to	' '	+	Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		central or urban extensions fall within 5km of the employment cor
Economic	To improve access to jobs To diversify	' '	+	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 Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		central or urban extensions fall within 5km of the employment core
Economic	To improve access to jobs	' '		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 Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		central or urban extensions fall within 5km of the employment cor

Objective	Details	Indicator	Score	Appraisal Tool	Source	0.2ha	Brent road garages a (10 units @ 30DPH). ith East
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	Beaconside primary school 399m
351	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices &	+	Spar 880m from site
		day to day needs	-	Shop 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		·
		, ,		Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)		
			+	PO within 2km of site		+	PO (Spar) 880m from site
			-	PO 2-5km of site			To (opar) coom nom one
				PO 5km+ from site	,		
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stops on brent road 36m from site
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			
	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		3 12,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Dick of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No issues noted on or around site
543	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		

			N	Site within flood zone 1	_		
			-	Site within flood zone 2	 -		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 (;)		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	Beaconside school 348m from site
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIC: Edon Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	Ullswater school 2.3km from site
		school	-	Secondary school 2-5km	Overlays > Planning		
			Secondary School >5km	Policy Overlays).			
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg college is also accessible to all sites.
SP4	levels of skills,	of adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%			
			+	22-24%	Census data	++	
			N	25-39%			28%
			-	30-49%			
				50% +			
			++	30% +			
		0/ 1/1 1/1 1/1 1/10 4	+	25-29%			0.404
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	++
	Health and		-	GP Surgery 2-5km	Local Information).		
SP5	Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	Octobro data	-	79%
		very good health	N	80-81% population in good or very good health	Census data		. 575

	1	7					
			1	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010 4 31 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Play area and grass at scaws, 355m
		play areas/ accessible green spaces	ı	Green space or play facility within 2km of site	Overlays>Planning		from site
			-	Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	The redevelopment of the garages are unlikely to impact amenity.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement	Visual analysis of sites in relation to current		
		Location in relation to existing settlement	+	Site well related, on the edge of the settlement			
	To create		Z	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		++	Site located within development limits
	vibrant, active, inclusive and	existing settlement	1	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible
		Cultural facilities	1	Facility within 10km	Overlays)		within 3km
			-	No Facilities within 10km			
Social Summ	nary					++	
Environment	al						
			++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		
EN1	To protect and enhance	Potential effects on local	+	No known issues	Biodiversity Evidence	N/-	Proposal adjacent to woodlands, in known area for red squirrels.
LIVI	biodiversity	biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		KIIOWII AIEA IOI IEU SYUIIIEIS.

	_	1		1	1	1	
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			Small block of trees to south of site, woodland to the north on adjacent
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc			land. Group of trees alongside Brent Road significant within the
			N	would not affect trees or hedges			landscape and merit TPO. Selecte
			-	Would result in loss of tree cover, hedge etc	Housing Matrices/ Tree	_	thinning would be advisable and then establish construction free zone
				Would result in significant loss of tree cover, hedge etc	Surveys		6m from trees to be retained. This will be a significant constraint as the site is already subject to a lot of shading and future residents would need to accept this if development takes place.
			++	Potential enhancement of landscape character			
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	1	Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape	GIS layers.		No effect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape		++	
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
	To improve		++	Potential to address air quality issues through development			
NR1	local air quality and respond to	Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	-	
INIXI	the effects of climate	known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	change			Site highly likely to negatively contribute towards air quality			

		Ţ			T		T	
			++	Clear potential for the application of renewable technologies				
		Potential for the installation of	+	Potential for the application of renewable technology				
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge	
		topography/natural assets)	-	Potential constraints for the development of renewable technology				
				High constraints for the development of renewable technology				
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU	
			+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW	
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the	
NR2	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.	
INITZ	and water		++	Favourable				
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit Data, planning policy		No issues	
		Water quality (Biological	N	Unfavourable no change		++		
		and chemical)	-	Unfavourable declining	overlay			
				Poor				
			++	Brownfield site clearly defined within settlement				
			+	Brownfield site on the edge of the settlement		N/+	Largely brownfield site within the town limits.	
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based			
			-	Greenfield site on the edge of the settlement				
				Greenfield site outside the settlement boundary				
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use			
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Previously developed	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health			
		Agricultural Land Classification	++	ALC grade 5, or Urban				
			+	ALC grade 4	CIC lavara	++	ALC Urban Classification	
			N	ALC grade 3 (a & b)	GIS layers.			
			-	ALC grade 1-2				
	To manage		++	Site within 800m of centre	GIS: Eden Recycling			
NR4	natural (was	Proximity to local recycle centres	+	Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facility 476m from site	
	mineral) resources	ochii os	N	No Recycle centre in settlement	Information)			

	sustainably		-	Recycle centre within 5km			
	and minimise waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
existing jobs		+	Median gross pay >Cumbria average				
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmen	tal Summary					++	
Economic							
			++	Employment centre within 5km of settlement			
		' Lustance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are
EC2				Employment centre 5-10km of site not		++	central or urban extensions fall
		, ,	-	accessible within 30 mins by appropriate public transport			within 5km of the employment core of the town.
		, ,		accessible within 30 mins by appropriate	> Planning Policy		within 5km of the employment core of the town.
	jobs To diversify	, ,		accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	> Planning Policy		
EC3	jobs	, ,		accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	> Planning Policy	N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	0.22h	Scout and ATS bases na (11 units @ 30DPH). ith East
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls (Voting stations)	+	Voting station <800m to site	layer (Generic	+	Beaconside primary school 509m from site
JF I	in democratic		-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site
	processes			Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices &	++	Spar 275m from site
		day to day needs	-	Shop 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		·
			-	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site		++	
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)		PO (Spar) 275m from site
				PO 2-5km of site			
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Penrith bus station 256m from site
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site		++	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site			
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Disk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Surface water noted on site
373	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		

				011 111 11 11			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
		Distance from primary school	++	Primary School <400m to site	OIC: Edon Edwartianal		
			+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	Beaconside school 731m from site
			-	Primary School within 3km	Overlays > Planning Policy Overlays).		
				Primary school >3km away	Folicy Overlays).		
			++	Secondary School <800m to site	GIS: Eden Educational		
		Distance from secondary	+	Secondary School <2km to site	Facilities (Generic	+	Ullswater school 1.1km from site
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.		++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	levels of adult education centres skills, education	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%	Census data	++	28%
		% population with no gualifications	N	25-39%			
		quamications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		aa a.bo.ro	-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1.08km from site
		Diotalios from Of	-	GP Surgery 2-5km	Local Information).		Site
SP5	Health and Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health		_	79%
		very good health	N	80-81% population in good or very good health	Census data		1070

		1			Ţ							
			-	<80% population in good or very good health								
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%					
		to-day activity	N	>20% population with limited day-to-day activity	ochisus data							
			++	Green space or play facility within 400m of site	CIC: Accessible Chases							
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Beaconside school (with playing					
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		areas) 598m from site					
				Green space or play facility >2km of site	1 olicy Overlays)							
			++	Development would significantly enhance residential amenity								
		Najahkausiasusaasusiak	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Podovolonment unlikely to lead to					
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity		N	Redevelopment unlikely to lead to positive/negative impacts on amenity.					
			-	Potential issues which could give rise to problems associated with residential amenity								
				Development would have a significantly negative impact upon residents amenity								
			++	Site clearly defined within settlement								
				+	Site well related, on the edge of the settlement							
	To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	++	Site located within development limits					
	vibrant, active, inclusive and	oxiding dottionion	1	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
SP6	open-minded communities		-	Site outside of boundary, not related to cluster of units related to settlement								
	with a strong sense local		++	2 Facilities within 6km								
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of					
		Distance to Leisure or	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible within 3km					
		Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	Cultural facilities	-	Facility within 10km	Overlays)		Within Skill
				No Facilities within 10km								
Social Summ	ary					++/+						
Environment	al											
					++	No known issues and potential for biodiversity enhancements	GIS: Cumbria					
EN1	To protect and enhance	Potential effects on local	+	No known issues	Biodiversity Evidence	+	Brownfield site unlikely to give rise to					
LIVI	biodiversity	Potential effects on local biodiversity		ce hindiversity	ance hindiversity	hance Potential effects on local		Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		biodiversity impacts.	

1	1	ı			1								
				Significant adverse effect on nationally or internationally designated habitat									
			++	Would result in protected and increased tree cover, hedges etc									
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues						
		hedgerows	N	would not affect trees or hedges	Surveys	IN	No issues						
			-	Would result in loss of tree cover, hedge etc									
			ı	Would result in significant loss of tree cover, hedge etc									
			++	Potential enhancement of landscape character									
		e and ge ape	+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of						
	To preserve, enhance and		1	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives						
EN2	manage landscape quality and		1	Highly likely potential for negative effects on landscape character									
	character for future	racter for iuture	++	Development does not affect designated landscape	GIS layers.	++							
	generations		1	Development affects setting of designated landscape			No effect						
			ı	Development directly affects designated landscape									
			++	Potential to enhance the historic environment, contributing to enhancements			Buildings currently detract from the features of Penrith CA.Redevelopment of a scheme no						
	Ta imam may ra	Impact on historic	+	Potential for sympathetic development	GIS: Constraints	+/++							
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation		higher than 2.5 stories, with roadside frontage would enhance the CA.						
	environment	Listed building, SAM, AAI)	1	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		There may be merit in retaining the two masonry buildings on the SE of						
			1	Likely that development will lead to significant negative effects on interest feature(s).			the site.						
			++	Potential to address air quality issues through development									
	local air (proxi	Effects upon air quality							+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
NID4		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.						
NR1				Site highly likely to negatively contribute towards air quality									
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies		N	Limited knowledge						
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment	. •	526436						

		site size,		Limited knowledge or understanding of the			
 		topography/natural assets)	N	application of technology on site			
		233013)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
 			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
 		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW have been upgraded in Penrith, due
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
NIX	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomically	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
		Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement	Housing Matrix/Desk Based		B
			N	Greenfield site clearly defined within settlement		++	Brownfield site on the edge of the town centre
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Previously developed
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facility 800m from site
ļ	nR4 resources sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			

		_					_
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment		ı	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average	_		
Environment	al Summary					++	
Economic							
			++	Employment centre within 5km of settlement			
		ss to Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
EC2	To improve access to jobs		-	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.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ımmary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Dodo Stree	Garages adjacent ding House, William et 0.07 ha (4 units @ PH). Penrith North
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	Methodist Church 250m
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	Toney evenage,		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	B & M & Co-Op 60 m from site
		day to day needs	-	Shop 2-5km of site			
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	PO (Spar) 205m from site
			-	PO 2-5km of site	Overlays> Eden LDF)		
			-	PO 5km+ from site			
	To improve		++	Bus stop or rail station with regular service <400m from site			Penrith bus station 212m from site
SP2	access to services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	
0.2	countryside and open	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		T Gillian bad dialidin 2 12111 Illoin dia
	spaces			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access	GIS: Rights of Way	N	
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	definitive map (Generic Overlays > Local Information)	IN	
				Public rights of way would be lost as a result of development			

				Oite wet in a fleet energy and a Ore C			
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	+	Surface water issues on site
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy	т	Surface water issues off site
	home		-	Site within flood zone 2	- Overlays)		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	Brunswick school 337m from site
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	CIC: Edon Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Ullswater school 1.4km from site
		school	-	Secondary school 2-5km			
				Secondary School >5km	Folicy Overlays).		
		of adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	+	22%
		quamouno	-	30-49%			
				50% +			
			++	30% +			
		0/ 1/1 1/1 1/1 1/10/4	+	25-29%			0004
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1.29 km from site
01 0	Well being	Distance Hom Of	-	GP Surgery 2-5km	Local Information).		iioiii site
				GP Surgery >5km			

			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	0.0 4 " 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Coronation gardens 506m from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		3
		green spaces		Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Naishbarria a casa di b	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health	N	Redevelopment unlikely to lead to positive/negative impacts on amenity.
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			1	Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			Site located within development limits
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	++	
	To create	ending contains	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	communities with a strong sense local history Distal		+	Facility within 6km			
			N	Facility within 8km			
		Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible
		Distance to Leisure or Cultural facilities		No Facilities within 10km	Planning Policy Overlays)		within 3km

Social Summ	nary					++/+	
Environment							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Brownfield site unlikely to give rise to biodiversity impacts.
	To protect	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites		+	
5 14			-1	Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
		hedgerows	N	would not affect trees or hedges	Surveys	14	NO ISSUES
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
		nhance and manage landscape	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	
			+	Site unlikely to have negative landscape considerations			Urban Site will enhance character of area, however does not correspond
	To preserve, enhance and		-	Potential negative issues with landscape character		'	with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape		++	
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.		No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	the quality of	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
NR1		Effects upon air quality (proximity to areas with	++	Potential to address air quality issues through development	Evidence from	-	
INIT	quality and respond to	known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		

