

Eden Preferred Local Plan Sustainability Appraisal Appendix 2c: Appleby Site Matrices (Housing)

Contents

AP2: Drawbriggs Lane 0.64ha (32 units @ 50DPH). Bondgate	2
AP4: Site adjacent to cemetery 0.75ha (9 units @ 30DPH). Bondgate	8
AP6: Cross Crofts 4.6ha (138 units @ 30DPH). Bondgate	14
AP7: Banks Nursery 1ha (51 units @ 50DPH). Appleby	20
AP8: Land at Battlebarrow 2.46ha (98 units @ 50DPH). Bondgate	26
AP9: Land adjacent to Castle Bank Lodge 0.94ha (28 units @ 30DPH). Appleby	32
Ward	
AP10: Land to the south of Station Road 4ha (120 units @ 30DPH). Bondgate	38
AP11: Fields at the coal yard 3.44ha (103 units @ 30DPH). Bondgate	44
AP12: Field adjacent to Barrowmoor Road 4.43ha (133 units @ 30DPH) Appleby	50
AP13: Field adjacent to Margaret's Way junction 1.6ha (48 units @ 30DPH)	56
Appleby	
AP14: Land behind Rampkin Pastures 3.69ha (110 units @ 30DPH). Appleby	62
AP16: Land behind Cross Croft (23 units @ 30DPH). Bondgate	68
AP17: Land at A66 2.54ha (76 units @ 30DPH). Bondgate	74
AP18: land at Battlebarrow 2.46ha (73 units @ 30DPH). Bondgate	80
AP19: Field adjacent Barrowmoor Road junction 2.00ha (60 units @ 30DPH)	86
Appleby	
AP20: land adjacent High House Farm 0.83ha (25 units @ 30DPH), Appleby	92
AP21: land adjacent Rose Cottage, Bondgate 2.46ha (73 units @ 30DPH)	98
Bondgate	
AP22: The Gate Hotel 0.28ha (8 units @ 30DPH). Bondgate	104

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP2: Drawbriggs Lane 0.64ha (32 units @ 50DPH). Bongate	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	980m from polling station at Appleby Market hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	550m to The Co-operative.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	850m to Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	--	865m from bus stop at Bongate.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	-	Right of way passes through the site east west at centre
			+	Good access to nearby 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						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	+	Site not in a flood zone and >8m from any bodies of water. Within 8m of surface water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	950m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1200m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1000m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%

			N	80-81% population in good or very good health					
			-	<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					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	350m to play area at Coronation Park.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to railway line which has the potential to inflict light, noise, vibration and pollution disturbance on residents.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site is clearly defined within the existing settlement.
					+	Site well related, on the edge of the settlement			
					N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km		
			+	Facility within 6km					
			N	Facility within 8km					
			-	Facility within 10km					
			--	No Facilities within 10km					

Social Summary							++		
Environmental									
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/ SSSI.		
			+	No known issues					
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites					
			--	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			
			+	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.					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	++	Part of the site has been used previously for industrial uses and the industrial buildings on site are unattractive. Residential development of a high design standard would greatly enhance the landscape character of the area.		
			+	Site unlikely to have negative landscape considerations					
			-	Potential negative issues with landscape character					
			--	Highly likely potential for negative effects on landscape character					
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape		
			-	Development affects setting of designated landscape					
			--	Development directly affects designated landscape					
		EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	++	The site borders the Settle - Carlisle Conservation Area. The site is currently in industrial use and its development, as long as sensitively designed, has the potential to enhance the setting of the conservation area greatly.
					+	Potential for sympathetic development			
					N	Limited potential for improvement, negative effects unlikely			
-	Potential that site could lead to negative effects on interest feature(s)								
--	Likely that development will lead to significant negative effects on interest feature(s).								