ı	1	ı					<u></u>	
	the effects of climate change		-	Potential to negatively contribute towards air quality				
	Change			Site highly likely to negatively contribute towards air quality				
			++	Clear potential for the application of renewable technologies				
		Potential for the installation of	+	Potential for the application of renewable technology				
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge	
		topography/natural assets)	-	Potential constraints for the development of renewable technology				
				High constraints for the development of renewable technology				
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU	
			+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW	
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there wi not be any capacity issues given the	
NR2	To improve water quality and water resources			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.	
INIXZ			++	Favourable				
	resources	Water quality (Biological and chemical)	+	Unfavourable recovering	GIS layers. SSSI Unit			
				N	Unfavourable no change	Data, planning policy	++	No issues
			-	Unfavourable declining	overlay			
				Poor				
			++	Brownfield site clearly defined within settlement				
			+	Brownfield site on the edge of the settlement				
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site located in town centre	
			-	Greenfield site on the edge of the settlement				
				Greenfield site outside the settlement boundary				
NR3	To restore and protect land and soil		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use			
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Previously developed	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health			
			++	ALC grade 5, or Urban				
		Agricultural Land	+	ALC grade 4	CIC lavara	++	ALC Urban Classification	
		Classification	N	ALC grade 3 (a & b)	GIS layers.			
			-	ALC grade 1-2				

				,			
	To manage		++	Site within 800m of centre			
natural (was mineral)			+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facilities 449m from site
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environment	tal Summary					++	
Economic							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All of the sites, whether they are
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	central or urban extensions fall within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ummary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Brun	Barn & Yard, swick Road, 0.1ha (5 a @ 50DPH). Penrith
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	Methodist Church 400m
01 1	SP1 participation in democratic processes	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
				Voting station more than 2km away from site	1 oney evenage)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Morrisons 90m from site
		day to day needs	-	Shop 2-5km of site			
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	PO (Spar) 474m from site
			-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve		++	Bus stop or rail station with regular service <400m from site			Bus stop at Rickerbys, 60m from site
SP2	access to services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	
012	countryside and open	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		But stop at Mokerbys, com nom ske
	spaces			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access	GIS: Rights of Way definitive map (Generic	N	
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)	IN	
				Public rights of way would be lost as a result of development			

			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	++	No issues with site
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy	***	INO ISSUES WITH SILE
	home		-	Site within flood zone 2	Overlays)		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 11 1		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	Brunswick school 133m from site
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
		++	Secondary School <800m to site	Olor Edon Edonational			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 1.6km from site
		school	•	Secondary school 2-5km	Overlays > Planning Policy Overlays).		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	of adult education centres ;, ion	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to all sites
	education and training.		-	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			20%
			+	22-24%			
		% population with no gualifications	N	25-39%	Census data	++	
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		17%
			-	20-22%			
			<20%				
			++	GP Surgery within <800m			
SD5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1.47 km from site
CDA	Well being	Distance Hom Of	-	GP Surgery 2-5km	Local Information).		nom site
				GP Surgery >5km			

	I	,		T.	1	1	
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity			
			++	Green space or play facility within 400m of site	CIC: Associable Chance		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Brunswick square 206m from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		
		,		Green space or play facility >2km of site	Policy Overlays)		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Redevelopment unlikely to lead to
			N	Development would not lead to any issues related to residential amenity		N	positive/negative impacts on amenity.
			-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement		++	Site located within development limits
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current		
	To create	Shoung collisions	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	communities with a strong sense local history		+	Facility within 6km			
			N	Facility within 8km			
		Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible
		Distance to Leisure or — Cultural facilities		No Facilities within 10km	- (Generic Overlays > Planning Policy Overlays)	. '	within 3km

Social Summ	nary					++		
Environment								
			++	No known issues and potential for biodiversity enhancements				
			+	No known issues	GIS: Cumbria		Nearby sightings of red squirrels,	
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	N/+	however site unlikely to provide a suitable habitat for the species.	
ENIA	To protect		-1	Significant adverse effect on nationally or internationally designated habitat				
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc				
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues	
		hedgerows	N	would not affect trees or hedges	Surveys	14	NO ISSUES	
			-	Would result in loss of tree cover, hedge etc				
				Would result in significant loss of tree cover, hedge etc				
		nance and nanage ndscape lality and aracter for future	++	Potential enhancement of landscape character	Site	+		
			+	Site unlikely to have negative landscape considerations			Urban Site will enhance character of area, however does not correspond	
	To preserve, enhance and		-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	'	with landscape objectives	
EN2	landscape			Highly likely potential for negative effects on landscape character				
	character for future		++	Development does not affect designated landscape			No effect	
	generations		-	Development affects setting of designated landscape	GIS layers.	++		
				Development directly affects designated landscape				
			++	Potential to enhance the historic environment, contributing to enhancements				
	N3 To improve the quality of the built environment	Impact on historic	+	Potential for sympathetic development	GIS: Constraints			
EN3		features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment	
		Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments			
				Likely that development will lead to significant negative effects on interest feature(s).				
ND4	To improve local air	Effects upon air quality	++	Potential to address air quality issues through development	Evidence from		Air quality Management area at	
NR1	quality and respond to	uality and (proximity to areas with		Site unlikely to have significant effects on air quality	Environmental Health		Penrith - mitigation may be required.	

### Potential for the invalidation of controllable to negatively controllable towards air quality in the production of controllable described in the installation of decentralised reinewable technologies (orientation, site size, topography installation of decentralised reinewable technologies (orientation, site size, topography installation of decentralised reinewable technologies (orientation, site size, topography installation of decentralised reinewable technology or air production) asserbly ### No capacity issues of the development of reinewable technology ### No capacity issues (committed by the potential constraints for the development of reinewable technology ### No capacity issues (committed by the potential constraints for the development of reinewable technology ### No capacity issues (committed by the potential constraints for the development of reinewable technology ### No capacity issues (committed by the potential constraints for the development of reinewable technology ### No capacity issues (committed by the potential constraints for the development of reinewable technology ### Potential or packy issues (committed by the potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints for the development of reinewable technology ### Potential constraints	ı	l.,	1			I		
Site highly likely to negatively controlled				-				
Potential for the installation of decentralised renewable technology of decentralised renewable technology (prientation, site size, topogosetic) assets) *** *** *** *** *** ** ** **		Glange						
# Limited knowledge or understanding of the application of fecentralised reversible technologies (orientation, site size, topical phynatural assets) No.				++				
technologies (orientation, sits size, topography/natural assets) Potential constraints for the development of renewable technology High constraints for the development of renewable technology for the settlement of the settlement of the forestickn			installation of	+				
Potential constraints for the development of renewable technology Potential constraints for the development of renewable technology Potential constraints for the development of renewable technology Potential for the development of renewable technology Potential for the development of renewable technology Potential capacity issues (chordibution)			technologies (orientation,	N		Desk based assessment	N	Limited knowledge
NR2 Water resources (Correspondence from UU) To improve water quality and water resources (Correspondence from UU) Water quality (Biological and chemical) Water quality (Biological and chemical) Formal of the degree of the settlement or Greenfield site clearly defined within settlement and and soil NR3 To restore and protect land and soil NR4 Possible contaminants NR5 Site based contaminants NR5 Possible contaminants Possible possible significant remediation. NR5 Possible significant remediation. NR5 Possible significant remediation. NR5 Possible significant remediation. NR5 Possible significant remediation. Agricultural Land Classification ALC grade 4 NL Grade 4 NL Grade 4 NL Grade 5 or Urban ALC grade 4 NL Grade 4 NL Grade 4 NL Grade 3 (a & b) ALC grade 3 (a & b) National protect and settlement could require significant remediation. H+ ALC grade 5 or Urban ALC grade 3 (a & b) Recent correspondence (SharePoint > Planning Policy Correspondence (SharePoint > Planning Policy Overlays) and water policy and water resources (Chare Point). Planning Policy Overlays) and the total set of the within settlement could require significant remediation. H+ ALC grade 5 or Urban ALC grade 4 NL Grade 4 NL Grade 4 NL Grade 4 NL Grade 3 (a & b)			topography/natural	ı				
NR2 Water resources (Correspondence from UU) - Likely cumulative capacity issues (outnutative) - Likely cumulative capacity issues (potential contribution) - No Capacity. (private infrastructure required) - Potential SC WW Capacity) -			2.2000/					
NR2 Vater resources (Correspondence from UU) - Likely cumulative capacity issues (cumulative) - Defloy > LDF > Evidence Base > Instructure volu? - Durat LSC yww. capacity) - Durat LSC yww. capacity - Durat ywin not be any; capacity yw. and not be any; capacity yw.				++	No capacity issues	UU: Correspondence		Recent correspondence from UU
To improve water quality and water resources Water quality (Biological and chemical) No Capacity. (private infrastructure required)			Water resources	+		(SharePoint > Planning		has indicated that once the WWtW
NR2 To improve water quality and water resources Water quality (Biological and Chemical) N			(Correspondence from	-		Evidence Base >	++	for completion in late 2013, there will
## Favourable Water quality (Biological and chemical) Water quality (Biological and chemical) Water quality (Biological and chemical) - Unfavourable necovering - Poor ## Brownfield site clearly defined within settlement - Brownfield site clearly defined within settlement - Greenfield site outside the settlement - Greenfield site outside the settlement boundary To restore and protect land and soil Site based contaminants N Possible contamination on site or nearby that is likely to impact on development - Possible significant contamination on site that could regular enablation. Agricultural Land Classification ## ALC grade 4 A LC grade 3 (a & b) ## ALC grade 4 ## ALC grade 3 (a & b) ### ALC grade 4 ## ALC grade 4 ## ALC grade 4 ## ALC grade 4 ## ALC grade 3 (a & b) ### ALC grade 3 (a & b) ### ALC grade 3 (a & b) ### ALC grade 4 ### ALC grade 4 ### ALC grade 3 (a & b)	NR2				No Capacity. (private infrastructure required)			
Water quality (Biological and chemical) Water quality (Biological and chemical) N Unfavourable no change - Unfavourable declining - Poor H+ Brownfield site clearly defined within settlement + Brownfield site on the edge of the settlement - Greenfield site on the edge of the settlement - Greenfield site on the edge of the settlement - Greenfield site on the edge of the settlement - Greenfield site on the edge of the settlement - Greenfield site on the edge of the settlement - Greenfield site on the edge of the settlement - Greenfield site on the edge of the settlement - Greenfield site on the edge of the settlement - Greenfield site on the edge of the settlement - Greenfield site on the edge of the settlement - Solve boundary - No known contamination on site or nearby that is likely to impact on development - Possible contamination on site or nearby which could result in remedial enhancements Possible significant contamination on site that could require significant remediation. Agricultural Land Classification + ALC grade 5, or Urban - ALC grade 4 N ALC grade 4 N ALC grade 3 (a & b) H+ ALC Urban Classification + ALC Urban Classification			esources Water quality (Biological	++	Favourable			
NR3 and chemical) To restore and protect land and soil To restore and protect land and soil To restore and protect land and soil Agricultural Land Classification Agricultural Land Classification Agricultural Land Classification Agricultural Land Classification To India vourable no change Data, planning policy overlay Possible side rotes ettlement Housing Matrix/Desk Based Site based contamination on site or nearby that is likely to impact on development Site based contaminants No known contamination on site or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. Agricultural Land Classification All C grade 5, or Urban All C grade 3 (a & b) All C Urban Classification		resources		+	Unfavourable recovering	CIS layora SSSI Unit		
NR3 NR3 To restore and protect land and soil N Possible sible contaminants N Possible significant contamination on site that could result in remedial enhancements. Possible significant contamination on site that could regular esignificant remediation. Agricultural Land Classification - Unfavourable declining Poor Poor Housing Matrix/Desk Based ++ Brownfield site located in town centre Housing Matrix/Desk Based ++ Brownfield site located in town centre + No known contamination on site on earby that is likely to impact on development on site or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. + ALC grade 4 N ALC grade 3 (a & b) Housing Matrix/Desk Based ++ Brownfield site located in town centre ++ Brownfield site outher edge of the settlement bestlement on settlement ocultary defined within settlement on site on nearby that is likely to impact on development Greenfield site on the edge of the settlement bestlement ocultary defined within settlement Greenfield site on the edge of the settlement Greenfield site on				N	Unfavourable no change		++	No issues
NR3 To restore and protect land and soil N				-	Unfavourable declining	overlay		
NR3 To restore and protect land and soil Site based contaminants N Site based contaminants Agricultural Land Classification Agricultural Land Classification Site condition (Brownfield or Greenfield) + Brownfield site on the edge of the settlement - Greenfield site on the edge of the settlement between the settlement boundary + No known contamination on site or nearby that is likely to impact on development - Possible contamination on site that could require significant remediation. + ALC grade 4 N ALC grade 3 (a & b) Housing Matrix/Desk Based ++ Housing Matrix/Desk Based ++ Housing Matrix/Desk Based ++ Brownfield site located in town centre + Housing Matrix/Desk Based ++ Brownfield site located in town centre + Housing Matrix/Desk Based ++ Brownfield site located in town centre Greenfield site on the edge of the settlement Greenfield site on the settlemen					Poor			
NR3 To restore and protect land and soil Site based contaminants N Greenfield site clearly defined within settlement Greenfield site on the edge of the settlement boundary No known contamination on site or nearby that is likely to impact on development N Possible contamination on site or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. Agricultural Land Classification N Greenfield site clearly defined within settlement boundary No known contamination on site or nearby that is likely to impact on development Possible contamination either onsite or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. H Alc grade 4 N GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health Agricultural Land Classification Alc grade 4 N Alc grade 4 N Alc Urban Classification				++				
NR3 To restore and protect land and soil To restore and protect land and soil Site based contaminants N Greenfield site on the edge of the settlement boundary No known contamination on site or nearby that is likely to impact on development Possible contamination either onsite or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. Agricultural Land Classification Agricultural Land Classification N Greenfield site outside the settlement boundary No known contamination on site or nearby that is likely to impact on development Possible contamination either onsite or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. H ALC grade 5, or Urban Alc Grade 4 N GIS: Historic Land Use Data (Generic Overlays) Previously developed N Previously developed H ALC Urban Classification ALC Urban Classification				+	Brownfield site on the edge of the settlement			
NR3 To restore and protect land and soil Site based contaminants New Possible contamination on site or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. Agricultural Land Classification Classification Classification Classification To restore and protect land and soil Site based contaminants Possible significant contamination on site or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. H ALC grade 5, or Urban Alc grade 4 N Alc grade 4 N Alc grade 3 (a & b) Alc Urban Classification				N			++	
NR3 To restore and protect land and soil Site based contaminants N Possible contamination either onsite or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. Agricultural Land Classification Agricultural Land Classification Agricultural Land Classification To restore and protect land and soil N Possible contamination either onsite or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. ++ ALC grade 5, or Urban ALC grade 4 N ALC grade 4 N ALC grade 3 (a & b) ALC grade 3 (a & b) ALC Urban Classification				ı	Greenfield site on the edge of the settlement			
NR3 and protect land and soil Site based contaminants N Possible contamination either on site or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. + AlC grade 5, or Urban Agricultural Land Classification Alc grade 3 (a & b) CIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health Alc grade 4 N Alc grade 4 N Alc grade 4 N Alc Urban Classification				1				
Site based contaminants N	NR3	and protect		+				
- Possible significant contamination on site that could require significant remediation. ++ ALC grade 5, or Urban Agricultural Land Classification + ALC grade 4 N ALC grade 3 (a & b) Finvironmental health Finvironmental hea		ianu anu son	Site based contaminants	N	,	> Planning Policy	N	Previously developed
Agricultural Land Classification + ALC grade 4 N ALC grade 3 (a & b) GIS layers. ++ ALC Urban Classification				-				
Agricultural Land Classification + ALC grade 4 N ALC grade 3 (a & b) GIS layers. ++ ALC Urban Classification				++	ALC grade 5, or Urban			
Classification N ALC grade 3 (a & b)			Agricultural Land	+			++	ALC Urban Classification
- ALC grade 1-2				N	ALC grade 3 (a & b)	GIS layers.		, Les et au sidoomoditon
				-	ALC grade 1-2			