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Correspondence with United Utilities suggests there are no capacity issues in Appleby
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Partly Brownfield site located within the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed.
			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	++	ALC grade 5, or Urban	GIS layers.	++	Brownfield site.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++	
Economic							
EC2	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 centres within Appleby.
			+	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.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP4: Site adjacent to cemetery 0.75ha (9 units @ 30DPH). Bongate	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	1400m from polling station at Appleby Market Hall
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	980m from The Co-operative.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1260m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	400m from bus stop at Bongate.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby 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				
SP3	To provide everyone	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Site not in a flood zone and >8m

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		from any bodies of water. Within 8m of some small areas of surface water.
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1140m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1850m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1470m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			

		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%		
			N	80-81% population in good or very good health					
			-	<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					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	500m to grass area at Jubilee Bridge.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to railway line which has the potential to inflict light, noise, vibration and pollution disturbance on residents.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site is clearly defined within the existing settlement.
					+	Site well related, on the edge of the settlement			
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km				
	+	Facility within 6km							
	N	Facility within 8km							
	-	Facility within 10km							
	--	No Facilities within 10km							

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++		Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
	-		Development affects setting of designated landscape				
	--		Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	The site borders the Settle- Carlisle Conservation Area. As long as the design of any residential development is sympathetic to the surroundings it is unlikely to have any effect on the conservation area.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site 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.			

		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	++	Urban land classification.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/+	
Economic							
EC2	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 centres within Appleby.
			+	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.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP6: Cross Crofts 4.6ha (138 units @ 30DPH). Bongate			
Social									
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	1670m from polling station at Appleby Market Hall.		
			+	Voting station <800m to site					
			-	Voting station within 2km of site					
			--	Voting station more than 2km away from site					
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1275m from The Co-operative.		
			+	Shop within 2km of site					
			-	Shop 2-5km of site					
			--	Shop 5km+ from site					
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1575m from Appleby Post Office.		
			+	PO within 2km of site					
			-	PO 2-5km of site					
			--	PO 5km+ from site					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	50m from Bus stop at Scattergate Green		
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N			
			+	Good access to nearby 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					
		SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	+	Site not in a flood zone and >8m from any bodies of water. Within 8m of areas of surface water.
					+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1700m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	2150m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1560m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%

			N	80-81% population in good or very good health					
			-	<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					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	760m to grass area at Jubilee Bridge.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to railway line which has the potential to inflict light, noise, vibration and pollution disturbance on residents of part of the site. The site is also in close proximity to industrial uses including a scrap yard. There is the potential for further disturbance from these uses.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	The site is currently located outside the settlement boundary, it would be well related if sites AP4, AP 5 and AP16 are developed. Its development would extend the settlement boundary considerably.
					+	Site well related, on the edge of the settlement			
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km				
	+	Facility within 6km							
	N	Facility within 8km							
	-	Facility within 10km							
	--	No Facilities within 10km							

Social Summary							+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	Development of the site would extend the settlement into the open countryside and encroach on agricultural land. It is therefore has the potential to have a negative effect on landscape character.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	The site borders the Settle- Carlisle Conservation Area. As long as the design of any residential development is sympathetic to the surroundings it is unlikely to have any effect on the conservation area.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site 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.			

		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.	
			+	ALC grade 4				
			N	ALC grade 3 (a & b)				
			-	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.	
			+	Recycle centre in settlement				
			N	No Recycle centre in settlement				
			-	Recycle centre within 5km				
			--	Recycle centre >5km				
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average	
			+	Median gross pay >Cumbria average				
			N	Median gross pay 90-100% Cumbria average				
			-	Median gross pay 80-90% Cumbria average				
			--	Median gross pay <80% Cumbria average				
Environmental Summary							++/+	
Economic								
EC2	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 centres within Appleby.	
			+	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.				
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%	
			+	Site in ward in second bottom quartile for deprivation				
			N	Site is least deprived 50% of wards				
Economic Summary							++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP7: Banks Nursery 1ha (51 units @ 50DPH). Appleby			
Social									
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	150m from polling station at Appleby Market Hall.		
			+	Voting station <800m to site					
			-	Voting station within 2km of site					
			--	Voting station more than 2km away from site					
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1350m from Spar store.		
			+	Shop within 2km of site					
			-	Shop 2-5km of site					
			--	Shop 5km+ from site					
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1270m from Appleby Post Office.		
			+	PO within 2km of site					
			-	PO 2-5km of site					
			--	PO 5km+ from site					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	750m from bus stop at Margaret's Way.		
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of Way passes edge of site to north		
			+	Good access to nearby 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					
		SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in a flood zone and >8m from any bodies of water/surface water
					+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	2000m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	2300m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	-	35%
			+	22-24%			
			N	25-39%			
			-	30-49%			
--	50% +						
% population with NVQ4 and above	++	30% +	Census data	--	19%		
	+	25-29%					
	N	22-24%					
	-	20-22%					
	--	<20%					
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1500m to Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	74%