							1
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4 resources		Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facilities 198m from site
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environment	al Summary					++	
Economic							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All of the sites, whether they are
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	central or urban extensions fall within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation		•	
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ummary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source		QEGS annexe 0.57ha inits @ 50DPH). Penrith h	
Social								
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	Penrith cricket club 851m from site	
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)			
	processes			Voting station more than 2km away from site	1 olloy overlayo)			
			++	Shop within 800m of site	_			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Morrison's 269m from site	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)			
				Shop 5km+ from site				
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)		I	
			+	PO within 2km of site		+	PO (Main) 881m from site	
			-	PO 2-5km of site			, ,	
				PO 5km+ from site				
	To improve access to	Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)			
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	Bus stop 88m from site	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site				
	·		-	Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N		
		,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)			
				Public rights of way would be lost as a result of development				
SP3	To provide everyone	Diek of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Surface water noted on site	
543	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		Surface water noted on site	

				T			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 11 1		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	-	North lakes school 1.7km from site
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		
				Primary school >3km away	Folicy Overlays).		
			++	Secondary School <800m to site	Olor Edon Edonational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	QEGS 313m from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	vels of adult education centres kills, ucation	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%			
			+	22-24%	Census data	++	
			N	25-39%			28%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		16%
			-	20-22%			
	OD5 Health and			<20%			
			++	GP Surgery within <800m			B 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1.38 km from site
			-	GP Surgery 2-5km	Local Information).		nom one
SP5	Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	Conque dete	1	79%
		%population in good or very good health	N	80-81% population in good or very good health	Census data		

	-						
		1	<80% population in good or very good health				
	Number of residents with	++	<20% population with limited day-to-day activity	Cansus data	N	19%	
	to-day activity	N	>20% population with limited day-to-day activity	Census data			
		++	Green space or play facility within 400m of site	010 4 31 0			
	Distance to children's	+	Green space or play facility within 800m of site	(Generic	++	Castle park 183m from site	
	green spaces	ı	Green space or play facility within 2km of site			·	
		-	Green space or play facility >2km of site	Policy Overlays)			
		++	Development would significantly enhance residential amenity				
	Naishbarrian	+	Development would enhance residential amenity			Redevelopment unlikely to lead to	
	may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	positive/negative impacts on amenity. Site opposite industrial estate, which may impact views.	
	pollution)	-	Potential issues which could give rise to problems associated with residential amenity			Cotate, willon may impact views.	
			Development would have a significantly negative impact upon residents amenity				
		++	Site clearly defined within settlement				
	Location in relation to existing settlement		+	Site well related, on the edge of the settlement			
To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	++	Site located within development limits	
active,		ı	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.				
open-minded communities			Site outside of boundary, not related to cluster of units related to settlement				
		++	2 Facilities within 6km				
history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of	
	Distance to Leisure or	N	Facility within 8km	(Generic Overlays >	++	facilities, all of which are accessible	
	Cultural facilities	ı	Facility within 10km	Overlays)		within 3km	
			No Facilities within 10km				
ary					+		
al							
To protect		++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		Site is adjacent to woodland area	
	Potential effects on local	+	No known issues	Biodiversity Evidence	N/+	within castle park, which will need to	
	biodiversity	ı	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		be considered if site is developed.	
	vibrant, active, inclusive and open-minded communities with a strong sense local history ary To protect and enhance	Distance to children's play areas/ accessible green spaces	To create vibrant, active, inclusive and open-minded communities with a strong sense local history To protect and enhance biodiversity Initial ability to do day-to-day activity N Initial ability to do day-to-day activity Initial activity Initial ability to do day-to-day activity Initial activity Initial ability to do day-to-day activity Initial ability to do day-to-day-activity Initial activity Initial ability to do day-to-day-activity Initial activity Initial ability to do day-to-day-activity Initial activity Initial ability to do day-to-day-activity Initial activity In	Number of residents with limited ability to do day-to-day activity N 20% population with limited day-to-day activity H++ Green space or play facility within 800m of site activity Forem space or play facility within 2km of site activity Povelopment would significantly enhance residential amenity Povelopment would enhance residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Bovelopment would enhance residential amenity Potential issues which could give rise to problems associated with residential amenity Bovelopment would enhance residential amenity Potential issues which could give rise to problems associated with residential amenity Bovelopment would enhance residential amenity Potential issues which could give rise to problems associated with residential amenity Site outside of boundary, not rel	Number of residents with limited ability to do day- to-day activity N	Number of residents with limited ability to do day-to-day activity Distance to children's play areas/ accessible green spaces Propose of play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Green space or play facility within 800m of site of Site outside of Settlement amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Site clearly defined within settlement Site outside of settlement boundary adjacent to cluster of existing buildings. Site outside of settlement boundary adjacent to cluster of existing buildings. Site outside of settlement boundary adjacent to cluster of existing buildings. Site outside of settlement boundary adjacent to cluster of existing buildings. Site outside of settlement boundary adjacent to cluster of existing buildings. Site outside of settlement boundary adjacent to cluste	

	1	1			, 		1
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			No trees but distinctive beech hedge inside side site parallel to Ullswater
		Effects on trace and	+	Would result in net increase in tree cover, hedge etc	Haveing Matrices / Tree	N	Road and behind properties in Castle Drive. Significant trees to the
		Effects on trees and hedgerows	N	would not affect trees or hedges	Housing Matrices/ Tree Surveys	N	north and east within Castle Park
		-	-	Would result in loss of tree cover, hedge etc			therefore layout should maintain appropriate separation to prevent
				Would result in significant loss of tree cover, hedge etc			future issues
			++	Potential enhancement of landscape character			
		Effect on landages	+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	enerations Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	Ta imammaya	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Potentially sensitive site adjacent to Penrith castle SAM. Conservation
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+/-	officer recommends retention of building, or mitigation for loss of
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		features.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	To improve	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	_	
ND4	local air quality and	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
NK1	NR1 respond to the effects of climate			Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies	Darlaharad	N	Limited knowledge
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		

		site size,		Limited knowledge or understanding of the					
		topography/natural assets)	N	application of technology on site					
		assets)	-	Potential constraints for the development of renewable technology					
				High constraints for the development of renewable technology					
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU		
1		\\/	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW		
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the		
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.		
IVI	and water resources		++	Favourable					
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit				
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues		
		and onomical)	-	Unfavourable declining	overlay				
				Poor					
			++	Brownfield site clearly defined within settlement					
		Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement			B. W. Francisco and Control of the C		
			N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	N/+	Building on site, along with sizable undeveloped land.		
			-	Greenfield site on the edge of the settlement	-				
				Greenfield site outside the settlement boundary					
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use				
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Partially developed site		
			-	Possible significant contamination on site that could require significant remediation.	Environmental health				
			++	ALC grade 5, or Urban					
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification		
		Classification	N	ALC grade 3 (a & b)	GIS layers.				
			-	ALC grade 1-2					
	To manage		++	Site within 800m of centre					
	natural (was				+ Recycle centre in settlement	Recycle centre in settlement	GIS: Eden Recycling		
NR4	mineral) resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facilities 301m from site		
	sustainably and minimise	centres	-	Recycle centre within 5km	Information)				
	waste			Recycle centre >5km					

	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		84% Cumbrian Average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmen	tal Summary						
Economic							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are
EC2	To improve access to jobs		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			central or urban extensions fall within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic S	ummary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	P101: Land at Pategill walk 0.18ha (5 units @ 30DPH). Penrith Pategill	
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	Sim court residents lounge (Pategill) 300m from site
351	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		300m from site
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			Coop (King st) 931m from site (Via
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	footpath from Pategill road to
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		Carleton drive
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices &	+	PO (Main) 710m from site
			-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		()
				PO 5km+ from site			
	To improve access to	e Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	Bus stop on pategill road 246m from site
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			
			-	Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Diely of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No issues noted on site
543	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		

			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	Olor Edou Edouartianal		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	-	North lakes school 1.9km from site
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIC: Edon Edwartianal		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 1.3km from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and adult education centres skills, education nd training.	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%			
			+	22-24%	Census data	N	
			N	25-39%			39%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		12%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
	Lie although	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 0.98 km from site
		2.5555 115111 51	-	GP Surgery 2-5km	Local Information).		nom site
SP5	Health and Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	Our avendate	_	71%
		very good health	N	80-81% population in good or very good health	Census data		

		-		T			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	N	27%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010. A ibl - 0		
		Distance to children's play areas/ accessible				++	Pategill park/play area 327m from
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		site
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Naishbarria	+	Development would enhance residential amenity			Pedavelenment unlikely to lead to
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	Redevelopment unlikely to lead to positive/negative impacts on amenity.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
		brant, existing settlement ctive,	++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	++	Site located within development limits
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible within 3km
		Cultural facilities	-	Facility within 10km	Overlays)		Within 3km
				No Facilities within 10km			
Social Summ	ary					++/+	
Environment	al						
	ui		++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		Bat roosts and reports of red
EN1	To protect and enhance	Potential effects on local	+	No known issues	Biodiversity Evidence	+	squirrels in vicinity of site. Site however provides little biodiversity
LINI	and enhance Potential effects	biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA,		value.

1	ı	1			,		_
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
		hedgerows	N	would not affect trees or hedges	Surveys	IN	No issues
			-	Would result in loss of tree cover, hedge etc			
			1	Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
		Effect on landagene	+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of
	To preserve, enhance and	nhance and	ı	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and		1	Highly likely potential for negative effects on landscape character			
	character for	character for future	++	Development does not affect designated landscape	GIS layers.	++	
	generations		-	Development affects setting of designated landscape			No effect
			ŀ	Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	T	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
			-	Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	To improve local air quality and	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	_	
NE		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
NR1	respond to the effects of climate			Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies		N	Limited knowledge
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		5

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		\A/=4===================================	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
IVINZ	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomically	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
		Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement	_		
			N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	N	Greenfield site in residential area
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	N/+	Facility 1.7km from site
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			

	1						I				
	To retain		++	Median gross pay >UK average							
	existing jobs	Median annual salary	+	Median gross pay >Cumbria average							
NR4	and create new		Median annual salary	Median annual salary	Median annual salary	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		74% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average							
	facilities			Median gross pay <80% Cumbria average							
Environmen	tal Summary					+					
Economic											
			++	Employment centre within 5km of settlement							
		to Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.				
EC2	To improve access to jobs		-	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.							
	To diversify		++	Site in ward in bottom quartile for deprivation							
	and strengthen	Regeneration benefits	+	Site in ward in second bottom quartile for	Indices of Multiple Deprivation	+	Second Bottom Quartile				
EC3	the local	g		deprivation	B opiniation						

Objective	Details	Indicator	Score	Appraisal Tool	Source	P102: Land at Croft terrace 0.4ha (12 units @ 30DPH). Penrith North	
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	OXIMITY TO CIVIC + Voting station <800m to site Jover (Concris	layer (Generic	+	Penrith Methodist chapel 643m from	
3F1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		site
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 1288m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic	+	
			+	PO within 2km of site			PO (Spar) 1288m from site
			-	PO 2-5km of site	Overlays> Eden LDF)		((() () () () () () () () ()
			-	PO 5km+ from site	,		
	To improve access to	ne Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stop on beacon edge, 17m from site
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			
			-	Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Diely of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No evidenced issues with site.
543	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		

				011 111 11 11			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	OIC: Edou Educational		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	-	St Catherine's school 1.2km from
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		site
				Primary school >3km away	Folicy Overlays).		
			++	Secondary School <800m to site	GIS: Eden Educational		
		Distance from secondary	+	Secondary School <2km to site	Facilities (Generic	-	Ullswater school 2.9km from site
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	evels of adult education centres skills, ducation	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%			
			+	22-24%	Census data	+	
			N	25-39%			22%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
	Licelth and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1.78 km from site
		2.5.5	-	GP Surgery 2-5km	Local Information).		nom site
SP5	Health and Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	0-11-1	+	83%
		very good health	N	80-81% population in good or very good health	Census data	•	3370

	T	7		1			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	ochisus data		
			++	Green space or play facility within 400m of site	Olo: Assessible Oneses		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Fairhill playing field 672m from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		. , ,
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity			Dadayalanmant unlikaly to load to
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	Redevelopment unlikely to lead to positive/negative impacts on amenity.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
		ibrant, existing settlement active,	++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement	Visual analysis of sites in relation to current settlement.		
	To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		++	Site located within development limits
	active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or	N	Facility within 8km	(Generic Overlays >	++	facilities, all of which are accessible
		Cultural facilities	-	Facility within 10km	Planning Policy Overlays)		within 3km
				No Facilities within 10km			
Social Summ	nary					++/+	
Environment	al						
			++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		Though site offers little biodiversity
EN1	To protect and enhance	Potential effects on local	+	No known issues	Biodiversity Evidence	-	value, noted as site of importance
LINI	biodiversity	biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		for red squirrels.

1	Ī	1			<u> </u>		
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	Prominent tree on sw corner would
		hedgerows	N	would not affect trees or hedges	Surveys	IN	constrain pattern of development
			-	Would result in loss of tree cover, hedge etc			
			ŀ	Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
		Effect on landagen	+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	1	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and		1	Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape	GIS layers.	++	
	generations	Effect on designated landscape	1	Development affects setting of designated landscape			No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	the quality of	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
	environment	Listed building, SAM, AAI)	1	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	To improve local air quality and	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
ND4		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1	respond to the effects of climate			Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies	Dook boood	N	Limited knowledge
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Mater reserves	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
IVINZ	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomically	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
l			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	N	Greenfield site in residential area
l			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	mineral) resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facilities 1.1km from site
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			

	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		ı	Median gross pay 80-90% Cumbria average			
	facilities		1	Median gross pay <80% Cumbria average			
Environment	al Summary					+	
Economic							
			++	Employment centre within 5km of settlement			
		ess to Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
EC2	To improve access to jobs		-	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.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ummary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source		E: Land at Fell lane 0.29 hits @ 30DPH). Penrith h
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Penrith cricket club 664m from site
3F1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar shop 534m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
			-	Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	PO (Spar) 534m from site
				PO 2-5km of site			
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stops on brent road 109m from site
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site		++	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site			
	'		-	Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Diek of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Surface water noted adjacent to site
543	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		, , , , , , , , , , , , , , , , , , , ,

				Ou			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	Olor Edou Edouartianal		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	Beaconside school 359m from site
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIC: Edon Edwartianal		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	-	Ullswater chool 2.2km from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
		evels of adult education centres skills, ducation	++	Facilities within 5km of settlement			
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%	Census data	+	22%
		% population with no gualifications	N	25-39%			
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
	SP5 Health and Well being		++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centres 1.25 km from site
		2.5555 115111 51	-	GP Surgery 2-5km	Local Information).		nom site
SP5				GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	0 11	+	83%
		very good health	N	80-81% population in good or very good health	Census data	•	5570

	a		1	1		T	
		1	<80% population in good or very good health				
	Number of residents with	++	<20% population with limited day-to-day activity	Cansus data	++	18%	
	to-day activity	N	>20% population with limited day-to-day activity	Census data			
		++	Green space or play facility within 400m of site	010 4 31 0			
	Distance to children's	+	Green space or play facility within 800m of site	(Generic	++	Facilities at beaconside school 359m	
	green spaces	ı	Green space or play facility within 2km of site	Overlays>Planning		from site	
	,	-	Green space or play facility >2km of site	Policy Overlays)			
		++	Development would significantly enhance residential amenity				
		+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Dedevelopment unlikely to load to	
	may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		N	Redevelopment unlikely to lead to positive/negative impacts on amenity.	
	pollution)	-	Potential issues which could give rise to problems associated with residential amenity				
			Development would have a significantly negative impact upon residents amenity				
		++	Site clearly defined within settlement				
	Location in relation to existing settlement	+	Site well related, on the edge of the settlement				
To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	++	Site located within development limits	
active,		1	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.				
open-minded communities			Site outside of boundary, not related to cluster of units related to settlement				
		++	2 Facilities within 6km				
history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of	
	Distance to Leisure or	N	Facility within 8km	(Generic Overlays >	++	facilities, all of which are accessible	
	Cultural facilities	ı	Facility within 10km	Overlays)		within 3km	
			No Facilities within 10km				
ary					++/+		
al							
		++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		No key species noted on site,	
To protect	Potential effects on local	+	No known issues	Biodiversity Evidence	-	however site is woodland, which	
biodiversity	nd ennance hindiversity	ice hiodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		may be an important green corridor.
	vibrant, active, inclusive and open-minded communities with a strong sense local history ary To protect and enhance	Ilimited ability to do day- to-day activity Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc pollution) To create vibrant, active, inclusive and open-minded communities with a strong sense local history Distance to Leisure or Cultural facilities To protect and enhance Potential effects on local hisdiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history To protect and enhance To protect and enhance Imited ability to do day-to-day activity N In the politation is to day-to-day activity In the politation is play areas/ accessible green spaces In the pol	Number of residents with limited ability to do day-to-day activity N 20% population with limited day-to-day activity *** Creen space or play facility within 800m of site of seen space or play facility within 800m of site of seen space or play facility within 20m of site of Green space or play facility within 20m of site of Green space or play facility within 20m of site of Green space or play facility within 20m of site of Green space or play facility within 20m of site of Povelopment would enhance residential amenity **N Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **Potential issues which could give rise to problems associated with residential amenity **	Number of residents with limited ability to do day- to-day activity	Number of residents with limited ability to do day-to-day activity Policy to-day activity	

	1	1		1	<u> </u>		
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	-/	Much of site with tree cover. Development would represent
		hedgerows	N	would not affect trees or hedges	Surveys	-/	sizable loss.
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
		+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of	
	To preserve, enhance and	enhance and manage landscape	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2				Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	ons Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
		Impact on historic features of interest (Conservation area,	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation		
			+	Potential for sympathetic development		N	Limited impact on the built environment
EN3	To improve the quality of the built		N	Limited potential for improvement, negative effects unlikely			
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	local air (pro	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	_	
ND4		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
NR1				Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies	Darlaharad	N	Limited knowledge
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
		233013)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Mater reserves	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, du for completion in late 2013, there w not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
IVI	and water resources		++	Favourable			
	100001000		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomically	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	N	Greenfield site in residential area
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Potential historical contamination
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	mineral) resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facilities 276m from site
	sustainably and minimise	centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			

	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		ı	Median gross pay 80-90% Cumbria average			
	facilities		1	Median gross pay <80% Cumbria average			
Environment	al Summary					++	
Economic							
			++	Employment centre within 5km of settlement			
		s to Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
EC2	To improve access to jobs		-	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.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ımmary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	2.90l	l: Land at Clifford Park na (87 units @ 30DPH). ith South
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Penrith cricket club 549m from site
31 1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	1 olicy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Aldi 734 m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
			-	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	
			+	PO within 2km of site			PO (Spar) 1.6km from site
				PO 2-5km of site			
				PO 5km+ from site			
	To improve access to	Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stops on Clifford road 40m from site
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site			
	'		-	Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Disk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Instances of surface water noted on
373	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		site.

			N	Site within flood zone 1	_		
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	Olor Eden Educational		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	North lakes school 595m from site
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIC: Edon Edwardianal		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 1.9km from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	levels of adult education centres skills, education	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data		
			+	22-24%		++	28%
		% population with no gualifications	N	25-39%			
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		16%
			-	20-22%			
				<20%			
	Health and		++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	Penrith medical centres 0.75 km from site
		2.5555 115111 51	-	GP Surgery 2-5km	Local Information).		nom site
SP5	Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	0	_	79%
		very good health	N	80-81% population in good or very good health	Census data		. 576

	_	1					
			1	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	N	19%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010 4 31 0		Cita next of average come of
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Site part of green space, some of which proposed is adjacent to the
		play areas/ accessible green spaces	ı	Green space or play facility within 2km of site	Overlays>Planning		site.
		,	-	Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Site would involve the removal of an
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity			important green space and play area. Site also adjacent to busy area of A66, which would give rise to air
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			quality/health issues.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement	yisual analysis of sites in relation to current		
		Location in relation to existing settlement	+	Site well related, on the edge of the settlement			
	To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		+	Site on 'green buffer' to southern edge of town limits.
	vibrant, active, inclusive and		1	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			-
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessible
		Cultural facilities	ı	Facility within 10km	Overlays)		within 3km
			-	No Facilities within 10km			
Social Summ	nary					++/+	
Environment	al						
			++	No known issues and potential for biodiversity enhancements	GIS: Cumbria		No key species noted on site, however site is woodland, which
EN1	To protect	Potential effects on local	+	No known issues	Biodiversity Evidence	-	may be an important green corridor,
LIVI	biodiversity	d enhance	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		including neighbouring sightings of red squirrels.

	I	1			<u> </u>		1
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	-/	Much of site with tree cover. Development would represent
		hedgerows	N	would not affect trees or hedges	Surveys	-/	sizable loss.
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
			+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and	manage landscape		Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	rations Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	local air (pro	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	_	
No		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
NR1				Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies		N	Limited knowledge
	decentralise	decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		\\/	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
IVI	and water resources		++	Favourable			
	resources	Water quality (Biological and chemical)	+	Unfavourable recovering	GIS layers. SSSI Unit		
			N	Unfavourable no change	Data, planning policy	++	No issues
		and onomical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	N	Greenfield site in residential area
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land Classification	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
			N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic	++	Facilities 349m from site
	sustainably and minimise	Centres	-	Recycle centre within 5km	Overlays > Local Information)		
	waste			Recycle centre >5km			

	To retain		++	Median gross pay >UK average						
	existing jobs		+	Median gross pay >Cumbria average						
NR4	and create new	Median annual salary	Median annual salary	Median annual salary	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		84% Cumbrian Average
	employment		ı	Median gross pay 80-90% Cumbria average						
	facilities		1	Median gross pay <80% Cumbria average						
Environment	al Summary					+				
Economic										
			++	Employment centre within 5km of settlement						
		' I Histance to employment I	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.			
EC2	To improve access to jobs		-	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.						
	To diversify		++	Site in ward in bottom quartile for deprivation						
EC3			+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%			
	economy		N	Site is least deprived 50% of wards						
Economic Su	ımmary					++				

Objective	Details	Indicator	Score	Appraisal Tool	Source	Fairh 1.02	: Land adjacent nurst, Beacon Edge ha (30 units @ 30DPH). ith North
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Methodist chapel 832m from site
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes	, , ,		Voting station more than 2km away from site	1 oney evenage)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Co-Op 1530m from site
		day to day needs	-	Shop 2-5km of site			
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	PO (Spar) 1.1km from site
			-	PO 2-5km of site	Overlays> Eden LDF)		
			-	PO 5km+ from site			
	To improve		++	Bus stop or rail station with regular service <400m from site			Bus stops on Beacon Edge adjacent
SP2	access to services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	
012	countryside and open	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		to the site
	spaces			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access	GIS: Rights of Way	N	
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	definitive map (Generic Overlays > Local Information)	IN IN	
				Public rights of way would be lost as a result of development			