			N	80-81% population in good or very good health					
			-	<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	N	24%		
			N	>20% population with limited day-to-day activity					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	840m to play area at Barrowmoor (by road). 250m on foot (dependent on access) to King George's Field.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No adjacent uses which may impair the quality of life for residents.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site is clearly defined within the existing settlement.
					+	Site well related, on the edge of the settlement			
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km		
	+			Facility within 6km					
	N			Facility within 8km					
	-			Facility within 10km					
	--			No Facilities within 10km					

Social Summary							+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	--	Site within 250m of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	With sensitive design, development of the site is unlikely to have negative implications on landscape character.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
		--	Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	The site borders Appleby Conservation Area, it is 120m from Appleby Castle Scheduled Ancient Monument and in close proximity to the numerous listed buildings on Doomgate/ Boroughgate. As long as any residential development is designed sympathetically, it is unlikely to have any effect on the features of historic importance.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Correspondence with United Utilities suggests there are no capacity issues in Appleby.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site within settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed
			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	++	ALC grade 5, or Urban	GIS layers.	++	Brownfield site.	
			+	ALC grade 4				
			N	ALC grade 3 (a & b)				
			-	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre 1400m from site (via road).	
			+	Recycle centre in settlement				
			N	No Recycle centre in settlement				
			-	Recycle centre within 5km				
			--	Recycle centre >5km				
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	--	73% of Cumbrian average	
			+	Median gross pay >Cumbria average				
			N	Median gross pay 90-100% Cumbria average				
			-	Median gross pay 80-90% Cumbria average				
			--	Median gross pay <80% Cumbria average				
Environmental Summary							++/+	
Economic								
EC2	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 centres within Appleby.	
			+	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.				
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%	
			+	Site in ward in second bottom quartile for deprivation				
			N	Site is least deprived 50% of wards				
Economic Summary							++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP8: Land at Battlebarrow 2.46ha (98 units @ 50DPH). Bongate	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	1200m from polling station at Appleby Market Hall
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1130m The Co-operative.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1400m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	580m from bus stop at Bongate.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way passes edge of site to the north
			+	Good access to nearby 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						

SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	+	Site not in a flood zone and >8m from any bodies of water. Within 8m of a very small area of surface water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1200m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1660m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1630m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			
			-	<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			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	580m to grass area at Jubilee Bridge.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to railway line which has the potential to inflict light, noise, vibration and pollution disturbance on residents. Site is also in close proximity to industrial uses which may cause further disturbance.
			+	Development would enhance residential 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			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site is clearly defined within the existing settlement.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++		Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
	-		Development affects setting of designated landscape				
	--		Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	++	The site borders the Settle- Carlisle Conservation Area. The site is currently in industrial use and its development, as long as sensitively designed, has the potential to enhance the setting of the conservation area greatly.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed
			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	++	ALC grade 5, or Urban	GIS layers.	++	Brownfield site.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++	
Economic							
EC2	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 centres within Appleby.
			+	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.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP9: Land adjacent to Castle Bank Lodge 0.94ha (28 units @ 30DPH). Appleby Ward	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	690m from polling station at Appleby Market hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	800m from Spar store.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	720m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	190m from bus stop on Scattergate.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby 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						
SP3	To provide everyone	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	Site not in a flood zone and >8m

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		from any bodies of water/surface water
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1490m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1780m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	-	35%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	--	19%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	980m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			

		%population in good or very good health	+	>82% population in good or very good health	Census data	-	74%		
			N	80-81% population in good or very good health					
			-	<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	N	24%		
			N	>20% population with limited day-to-day activity					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	160m from grass area at Jubilee Bridge and 280m to play area at Scattergate.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	In close proximity to a working farm, and adjacent livestock handling area. It is not felt this would cause any significant problems to residents' quality of life.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	Site is located on the edge of the settlement, but it is not well related to the existing settlement and the pattern of 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.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km				
	+	Facility within 6km							
	N	Facility within 8km							
	-	Facility within 10km							
	--	No Facilities within 10km							