				Otto most in a flood as 100 f			
			++	Site not in a flood zone and >8m from any bodies of water/surface water]		
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	++	No issues on or near site
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy	77	No issues on or near site
	nome		-	Site within flood zone 2	- Overlays)		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St Catherine's school 1.1km from
		school	-	Primary School within 3km	Overlays > Planning		site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11 1		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 1.7km from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
		adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	+	22%
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			2201
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2.16 km from site
GFU	Well being	Distance HUIII GF	-	GP Surgery 2-5km	Local Information).		ITOTA SILE
				GP Surgery >5km			

	1	T		T	1		T
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	001.000 00.00		
			++	Green space or play facility within 400m of site	010. A ibl - 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Fairhill playing fields 272m from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		1 , 5
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	Development would enhance residential amenity		N	Redevelopment unlikely to lead to positive/negative impacts on amenity.
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement		++	Site located within development limits
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current		
	To create	oneung comement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	communities with a strong sense local history Distance to Le		+	Facility within 6km			
			N	Facility within 8km			
		Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities all of which are accessible
		Distance to Leisure or Cultural facilities		No Facilities within 10km	Planning Policy Overlays)	•	facilities, all of which are accessible within 3km

Social Summ	nary					++/+	
Environment	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
	To protect	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	No Known issues on site
EN4				Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
		Eπects on trees and hedgerows	N	would not affect trees or hedges	Surveys	"	140 133003
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character	Site	+	
		ance and criaracter nanage ndscape	+	Site unlikely to have negative landscape considerations			Urban Site will enhance character of area, however does not correspond
	To preserve, enhance and		-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		with landscape objectives
EN2	landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape		++	No effect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.		
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Dovolonment of a strong urban
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+/++	Development of a strong urban frontage has the potential to enhance the Penrith CA
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		Cimanoc die i cimui on
				Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air	Effects upon air quality	++	Potential to address air quality issues through development	Evidence from		Air quality Management area at
INIXI	quality and respond to	(proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		Penrith - mitigation may be required.

ı	4	ı		T	<u> </u>		1
	the effects of climate change		-	Potential to negatively contribute towards air quality			
	onange			Site highly likely to negatively contribute towards air quality			
			++	Clear potential for the application of renewable technologies			
		Potential for the installation of + Potential for the application of renewable technology					
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
		4555167		High constraints for the development of renewable technology			
		Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >		Recent correspondence from UU
			+	Potential capacity issues (cumulative)			has indicated that once the WWtW have been upgraded in Penrith, due
			-	Likely cumulative capacity issues (potential contribution)		++	for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	·		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
	and water	Water quality (Biological and chemical)	++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
			N	Unfavourable no change	Data, planning policy	++	No issues
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	N	Greenfield site within settlement limits
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advise from	+	
			-	Possible significant contamination on site that could require significant remediation.	Overlays), advice from Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4		++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			

	To manage		++	Otto within 000m of control			
			++	Site within 800m of centre	_		
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4 resources	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facilities 1.2km from site
	sustainably nd minimise	551155	-	Recycle centre within 5km	Information)		
uni.	waste			Recycle centre >5km			
_	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average	CACI data		
NR4 ar	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average		++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			
,	facilities			Median gross pay <80% Cumbria average	<u> </u>		
Environmental S	ental Summarv					+	
Economic							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
	To improve access to jobs	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.			
To	To diversify		++	Site in ward in bottom quartile for deprivation			
	and strengthen Regulation	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			

Objective	Details	Indicator	Score	Appraisal Tool	Source	Farm Penr	: Westview n/Training Centre. ith North. 4.86 ares (146 units at PH)
Social							
	To increase		++	Voting station <400m to site	OIO: Pallia a statica		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)		Methodist chapel 2005m from site
581	participation in democratic	(Voting stations)	-	Voting station within 2km of site			•
	processes			Voting station more than 2km away from site	Policy Overlays)		
		Access to shop which sells basic goods to meet	++	Shop within 800m of site			
			+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Co-Op 990m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	PO (Spar) 1.25km from site
			-	PO 2-5km of site	Overlays> Eden LDF)		,
				PO 5km+ from site	,		
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	+	Bus stops on A6 770m from site
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		230 5000 511710 77511 115111 5110
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Right of way along western edge
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			

				Cito not in a flood zone and >0m from any			
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	-/	Flooding on western edge of site,
SP3	with a decent home	Risk of flooding	N	Site within flood zone 1	Planning Policy	-/	can be easily avoided.
			-	Site within flood zone 2	- Overlays)		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St. Catherine's school 2.8km from
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic Overlays > Planning	_	Ullswater school 2.8km from site
		school	-	Secondary school 2-5km			
				Secondary School >5km	Policy Overlays).		
		of adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	+	22%
		quamounono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2.84 km from site
OF 0	Well being	Distance HUIII GF	-	GP Surgery 2-5km	Local Information).		nom site
				GP Surgery >5km			

				T	1		
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity			
			++	Green space or play facility within 400m of site	010. A ibl - 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic		Fairhill playing fields 2.2km from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		
				Green space or play facility >2km of site			
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health	N	Redevelopment unlikely to lead to positive/negative impacts on amenity.
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement		-	Site would be a phase 2 extension to housing development in the north, representing a significant move into
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current		
	To create	oneing comemon	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		the open countryside.
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	communities with a strong sense local history Distance to Lei		+	Facility within 6km			
			N	Facility within 8km			
		Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible
		Distance to Leisure or Cultural facilities		No Facilities within 10km	Planning Policy Overlays)	•••	within 3km

Social Sumn	nary					+	
Environment	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		La contratta forta de discontrata de la contrata del contrata del contrata de la contrata del contrata de la contrata del contrata de la contrata del contrata del contrata del contrata de la contrata de la contrata del contrata de la contrata del contra
	To protect	Potential effects on local biodiversity	1	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites		-	Lower half of site designated as floodplain grazing marshland
EN4				Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	+	Appropriate boundary landscaping needed. Significant group of
		hedgerows	N	would not affect trees or hedges	Surveys		apple/hawthorn to be retained.
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
		To preserve, enhance and manage landscape quality and	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+/-	Classed as intermediate farmland
			+	Site unlikely to have negative landscape considerations			under the cumbrian landscape toolkit. Topography becomes more
	enhance and		-	Potential negative issues with landscape character		+/-	distant as site heads North away from the town, leading to significant
EN2	landscape			Highly likely potential for negative effects on landscape character			landscape impacts.
	character for future		++	Development does not affect designated landscape	GIS layers.	++	No effect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape			
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	T- :	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
ND4	To improve local air	Effects upon air quality	++	Potential to address air quality issues through development	Evidence from		Air quality Management area at
NR1	quality and respond to	(proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		Penrith - mitigation may be required.

1	4 n n n 66 n n 1 n n 1	ı		T	<u> </u>		1
	the effects of climate change		-	Potential to negatively contribute towards air quality			
	onunge			Site highly likely to negatively contribute towards air quality			
			++	Clear potential for the application of renewable technologies			
		Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
		·		High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		has indicated that once the WWtW have been upgraded in Penrith, due
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	ŕ		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
	and water resources	Water quality (Biological and chemical)	++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		
			N	Unfavourable no change	Data, planning policy	++	No issues
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based		Though some farm buildings on site, land is predominantly greenfield
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect land and soil		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Potential historical contamination
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	010.1	+	ALC grade 4
		Classification	N	ALC grade 3 (a & b)	GIS layers.		7.20 9.220 .
			-	ALC grade 1-2			

public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport. To diversify and								
Proximity to local recycle centre in settlement Security				++	Site within 800m of centre			
Proximity to local recycle centre in settlement sustainably and minimise waste Recycle centre within 5km To retain nexisting jobs and create nexisting jobs and create new employment facilities Environmental Summary Economic To improve access to jobs To diversify and		,		+	Recycle centre in settlement			102% UK Average
All of the sites, whether they are central or urban extensions fall within 5km and minimise waste	NR4		, ,	N	No Recycle centre in settlement		-	Facilities c2.7km from site
To retain existing jobs and create new employment facilities To improve access to jobs		00111100	-	Recycle centre within 5km				
To diversify and content Part of the sites, whether they are central or urban extensions fall within 30 mins by appropriate public transport.					Recycle centre >5km			
Part of the sites, whether they are central or urban extensions fall within 5km of site not accessible within 30 mins by appropriate jubic transport.		To retain		++	Median gross pay >UK average			
Red Property Red		existing jobs		+	Median gross pay >Cumbria average			
Environmental Summary Facilities - Median gross pay 80-90% Cumbria average - Median gross pay 80% Cumbria avera	NR4		Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
Environmental Summary Economic To improve access to jobs Distance to employment centres		employment		-	Median gross pay 80-90% Cumbria average			
EC2 To improve access to jobs Distance to employment centre within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport. To diversify and To diversify and All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town. Find iversify and To diversify and		facilities			Median gross pay <80% Cumbria average			
EC2 To improve access to jobs Distance to 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 - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport. To diversify and ++ Site in ward in bottom quartile for deprivation Heapt deprived 50%	Environmenta	al Summary					+	
# Employment centre accessed by appropriate public transport within 30 mins. To improve access to jobs Distance to employment centres Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	Economic							
EC2 To improve access to jobs Distance to employment centres - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport. - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport. - 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 in ward in bottom quartile for deprivation - Indices of Multiple N Least deprived 50%				++	Employment centre within 5km of settlement			
EC2 Distance to employment centres - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - 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. - To diversify and - Site in ward in bottom quartile for deprivation - Indices of Multiple - Indices o				+		GIS: Employment Areas		
accessible within 30 mins by appropriate public transport. To diversify and ++ Site in ward in bottom quartile for deprivation Indices of Multiple N Least deprived 50%	EC2	access to		-	accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy	++	within 5km of the employment core
and and Indices of Multiple N Least deprived 50%					accessible within 30 mins by appropriate			
I don't be the second of the s		,		++	Site in ward in bottom quartile for deprivation			
EC3 strengthen Regeneration benefits + Site in ward in second bottom quartile for the local Deprivation Deprivation	EC3	strengthen	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
economy N Site is least deprived 50% of wards		economy		N	Site is least deprived 50% of wards			
Economic Summary ++	Economic Su	ımmary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	5.46	P108: Land at Green Lane 5.46 ha (164 units @ 30DPH). Penrith North	
Social								
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	TILLY TO CIVIC + Voting station < 800m to site Jover (Congris		-	Methodist chapel 1885m from site		
3F I	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		·	
	processes			Voting station more than 2km away from site	Folicy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Co-Op 1220m from site	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·	
			-	Shop 5km+ from site				
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)			
			+	PO within 2km of site		_	PO (Spar) 2.12km from site	
				PO 2-5km of site			((() () () () () () ()	
				PO 5km+ from site				
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stops on Beacon Edge 420m from the site	
SP2	services, facilities, the countryside		+	Bus stop or rail station with regular service >800m from site		+		
	and open spaces		-	Bus stop or rail station with infrequent service <400m from site				
				Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N		
		Table rights of way	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)			
				Public rights of way would be lost as a result of development				
ena ena	To provide everyone	Diely of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No flooding or surface water issues	
573	SP3 everyone with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		on or near to site.	

			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	Olor Edou Edouartianal		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	-	St. Catherine's School 2.9km from
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	Olor Edon Edonational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	-	Ullswater school 4.8km from site
	Dist	school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve	Access to colleges and adult education centres	+	Facilities accessed by appropriate public transport within 30 mins.		++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data		
			+	22-24%		+	
			N	25-39%			22%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
		aa a.bo.ro	-	20-22%			
				<20%			
	Health and		++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2.72 km from site
			-	GP Surgery 2-5km	Local Information).		nom site
SP5	Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	0-7-1	+	83%
		very good health	N	80-81% population in good or very good health	Census data	-	2570

	7		_				
		-	<80% population in good or very good health				
	Number of residents with	++	<20% population with limited day-to-day activity	Cansus data	++	18%	
	to-day activity	N	>20% population with limited day-to-day activity	Census data			
		++	Green space or play facility within 400m of site	010 4 31 0			
	Distance to children's	+	Green space or play facility within 800m of site	(Generic	_	Fairhill playing fields 1.2km from site	
	green spaces	ı	Green space or play facility within 2km of site			1 7 3	
		-	Green space or play facility >2km of site	Policy Overlays)			
		++	Development would significantly enhance residential amenity				
		+	Development would enhance residential amenity				
	may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	Golf course adjacent to site, though impacts on amenity unlikely.	
	pollution)	-	Potential issues which could give rise to problems associated with residential amenity				
		Development would have a significantly negative impact upon residents amenity					
		++	Site clearly defined within settlement				
	existing settlement nd ed	+	Site well related, on the edge of the settlement			Site extends beyond planned	
To create		Z	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	-	masterplanned site. It may be possible to incorporate this area into a well designed extension, however	
active,		1	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			the site clearly does extend the development limits.	
open-minded communities			Site outside of boundary, not related to cluster of units related to settlement				
		++	2 Facilities within 6km				
history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of	
	Distance to Leisure or	N	Facility within 8km	(Generic Overlays >	++	facilities, all of which are accessible	
	Cultural facilities	1	Facility within 10km	Overlays)		within 3km	
		-	No Facilities within 10km				
ary					+/-		
al							
		++	No known issues and potential for biodiversity enhancements	GIS: Cumbria			
To protect	Potential effects on local	+	No known issues	Biodiversity Evidence	+	Managed golf course. Impacts upon biodiversity unlikely	
and enhance biodiversity	nance hindiversity	biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,		biodiversity utilikely
	vibrant, active, inclusive and open-minded communities with a strong sense local history ary To protect and enhance	Ilimited ability to do day- to-day activity Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc pollution) To create vibrant, active, inclusive and open-minded communities with a strong sense local history Distance to Leisure or Cultural facilities To protect and enhance Potential effects on local hindiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history To protect and enhance biodiversity Initial ability to do day-to-day activity N Initial ability to do day-to-day activity Initial limited ability to do day-to-day-activity Initial limited ability to defined ability to do day-to-day-activity Initial limited ability to defined ability to definity the plant activity the	Number of residents with limited ability to do day-to-day activity N 20% population with limited day-to-day activity H++ 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 within 2km of site Green space or play facility within 2km of site Development would significantly enhance residential amenity Development would enhance residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Bevelopment would not lead to any issues related to residential amenity Potential issues which could give rise to problems associated with residential amenity Site oliside of settlement beundary adjacent to cluster of site adjacent to cluster of existing buildings. Site outside of boundary, not related to cluster of units related to settlement to cluster of units related to re	Number of residents with limited ability to do day- to-day activity Number of residents with limited ability to do day- to-day activity	Number of residents with limited ability to do day-to-day activity	

	1	1		T	 		T
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	+	Boundary treatment will be important to maintain rural setting. Possible
		hedgerows	Ν	would not affect trees or hedges	Surveys	+	enhancement
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
			+	Site unlikely to have negative landscape considerations	Site		Site classified as sandstone ridge under the county landscape
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		classification. Site is in prominent location and will affect the ridgeline
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			from a number of locations
	character for future		++	Development does not affect designated landscape			
	generations	erations Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	T. :	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
	environment	Listed building, SAM, AAI)	1	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
			1	Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	To improve	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at
ND4	quality and	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		Penrith - mitigation may be required.
NR1				Site highly likely to negatively contribute towards air quality			
		Potential for the installation of	++	Clear potential for the application of renewable technologies		N	Limited knowledge
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Matanasa	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
MIXE	and water resources		++	Favourable			
	100001000		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			0.15.11.11.11.11.11.11.11.11.11.11.11.11.
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based		Golf driving range, outside town limits
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	N/+	Grades 3/4
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage natural (was		++	Site within 800m of centre			
			+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	mineral) resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	-	Facilities c2.7km from site
	sustainably	centres	-	Recycle centre within 5km	Information)		
	and minimise waste			Recycle centre >5km	information)		

	To retain		++	Median gross pay >UK average			
existing jobs		+	Median gross pay >Cumbria average				
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		ı	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environment	al Summary					+	
Economic							
			++	Employment centre within 5km of settlement			
		' I Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are
EC2	To improve access to jobs		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport		++	central or urban extensions fall within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ımmary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Miles (809	: Land west of stone House 26.95 ha units @ 30DPH). ith North
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic		Methodist chapel 2861m from site
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	1 oney evenaye)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	-	Co-Op 2.3km from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	-	PO (Spar) 2.4km from site
			-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve	Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stops on A6 adjacent to the site
SP2	access to services, facilities, the		+	Bus stop or rail station with regular service >800m from site			
0.2	countryside and open	transport	-	Bus stop or rail station with infrequent service <400m from site			But diepe diritte dejuderik to tile dite
	spaces			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access	GIS: Rights of Way	_	Right of way through middle of site west to east plus along western
	Public Rights of Way	-	Public rights of way would be diverted as a result of development	definitive map (Generic Overlays > Local Information)	_	boundary	
			Public rights of way would be lost as a result of development				

	1	<u> </u>					<u> </u>	
			++	Site not in a flood zone and >8m from any bodies of water/surface water				
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >		Large proportion of site in floodplain. Site would need to be significantly	
SP3	SP3 with a decent home	Risk of flooding	N	Site within flood zone 1	Planning Policy Overlays)		reduced to avoid potential conflicts.	
			-	Site within flood zone 2	Overlays)			
				Site within flood zones 3a or 3b				
			++	Primary School <400m to site				
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning		St. Catherine's school 3.49km from	
		school	-	Primary School within 3km			site	
				Primary school >3km away	Policy Overlays).			
			++	Secondary School <800m to site	010 E1 E1 #			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	-	Ullswater school 3km from site	
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).			
				Secondary School >5km	Policy Overlays).			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++		
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			Adult education facilities are based at Ullswater school. Newton Rigg	
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.	
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.				
			++	<22%				
			+	22-24%				
		% population with no qualifications	N	25-39%	Census data	+	22%	
		quamoutono	-	30-49%				
				50% +				
			++	30% +				
		0, 1, 1, 11, 11, 11, 10, 1	+	25-29%			2201	
		% population with NVQ4 and above	N	22-24%	Census data	+	28%	
			-	20-22%				
				<20%				
			++	GP Surgery within <800m				
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 3.14 km from site	
GFU	Well being	Distance Hulli GF	-	GP Surgery 2-5km	Local Information).		nom site	
				GP Surgery >5km				

			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	18%
			N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	0.0 4 " 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic		Fairhill playing fields 2.8km from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		, , , ,
		•		Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Redevelopment unlikely to lead to positive/negative impacts on amenity.
			N	Development would not lead to any issues related to residential amenity		N	
			-	Potential issues which could give rise to problems associated with residential amenity			
			1	Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			Site is an extension beyond the proposed northern masterplan. This site is poorly related to the town
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current		
	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	existing estimation	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		representing a deviation from the character.
				Site outside of boundary, not related to cluster of units related to settlement			
SP6			++	2 Facilities within 6km			
			+	Facility within 6km			
			N	Facility within 8km			
		ry Distance to Leisure or Cultural facilities	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible
				No Facilities within 10km	Planning Policy Overlays)		within 3km

Social Sumn	nary					-	
Environmen	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Around 25% of the site classified as
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites		-	floodplain grazing marsh, for instances of lowland wetland.
ENIA	To protect		1	Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc	_		Appropriate landscaping will be
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N/+	needed to buffer potential development. Some significant trees
		hedgerows	N	would not affect trees or hedges	Surveys	IN/T	on site which will need to be
			-	Would result in loss of tree cover, hedge etc			afforded protection prior to development.
				Would result in significant loss of tree cover, hedge etc			·
			++	Potential enhancement of landscape character	Site		Site classified as sandstone ridge under the county landscape classification. Site is in prominent
		and cnaracter ge ape	+	Site unlikely to have negative landscape considerations			
	To preserve, enhance and		-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		location and will affect the ridgeline from a number of locations
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			mont a maniper of locations
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	 	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	EN3 To improve the quality of the built environment	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
		Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
ND4	To improve local air	Effects upon air quality	++	Potential to address air quality issues through development	Evidence from		Air quality Management area at
NR1	quality and respond to	(proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		Penrith - mitigation may be required.

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	the effects of climate change		-	Potential to negatively contribute towards air quality			
	onunge			Site highly likely to negatively contribute towards air quality			
			++	Clear potential for the application of renewable technologies			
		Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
		·		High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		has indicated that once the WWtW have been upgraded in Penrith, due
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	ŕ		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
	and water resources	Water quality (Biological and chemical)	++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
			N	Unfavourable no change	Data, planning policy	++	No issues
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based		Greenfield site poorly related to town.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect land and soil		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Potential contamination related to
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	WCML railway, however limited bearing on site.
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		3 2 2 2
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4		N	Slight grade 4, though majority
		Classification	N	ALC grade 3 (a & b)	GIS layers.		grade 3
			-	ALC grade 1-2			

							1
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	-	Facilities c3.4km from site
	sustainably and minimise waste	oona oo	-	Recycle centre within 5km	Information)		
				Recycle centre >5km			
			++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average			I
	facilities			Median gross pay <80% Cumbria average			
Environment	al Summary					+/-	
Economic							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
EC2	To improve access to jobs	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.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Su	ummary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	1.37h	: Land at Scaws Drive na (41 units @ 30DPH). ith East
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	Proximity to civic + Voting station <800m to site Javor (Congrid	Proximity to civic + Voting station <800m to site Investor	SIMILY TO CIVIC + Voting station <800m to site lover (Ceneric	+	Beaconside primary school 463m
3F1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Co-Op 807m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices &	++	PO (Spar) 790m from site
			-	PO 2-5km of site	 Shops layer (Generic Overlays> Eden LDF) 		(0)
				PO 5km+ from site			
	To improve access to	Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers		Bus Stop on Fell Lane 160m from the site
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		
	·			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Diek of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No issues noted on site
543	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		

				Ou			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	Olor Edou Edouartianal		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	Beaconside school 701m from site
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIC: Edon Edwartianal		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	-	Ullswater school 2.8km from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	f adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%	Census data	++	28%
		% population with no gualifications	N	25-39%			
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			2.00
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
			-	20-22%			
				<20%			
	SP5 Health and Well being		++	GP Surgery within <800m			Booth welled to 2000
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2.34 km from site
		Distance from GP	-	GP Surgery 2-5km	Local Information).		nom site
SP5				GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	0-7-1	_	79%
		very good health	N	80-81% population in good or very good health	Census data		

	7		_	1			
		1	<80% population in good or very good health				
	Number of residents with	++	<20% population with limited day-to-day activity	Cansus data	++	16%	
	to-day activity	N	>20% population with limited day-to-day activity	Census data			
		++	Green space or play facility within 400m of site	010 4 31 0			
	Distance to children's	Distance to children's + Green space or play facility within 800m of site (Generic	+	Play area and green space at			
	green spaces	ı	Green space or play facility within 2km of site	Overlays>Planning		beaconside school 778m from site	
		-	Green space or play facility >2km of site	Policy Overlays)			
		++	Development would significantly enhance residential amenity				
		+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Cita is notable groon anges, which	
	may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		N/-	Site is notable green space, which may affect the amenity of neighbouring properties.	
	pollution)	-	Potential issues which could give rise to problems associated with residential amenity				
			Development would have a significantly negative impact upon residents amenity				
		++	Site clearly defined within settlement				
	Location in relation to existing settlement	+	Site well related, on the edge of the settlement				
To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	N/+	This site is within the developable bounds of the town, though it does detract slightly from the settlement	
active,		ı	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			character.	
open-minded communities			Site outside of boundary, not related to cluster of units related to settlement				
		++	2 Facilities within 6km				
history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of	
	Distance to Leisure or	N	Facility within 8km	(Generic Overlays >	++	facilities, all of which are accessible	
	Cultural facilities	ı	Facility within 10km	Overlays)		within 3km	
			No Facilities within 10km				
ary					++/+		
al							
		++	No known issues and potential for biodiversity enhancements	GIS: Cumbria			
To protect	Potential effects on local	+	No known issues	Biodiversity Evidence	N/-	Proposal adjacent to woodlands, in	
biodiversity	biodiversity	ı	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA,		known area for red squirrels.	
	vibrant, active, inclusive and open-minded communities with a strong sense local history ary al To protect and enhance	Ilimited ability to do day- to-day activity Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc pollution) To create vibrant, active, inclusive and open-minded communities with a strong sense local history Distance to Leisure or Cultural facilities ary al Potential effects on local hisdiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history To protect and enhance biodiversity Initial ability to do day-to-day activity N Initial ability to do day-to-day activity Initial activity Initial ability to do day-to-day activity Initial activity Initial ability to do day-to-day activity Initial ability to do day-to-day-activity Initial activity Initial ability to do day-to-day-activity Initial activity Initial ability to do day-to-day-activity Initial activity Initial ability to do day-to-day-activity Initial activity In	Number of residents with limited ability to do day-to-day activity N	Number of residents with limited ability to do day- to-day activity Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc pollution) To create vibrant, active, inclusive and open-minded communites with a strong sense local history To create vibrant, active, inclusive and open-minded communites with a strong sense local history To protect and enhance biodiversity To protect and enhance biodiversity Potential effects on local biodiversity Potential affect provisions according the protect accessing potential of protects and enhance biodiversity Potential effects on local biodiversity Potential facilities Potential effects on local biodiversity Potential effects on local biodiversity Potential effects on local biodiversity Potential susues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential susues which could give rise to problems associated with residential amenity Potential susues which could give rise to problems associated with residential amenity Potential susues which could give rise to problems associated with residential amenity Potential susues which could give rise to problems associated with residential amenity Potential susues which could give rise to problems associated with residential amenity Potential susues which could give rise to problems associated with residential amenity Potential susues which could give rise to problems associated with residential amenity Potential susues which	Number of residents with limited ability to do day-to-day activity Number of residents with limited ability to do day-to-day activity N 20% population with limited day-to-day activity 20% population with limited within 80m 20% population with limited day-to-day activity 20% population with limited within 80m 20%	