Social Summary							++
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++			Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
	-			Development affects setting of designated landscape			
	--			Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	The site borders the Appleby Conservation Area, and is 100m from Appleby Castle Schedule Ancient Monument. As long as the design of any residential development is sympathetic, it is unlikely to have any effect on the features of historic interest.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
--	High constraints for the development of renewable technology						
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Correspondence with United Utilities suggests there are no capacity issues in Appleby.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	Site is 200m from River Eden SSSI - Unfavourable no change
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
--	Poor						
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site located on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site 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.						

		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.	
			+	ALC grade 4				
			N	ALC grade 3 (a & b)				
			-	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre 850m from site.	
			+	Recycle centre in settlement				
			N	No Recycle centre in settlement				
			-	Recycle centre within 5km				
			--	Recycle centre >5km				
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	--	73% of Cumbrian average	
			+	Median gross pay >Cumbria average				
			N	Median gross pay 90-100% Cumbria average				
			-	Median gross pay 80-90% Cumbria average				
			--	Median gross pay <80% Cumbria average				
Environmental Summary							+/-	
Economic								
EC2	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 centres within Appleby.	
			+	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.				
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%	
			+	Site in ward in second bottom quartile for deprivation				
			N	Site is least deprived 50% of wards				
Economic Summary							++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP10: Land to the south of Station Road 4ha (120 units @ 30DPH). Bongate	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	940m from polling station at Appleby Market Hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	675m from The Co-operative.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	850m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	250m form railway station (Settle-Carlisle Railway) and bus stop at Appleby Railway Station.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby 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						
SP3	To provide everyone	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	Site not in a flood zone and >8m

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		from any bodies of water/surface water
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	130m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1000m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	860m from Appleby health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			

		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%		
			N	80-81% population in good or very good health					
			-	<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					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	510m to Coronation Park.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to the A66 which has the potential to inflict light, noise, vibration and pollution disturbance on residents.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is located on the edge of, and is well related to the existing settlement. It falls within the natural development boundary created by the railway line.
					+	Site well related, on the edge of the settlement			
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km		
	+			Facility within 6km					
	N			Facility within 8km					
	-			Facility within 10km					
	--			No Facilities within 10km					

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++			Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
	-			Development affects setting of designated landscape			
	--			Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	The site is approx. 150m from the Settle-Carlisle conservation area. Existing residential development between the two would screen any impact of developing the site.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Part of site previously developed
			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	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/+	
Economic							
EC2	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 centres within Appleby.
			+	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.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP11: Fields at the coal yard 3.44ha (103 units @ 30DPH). Bongate	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	950m from polling station at Appleby Market Hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	690m from The Co-operative.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	860m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	250m from railway station (Settle-Carlisle Railway) and bus stop at Appleby Railway Station.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby 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						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in a flood zone and >8m from any bodies of water/surface water
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	130m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1000m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	860m from Appleby health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%

			N	80-81% population in good or very good health			
			-	<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			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	510 to Coronation Park.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to the A66 which has the potential to inflict light, noise, vibration and pollution disturbance on residents.
			+	Development would enhance residential 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			
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.
+	Site well related, on the edge of the settlement						
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.						
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.						
--	Site outside of boundary, not related to cluster of units related to settlement						
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km
	+			Facility within 6km			
	N			Facility within 8km			
	-			Facility within 10km			
	--			No Facilities within 10km			

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++			Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
	-			Development affects setting of designated landscape			
	--			Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No features of historic interest within 200m.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Part of site previously developed
			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	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/+	
Economic							
EC2	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 centres within Appleby.
			+	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.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP12: Field adjacent to Barrowmoor Road 4.43ha (133 units @ 30DPH) Appleby	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	1240m from polling station at Appleby Market hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1195m from Spar store.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1115m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	260m from bus stop at Margaret's Way.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	-	Right of way passes through centre of the site and along north and east edges
			+	Good access to nearby 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						
SP3	To provide everyone	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	Site not in a flood zone and >8m