	1	Ī		T	 		Т
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	Trees on boundary of site, which should be maintained and protected
		hedgerows	N	would not affect trees or hedges	Surveys	IN	from new development.
		_	-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
			+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
			-	Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			Site on the boundary of Penrith CA -
	T- !	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		development will need to be
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N/+	sympathetic to the features of the CA; design should follow the
	environment	Listed building, SAM, AAI)	1	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		surrounding buildings and promote the use of traditional materials.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	local air (I	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	_	
ND4		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
NR1	respond to the effects of climate			Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies	Dook honord accessment	N	Limited knowledge
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there wil not be any capacity issues given the proposed scale of development.
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
IVIXZ	and water resources		++	Favourable			
	100001000		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomically	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
		Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement			Site within town envelope, however
			N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	N/-	site does extend into green buffer at the top of Penrith.
			-	Greenfield site on the edge of the settlement			·
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	mineral) resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facilities 707m from site
	sustainably and minimise	centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			

	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment		ı	Median gross pay 80-90% Cumbria average			
	facilities		1	Median gross pay <80% Cumbria average			
Environment	tal Summary					+	
Economic							
			++	Employment centre within 5km of settlement			
		s to Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
EC2	To improve access to jobs		-	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.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic St	ummary					++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Road	2: Land off Clifford d 0.58 ha (17 units @ PH). Penrith South	
Social								
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	Penrith cricket club 185m from site	
JF I	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)			
	processes			Voting station more than 2km away from site	Policy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Sainsburys 724m from site	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)			
			-	Shop 5km+ from site				
			++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)			
		Access to post office	+	PO within 2km of site		+	PO (Main) 960m from site	
			-	PO 2-5km of site				
			-	PO 5km+ from site				
	To improve access to	Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus Stop on Clifford Road 25m from the site	
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++		
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site				
			1	Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Right of way along northern edge	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)			
				Public rights of way would be lost as a result of development				
ena ena	To provide everyone	Diels of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	Land not in or near bodies of water. Site is undeveloped, and as such	
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)	TT	may be useful for surface water management.	

			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 11 1		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	North lakes school 697m from site
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIC: Edon Edwartianal		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 1.1km from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data		
			+	22-24%		++	28%
			N	25-39%			
			-	30-49%			
				50% +			
			++	30% +			
		0, 1, 1, 11, 11, 11, 10, 1	+	25-29%			100/
		% population with NVQ4 and above	N	22-24%	Census data	++	16%
			-	20-22%			
				<20%			
	SP5 Health and Well being		++	GP Surgery within <800m			D ::
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	Penrith medical centres 185m from site
			-	GP Surgery 2-5km	Local Information).		
SP5				GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	Compute data	1	79%
		very good health	N	80-81% population in good or very good health	Census data		

	1		T	1			
		1	<80% population in good or very good health				
	Number of residents with	++	<20% population with limited day-to-day activity	Cansus data	N	19%	
	to-day activity	N	>20% population with limited day-to-day activity	Census data			
		++	Green space or play facility within 400m of site	010 4 31 0		Diev erge on eite heurever neut	
	Distance to children's	+	Green space or play facility within 800m of site	(Generic	++	Play area on site, however next nearest is at wetheriggs park, 313m	
	green spaces	ı	Green space or play facility within 2km of site	Overlays>Planning		from site	
		-	Green space or play facility >2km of site	Policy Overlays)			
		++	Development would significantly enhance residential amenity				
	Najahh awisa wasa sahish	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health			
	may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		-/	Site involves removal of play area, which will affect direct neighbours.	
	pollution)	-	Potential issues which could give rise to problems associated with residential amenity				
			Development would have a significantly negative impact upon residents amenity				
		++	Site clearly defined within settlement				
	Location in relation to existing settlement	+	Site well related, on the edge of the settlement				
To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	++	Site located within development limits	
active,		ı	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.				
open-minded communities			Site outside of boundary, not related to cluster of units related to settlement				
		++	2 Facilities within 6km				
history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of	
	Distance to Leisure or	N	Facility within 8km	(Generic Overlays >	++	facilities, all of which are accessible	
	Cultural facilities	ı	Facility within 10km	Overlays)		within 3km	
			No Facilities within 10km				
ary					++		
al							
	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria				
To protect	Potential effects on local	+	No known issues	Biodiversity Evidence	+	Managed greenfield site. Limited	
biodiversity	biodiversity	ı	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA,		scope for biodiversity on site.	
	vibrant, active, inclusive and open-minded communities with a strong sense local history ary To protect and enhance	Ilimited ability to do day- to-day activity Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc pollution) To create vibrant, active, inclusive and open-minded communities with a strong sense local history Distance to Leisure or Cultural facilities ary al Potential effects on local hisdiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history To protect and enhance biodiversity N Distance to children's + + + + + + + + + + + + + + + + + + +	Number of residents with limited ability to do day-to-day activity N 20% population with limited day-to-day activity ***	Number of residents with limited ability to do day- to-day activity	Number of residents with limited ability to do day-to-day activity	

	I	1			<u> </u>		
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N/-	Minor trees on site boundary, which may be possible to retain, though
		hedgerows	N	would not affect trees or hedges	Surveys	14/-	offer low value.
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
		=======================================	+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N	Limited impact on the built environment
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
	local air (pr	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	_	
		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
NR1	respond to the effects of climate			Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of	++	Clear potential for the application of renewable technologies		N	Limited knowledge
		decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment		

		site size,		Limited knowledge or understanding of the			
 		topography/natural assets)	N	application of technology on site			
		assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
 			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
 		\\/_tan	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW have been upgraded in Penrith, due
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
NIX	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomically	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			0
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	N	Greenfield site within envelope of town
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facilities 269m from site
ļ	sustainably	Centres	-	Recycle centre within 5km	Information)		
	and minimise waste			Recycle centre >5km	iniormation)		

	To retain		++	Median gross pay >UK average					
	existing jobs		+	Median gross pay >Cumbria average					
NR4 and create	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		84% Cumbrian Average		
	employment		ı	Median gross pay 80-90% Cumbria average					
	facilities		1	Median gross pay <80% Cumbria average					
Environmental Summary ++									
Economic									
		' I Histance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)				
			+	Employment centre accessed by appropriate public transport within 30 mins.		++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.		
EC2	To improve access to jobs		-	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.					
	To diversify		++	Site in ward in bottom quartile for deprivation					
	and strengthen the local		+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%		
	economy		N	Site is least deprived 50% of wards					
Economic Su	Economic Summary ++								

Objective	Details	Indicator	Score	Appraisal Tool	Source	Cook Road	: Land adjacent to sson Court, Newton d 0.17 ha (5 units @ PH). Penrith West
Social							
	To increase	Proximity to civic buildings/ Village Halls	++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation		+	Voting station <800m to site	layer (Generic	+	Site 588m from castletown community centre
J JF1	in democratic		-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
processes			Voting station more than 2km away from site	1 Olicy Overlays)			
		++	Shop within 800m of site				
		Access to shop which sells basic goods to meet day to day needs	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Morrisons 880m from site
			ı	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	PO (Spar) 1.4km from site
		7 todood to poot office	-	PO 2-5km of site	Overlays> Eden LDF)		
			-	PO 5km+ from site			
	To improve	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	access to services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	Bus stops on Newton Road adjacent
0.2	countryside and open		1	Bus stop or rail station with infrequent service <400m from site			to the site
	spaces		1	Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access	GIS: Rights of Way definitive map (Generic	N	
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)	N	
				Public rights of way would be lost as a result of development			

				011 11 11 1 1 1 1 1	T.		
			++	Site not in a flood zone and >8m from any bodies of water/surface water			Site not near bodies of water,
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	+	however patches of surface water coverage fall around the site.
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy	т	Redevelopment would involve the removal of some green space, which
	home		-	Site within flood zone 2	Overlays)		may exacerbate local issues.
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	Brunswick school 1.8km from site
		school	-	Primary School within 3km	Overlays > Planning		Branowick contest 1.5km from the
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	QEGS 2.1km from site
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	20%
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		17%
		uu u.o.ro	-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 2.84 km
GF3	Well being	Distance HUIII GF	-	GP Surgery 2-5km	Local Information).		from site
				GP Surgery >5km			

		,		T.	1	1	T
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010 4 "11 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Area of green space and allotments
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		292m from site
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			Redevelopment unlikely to lead to
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	positive/negative impacts on amenity.
		polition)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
		Location in relation to existing settlement	++	Site clearly defined within settlement			Site located within development
			+	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.	Visual analysis of sites in relation to current		
	To create	Shoung collisions	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	communities with a strong		+	Facility within 6km			
	sense local		N	Facility within 8km			Booth condense of
	history	Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	Penrith supports a number of facilities, all of which are accessible
		Cultural facilities		No Facilities within 10km	Planning Policy Overlays)	***	within 3km

Social Sumn	nary					++/+	
Environment	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Brownfield site unlikely to give rise to biodiversity impacts.
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	
EN4	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N/-	Minor trees on site boundary, which may be possible to retain, though
		hedgerows	N	would not affect trees or hedges	Surveys		offer low value.
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
		e and character ge ape	++	Potential enhancement of landscape character			
			+	Site unlikely to have negative landscape considerations	Site	+	Urban Site will enhance character of area, however does not correspond
	To preserve, enhance and		-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	'	with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future	for	++	Development does not affect designated landscape	GIS layers.	++	No effect
	generations		-	Development affects setting of designated landscape			
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	To incompany	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Care should be taken when considering elevations and density,
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N/+	however well designed scheme could add to the setting of nearby
	environment	Listed hullding SAM	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		LB.
				Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air	Effects upon air quality (proximity to areas with	++	Potential to address air quality issues through development	Evidence from	-	Air quality Management area at
INKI	quality and respond to	(proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		Penrith - mitigation may be required.

the effects of climate change - Potential to negatively contribute towards air quality - Site highly likely to negatively contribute towards air quality - Site highly likely to negatively contribute towards air quality ++ Clear potential for the application of renewable technologies (orientalison of decentralised renewable technology or negatively contribute) ++ Potential for the application of renewable technology Potential for the application of renewable technology on site application of technology on site application of technology on site Potential constraints for the development of renewable technology - Potential constraints for the development of renewable technology - Potential constraints for the development of renewable technology - Potential capacity issues Potential capacity issues (cumulative)
Site highly likely to negatively contribute towards air quality ++ Clear potential for the application of renewable technologies + Potential for the application of renewable technologies + Potential for the application of renewable technology or understanding of the application of technology or site size, topography/natural assets) - Potential constraints for the development of renewable technology - Potential constraints for the development of renewable technology ++ No capacity issues + Potential capacity issues (comulative) Water resources (Correspondence from UU) To improve water quality No Capacity. (private infrastructure required) No Capacity. (private infrastructure required) - Site highly likely to negatively contribute towards air quality + Potential for the application of renewable technology on site application of renewable technology on site - Potential constraints for the development of renewable technology ++ No capacity issues - UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Dardt LISC WW Capacity) - No Capacity. (private infrastructure required)
Potential for the installation of decentralised renewable technology Potential for the installation of decentralised renewable technology (orientation, site size, topography/natural assets)
installation of decentralised renewable technology (orientation, site size, topography/natural assets) 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 + No capacity issues High constraints for the development of renewable technology + Potential capacity issues (cumulative) Water resources (Correspondence from UU) To improve water quality To improve water
technologies (orientation, site size, topography/natural assets) Potential constraints for the development of renewable technology High constraints for the development of renewable technology ++ No capacity issues Water resources (Correspondence from UU) To improve water quality To improve water q
topography/natural assets) Potential constraints for the development of renewable technology High constraints for the development of renewable technology UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) High constraints for the development of renewable technology High constraints for the development of renewable technology HIGH Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) How correspondence from UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) How correspondence from UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) How correspondence from UU: Correspondence from UU: As a correspondence from UU: As a cor
renewable technology ++ No capacity issues Water resources (Correspondence from UU) To improve water quality No Capacity. (private infrastructure required) To improve water quality To improve wa
+ Potential capacity issues (cumulative) Water resources (Correspondence from UU) To improve water quality Water resources (Correspondence from UU) To improve water quality + Potential capacity issues (cumulative) Likely cumulative capacity issues (potential contribution) - Likely cumulative capacity issues (potential contribution) - No Capacity. (private infrastructure required) + Potential capacity issues (cumulative) (SharePoint > Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) No Capacity. (private infrastructure required) No Capacity. (private infrastructure required)
Water resources (Correspondence from UU) To improve water quality Water resources (Correspondence from UU) To improve water quality To improve w
To improve water quality Correspondence from UU)
To improve water quality To improve water quality No Capacity. (private infrastructure required) To improve water quality To improve water quality Proposed scale of development.
and water resources ++ Favourable
+ Unfavourable recovering CIC lours CCCL List
Water quality (Biological and chemical) N Unfavourable no change Data, planning policy ++ No issues
- Unfavourable declining overlay
Poor
++ Brownfield site clearly defined within settlement
+ Brownfield site on the edge of the settlement
Site condition (Brownfield or Greenfield) N Greenfield site clearly defined within settlement Housing Matrix/Desk Based +/++ Based Former care home on the periperh of the town.
- Greenfield site on the edge of the settlement
Greenfield site outside the settlement boundary
NR3 To restore and protect
land and soil Site based contaminants N Possible contamination either onsite or nearby which could result in remedial enhancements. N Possible contamination either onsite or nearby which could result in remedial enhancements. N Possible contamination either onsite or nearby which could result in remedial enhancements. N Potential issues related to adjacent or nearby and the policy of the policy o
Possible significant contamination on site that could require significant remediation. Overlays), advice from Environmental health
++ ALC grade 5, or Urban
Agricultural Land + ALC grade 4
Classification N ALC grade 3 (a & b)
- ALC grade 1-2