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		from any bodies of water/surface water
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	2010m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	2300m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	-	35%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	--	19%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1500m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			

		%population in good or very good health	+	>82% population in good or very good health	Census data	-	74%		
			N	80-81% population in good or very good health					
			-	<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	N	24%		
			N	>20% population with limited day-to-day activity					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	300m (by road) from Barrowmoor play area.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No adjacent uses which may impair the quality of life for residents.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is located on the edge of the settlement, it is well related to recent developments but given its scale it would extend the settlement into the open countryside.
					+	Site well related, on the edge of the settlement			
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km		
	+			Facility within 6km					
	N			Facility within 8km					
	-			Facility within 10km					
	--			No Facilities within 10km					

Social Summary							+/-		
Environmental									
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	--	Site within 250m of River Eden SAC/SSSI, and within 250m of tree designations.		
			+	No known issues					
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites					
			--	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			
			+	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.					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	Development of the site would extend the settlement into open countryside and encroach on agricultural land. Because of the scale and location of the site it has the potential to negatively affect landscape character.		
			+	Site unlikely to have negative landscape considerations					
			-	Potential negative issues with landscape character					
			--	Highly likely potential for negative effects on landscape character					
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape		
			-	Development affects setting of designated landscape					
			--	Development directly affects designated landscape					
		EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No features of historic interest within 200m.
					+	Potential for sympathetic development			
					N	Limited potential for improvement, negative effects unlikely			
-	Potential that site could lead to negative effects on interest feature(s)								
--	Likely that development will lead to significant negative effects on interest feature(s).								

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	Site is 70m from River Eden SSSI - Unfavourable no change
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site 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.			

		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	--	73% of Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						+/-	
Economic							
EC2	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 centres within Appleby.
			+	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.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP13: Field adjacent to Margaret's Way junction 1.6ha (48 units @ 30DPH). Appleby	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	800m from polling station at Appleby Market Hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	930m from Spar store.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	850m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	140m from bust stop at Margaret's Way.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way passes along eastern boundary of the site
			+	Good access to nearby 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			

SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in a flood zone and >8m from any bodies of water/surface water
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1700m to Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1950m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	-	35%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	--	19%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1180m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	74%
			N	80-81% population in good or very good health			
			-	<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	N	24%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	170m from Barrowmoor play area.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No adjacent uses which may impair the quality of life for residents.
			+	Development would enhance residential 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			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	Without the development of the adjacent site (AP14), this site is detached from and outside of the main settlement.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++			Development does not affect designated landscape	GIS layers.	++	
	-			Development affects setting of designated landscape			
	--			Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No features of historic interest within 200m.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site 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.			

		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre 930m from site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	--	73% of Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/+	
Economic							
EC2	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 centres within Appleby.
			+	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.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP14: Land behind Rampkin Pastures 3.69ha (110 units @ 30DPH). Appleby	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	800m from polling station at Appleby Market hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	955m from Spar Store.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	875m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	250m from bus top at Margaret's Way.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way passes along eastern boundary of the site.
			+	Good access to nearby 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						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	--	All of site is within flood zone 3b. Surface water on majority of site.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1530m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1830m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	-	35%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	--	19%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1000m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	74%

			N	80-81% population in good or very good health					
			-	<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	N	24%		
			N	>20% population with limited day-to-day activity					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	50m from Scattergate play area		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No adjacent uses which may impair the quality of life for residents.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is located on the edge of the settlement, it is well related to the existing development, and in particular to recent development at Scattergate and Colby Lane.
					+	Site well related, on the edge of the settlement			
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km		
	+			Facility within 6km					
	N			Facility within 8km					
	-			Facility within 10km					
	--			No Facilities within 10km					

Social Summary							+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Site forms a natural extension to recent residential developments and is unlikely to have negative landscape implications.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	The site is located 25m from the Appleby Conservation Area and 160m from Appleby Castle Schedule Ancient Monument. As the site extends into the open countryside it has the potential to visually affect these features, however it has strong visual links with existing developments, and good design would mitigate any negative effects.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site 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.			