	1						T	
	To manage		++	Site within 800m of centre				
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling			
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facilities 1.3km from site	
	sustainably and minimise	33/11/33	-	Recycle centre within 5km	Information)			
waste			-	Recycle centre >5km				
Ta makatin	To retain		++	Median gross pay >UK average				
NR4 existing jobs and create new employment			+	Median gross pay >Cumbria average			97% Cumbrian Average	
		ment Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N		
	employment		1	Median gross pay 80-90% Cumbria average				
	facilities			Median gross pay <80% Cumbria average				
Environmental Summary ++								
Economic	_							
			++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)			
			+	Employment centre accessed by appropriate public transport within 30 mins.		++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.	
EC2	To improve access to jobs	access to Distance to employment	-	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.				
	To diversify		++	Site in ward in bottom quartile for deprivation				
EC3	and strengthen the local	then Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%	
	economy		N	Site is least deprived 50% of wards				
Economic Su	ummary					++		

Objective	Details	Indicator	Score	Appraisal Tool	Source		: Land at Brentfield 0.13 ha (6 units @ PH)
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Site 407m from Beaconside school
JF I	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar/Co-op 526m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
			-	Shop 5km+ from site	,		
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices &	++	Spar 526m from site
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				PO 5km+ from site	,		
	To improve access to	Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus station 532m from site
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		+	
	countryside and open spaces		ı	Bus stop or rail station with infrequent service <400m from site			240 0141011 002111 11011 0110
			1	Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Dick of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No reported flooding or surface
543	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		water issues on site.

				Ou			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
		Distance from primary school	++	Primary School <400m to site	Olor Edour Edourational		
			+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	Beaconside school 658m from site
			-	Primary School within 3km	Overlays > Planning Policy Overlays).		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIC: Edou Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 1.4km from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	adult education centres	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).	• •	college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
		% population with no qualifications	+	22-24%	Census data		
			N	25-39%		++	28%
			-	30-49%			
				50% +			
			++	30% +			
		0, 1, 1, 11, 11, 11, 10, 1	+	25-29%			2.00
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			D
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Brunswick medical centre 2.075m from site
	Health and		-	GP Surgery 2-5km	Local Information).		nom one
SP5	Well being			GP Surgery >5km			
		%population in good or	+	>82% population in good or very good health	Conque dete	1	79%
		%population in good or very good health	N	80-81% population in good or very good health	Census data		

		1	<80% population in good or very good health				
	Number of residents with	++	<20% population with limited day-to-day activity	Cansus data	++	16%	
	to-day activity	N	>20% population with limited day-to-day activity	Census data			
		++	Green space or play facility within 400m of site	010 4 31 0			
	Distance to children's	+	Green space or play facility within 800m of site	(Generic	+	Play area and green space at	
	green spaces	ı	Green space or play facility within 2km of site	Overlays>Planning		beaconside school 475m from site	
		-	Green space or play facility >2km of site	Policy Overlays)			
		++	Development would significantly enhance residential amenity			Dodovolonment unlikely to load to	
		+	Development would enhance residential amenity				
may affer (Light, n	may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	Redevelopment unlikely to lead to positive/negative impacts on amenity.	
	pollution)	-	Potential issues which could give rise to problems associated with residential amenity				
			Development would have a significantly negative impact upon residents amenity				
		++	Site clearly defined within settlement				
	existing settlement	+	Site well related, on the edge of the settlement				
To create		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	++	Site located within development limits	
active,		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.				
open-minded communities			Site outside of boundary, not related to cluster of units related to settlement				
with a strong		++	2 Facilities within 6km				
history		+	Facility within 6km	GIS: Cultural Facilities		Penrith supports a number of	
	Distance to Leisure or	N	Facility within 8km	(Generic Overlays >	++	facilities, all of which are accessible	
	Cultural facilities	-	Facility within 10km	Overlays)		within 3km	
			No Facilities within 10km				
ary							
al							
		++	No known issues and potential for biodiversity enhancements	010.6			
To protect	Potential effects on local	+	No known issues	Biodiversity Evidence	+	Brownfield site unlikely to give rise to	
EN1 and enhance biodiversity	and ennance hindiversity -	1	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species		biodiversity impacts.	
	vibrant, active, inclusive and open-minded communities with a strong sense local history ary To protect and enhance	limited ability to do day- to-day activity Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc pollution) To create vibrant, active, inclusive and open-minded communities with a strong sense local history Distance to Leisure or Cultural facilities To protect and enhance Potential effects on local hisdiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history To protect and enhance biodiversity Initiated ability to do day-to-day activity N H+ Distance to children's + + + + + + + + + + + + + + + + + + +	Number of residents with limited ability to do day-to-day activity N	Number of residents with limited ability to do day- to-day activity	Number of residents with limited ability to do day-to-day activity Distance to children's play areas/ accessible green spaces Distance to children's play areas/ accessible green spaces To create vibrant, noise, visual etc pollution) To create vibrant, active, inclusive and open-minded communities with a strong sense local history Location in relation to existing settlement with a strong sense local history To protect and enhance biodiversity To protect and enhance biodiversity Potential effects on local biodiversity	

	1	Ī			1		
				Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No issues
			N	would not affect trees or hedges	Surveys	IN	No issues
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
			+	Site unlikely to have negative landscape considerations	Site		Urban Site will enhance character of
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	area, however does not correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
			-	Development directly affects designated landscape			
		Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments		Limited impact on the built environment
	T- !		+	Potential for sympathetic development			
EN3	To improve the quality of the built		N	Limited potential for improvement, negative effects unlikely		N	
	environment		ı	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).			
			++	Potential to address air quality issues through development			
	To improve	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	_	
ND4	local air quality and	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
NR1	respond to the effects of climate	ets of		Site highly likely to negatively contribute towards air quality			
	change	Potential for the installation of decentralised renewable technologies (orientation,	++	Clear potential for the application of renewable technologies		N	Limited knowledge
			+	Potential for the application of renewable technology	Desk based assessment		

		site size,		Limited knowledge or understanding of the			
		topography/natural assets)	N	application of technology on site			
			-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU
		Mater reserves	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the
NR2	To improve water quality	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		proposed scale of development.
INIX	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit	++	
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy		No issues
		and chemical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	++	
		Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			Brownfield site within town.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect	tect	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from		
	land and soil		N	Possible contamination either onsite or nearby which could result in remedial enhancements.		+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling	++	
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local		Facilities 618m from site
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km	,		

	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment		ı	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environment	al Summary					++	
Economic							
			++	Employment centre within 5km of settlement			
	To improve access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
EC2			-	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.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local		+	Site in ward in second bottom quartile for deprivation		N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Summary ++							

Objective	Details	Indicator	Score	Appraisal Tool	Source	GT1	- Land at Maidenhill
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic		Penrith methodist church hall 3.3km from site
J J J	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		nom site
	processes			Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	-	Spar 3.7km from site
		day to day needs	1	Shop 2-5km of site	Overlays> Eden LDF)		·
				Shop 5km+ from site			
	To improve access to services, facilities, the countryside and open spaces		++	PO within 800m of site		+	PO (Spar) 3.3m from site
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)		
			1	PO 2-5km of site			
			-	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop on Salkeld Road 530m from site
SP2			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced		+	Right of way to north of site.
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic		
		,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
			++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy	++	
SP3	To provide everyone with a decent	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.			No evidence of flooding, or standing water on site
	home		N	Site within flood zone 1	Overlays)		
			1	Site within flood zone 2			

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				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	GIS: Eden Educational		
		Distance from primary	+	Primary School <800m to site	Facilities (Generic		St. Catherines primary school 3.5km
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		from site
				Primary school >3km away	Folicy Overlays).		
			++	Secondary School <800m to site	GIS: Eden Educational		
		Distance from secondary	+	Secondary School <2km to site	Facilities (Generic	-	Ullswater secondary school 4.4km
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve levels of skills, education and training.	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	+	Adult education facilities are based at Ullswater school. Newton Rigg college is also accessible to all sites
SP4		adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		
				Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	22%
			+	22-24%			
			N	25-39%			
			-	30-49%			
				50% +			
		% population with NVQ4 and above	++	30% +	Census data	+	28%
			+	25-29%			
			N	22-24%			
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	-	Penrith medical centres 4.5km from site
			-	GP Surgery 2-5km	Local Information).		Sito
				GP Surgery >5km			
SP5	Health and Well being	%population in good or very good health	+	>82% population in good or very good health		+	
	vvon bonig		N	80-81% population in good or very good health	Census data		83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%

	ı	1		T	I	1	
		to-day activity	N	>20% population with limited day-to-day activity			
			++	Green space or play facility within 400m of site	010 4 111 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic		Nearest site - Fair Hill playing
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		area/green space 2.5 km
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N/?	Site adjacent dwellings/farm uses
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
	To create vibrant, active, inclusive and	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.		
			+	Site well related, on the edge of the settlement			Site outside the settlment boundary.
			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.			
SP6	open-minded communities		-	Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities	+	Penrith supports a number of
	history		+	Facility within 6km			
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy		facilities, all of which are accessible
		Cultural facilities	-	Facility within 10km	Overlays)		within 6km
				No Facilities within 10km			
Social Summ	ary					+	
Environment	al						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence	+	Greenfield site, no known issues.
			-	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	N	No issues

		1			1		
			+	Would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site		Potential landscape impacts -
	To preserve, enhance and	character	1	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	-	depends on site layout.
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
		Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	
	To improve the quality of the built environment		+	Potential for sympathetic development			
EN3			N	Limited potential for improvement, negative effects unlikely			No impact on the built environment
			1	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).			
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	-	
	To improve	known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
NR1	local air quality and respond to			Site highly likely to negatively contribute towards air quality			
INIXI	the effects of climate		++	Clear potential for the application of renewable technologies			
	change		+	Potential for the application of renewable technology	Desk based assessment	N	Limited knowledge
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			

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				High constraints for the development of renewable technology				
			++	No capacity issues	UU: Correspondence		Recent correspondence from UU	
		Matan manageman	+	Potential capacity issues (cumulative)	(SharePoint > Planning		has indicated that once the WWtW	
		Water resources (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	have been upgraded in Penrith, due for completion in late 2013, there will	
NR2	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		not be any capacity issues given the proposed scale of development.	
NR2	and water resources		++	Favourable				
	resources		+	Unfavourable recovering	CIC layers CCCI Unit			
		Water quality (Biological and chemical)	N	Unfavourable no change	GIS layers. SSSI Unit Data, planning policy	++	No issues	
		and chemical)	-	Unfavourable declining	overlay			
				Poor				
			++	Brownfield site clearly defined within settlement				
		Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement	Housing Matrix/Desk Based		Greenfield site out of town.	
	To restore and protect land and soil		N	Greenfield site clearly defined within settlement				
			-	Greenfield site on the edge of the settlement				
				Greenfield site outside the settlement boundary				
NR3		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	+		
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.				
			-	Possible significant contamination on site that could require significant remediation.				
			++	ALC grade 5, or Urban		+		
		Agricultural Land	+	ALC grade 4	GIS layers.		ALC 4.	
		Classification	N	ALC grade 3 (a & b)	GIS layers.			
			-	ALC grade 1-2				
			++	Site within 800m of centre				
			+	Recycle centre in settlement				
	To manage		N	No Recycle centre in settlement		-		
	natural (was mineral)	Proximity to local recycle centres	-	Recycle centre within 5km	GIS: Eden Recycling Centres (Generic Overlays > Local Information)		Facilities 3.4km from site	
NR4	resources sustainably and minimise waste			Recycle centre >5km				
	1	1						

			++	Median gross pay >UK average	_		
	To retain		+	Median gross pay >Cumbria average			
NR4	existing jobs and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment facilities		-	Median gross pay 80-90% Cumbria average			
	i domino			Median gross pay <80% Cumbria average			
Environment	tal Summary					+/-	
Economic	•						
		Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
			+	Employment centre accessed by appropriate public transport within 30 mins.			
EC2	To improve access to jobs		-	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.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Summary ++							