		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.	
			+	ALC grade 4				
			N	ALC grade 3 (a & b)				
			-	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre 900m from site.	
			+	Recycle centre in settlement				
			N	No Recycle centre in settlement				
			-	Recycle centre within 5km				
			--	Recycle centre >5km				
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	--	73% of Cumbrian average	
			+	Median gross pay >Cumbria average				
			N	Median gross pay 90-100% Cumbria average				
			-	Median gross pay 80-90% Cumbria average				
			--	Median gross pay <80% Cumbria average				
Environmental Summary							++/+	
Economic								
EC2	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 centres within Appleby.	
			+	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.				
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%	
			+	Site in ward in second bottom quartile for deprivation				
			N	Site is least deprived 50% of wards				
Economic Summary							++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP16: Land behind Cross Croft (23 units @ 30DPH). Bongate	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	1300m to polling station at Appleby Market Hall
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	890m from The Co-operative.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1180m from Appleby Post office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	280m from bus stop at Bongate.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby 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						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in a flood zone and >8m from any bodies of water/surface water
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1600m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1775m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1400m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%

			N	80-81% population in good or very good health					
			-	<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					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	400m to grass area at Jubilee Bridge.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to the railway line which has the potential to inflict light, noise, vibration and pollution disturbance on residents. Industrial uses including a garage are located adjacent to the north of the site, which may cause further disturbance.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	The site is currently located outside the settlement boundary, it would be well related if sites AP 4 and AP 5 are developed. Its development would extend the settlement boundary considerably.
					+	Site well related, on the edge of the settlement			
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km		
	+			Facility within 6km					
	N			Facility within 8km					
	-			Facility within 10km					
	--			No Facilities within 10km					

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++			Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
	-			Development affects setting of designated landscape			
	--			Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	The site borders both the Settle-Carlisle Conservation Area and the Appleby Conservation Area. As long as the design of any residential development is sympathetic to the surroundings it is unlikely to have any direct effect on the conservation areas.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site 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.			

		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/+	
Economic							
EC2	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 centres within Appleby.
			+	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.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP17: Land at A66 2.54ha (76 units @ 30DPH). Bongate	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	1375m from polling station at Appleby Market Hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1115m from the Co-operative.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1300m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	400m from bus stop at Grammar School.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby 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						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in a flood zone and >8m from any bodies of water/surface water
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	490m from Appleby Primary School (dependent on access arrangements).
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	330m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1450m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%

			N	80-81% population in good or very good health			
			-	<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			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	-	930m to grass area along banks of River Eden.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to the A66 which has the potential to inflict light, noise, vibration and pollution disturbance on residents.
			+	Development would enhance residential 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			
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.
+	Site well related, on the edge of the settlement						
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.						
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.						
--	Site outside of boundary, not related to cluster of units related to settlement						
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km
	+			Facility within 6km			
	N			Facility within 8km			
	-			Facility within 10km			
	--			No Facilities within 10km			

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Site is within the natural development boundary created by the A66. Development of a high design standard would not have negative implications to landscape character.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No historic features within 200m.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site 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.			

		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.	
			+	ALC grade 4				
			N	ALC grade 3 (a & b)				
			-	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.	
			+	Recycle centre in settlement				
			N	No Recycle centre in settlement				
			-	Recycle centre within 5km				
			--	Recycle centre >5km				
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average	
			+	Median gross pay >Cumbria average				
			N	Median gross pay 90-100% Cumbria average				
			-	Median gross pay 80-90% Cumbria average				
			--	Median gross pay <80% Cumbria average				
Environmental Summary							++/+	
Economic								
EC2	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 centres within Appleby.	
			+	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.				
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%	
			+	Site in ward in second bottom quartile for deprivation				
			N	Site is least deprived 50% of wards				
Economic Summary							++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP18: land at Battlebarrow 2.46ha (73 units @ 30DPH). Bongate	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	620m from polling station at Appleby market hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	360m from The Co-operative.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	560m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	320m from Appleby Railway Station (Settle-Carlisle Railway) and bus stop at railway station.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way to south of site
			+	Good access to nearby 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						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	South of site within flood zones 2 and 3b. South of site borders River and there are surface water issues on site.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	360m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	500m from Appleby Grammar School (dependent on access arrangement and footpaths).
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
--	50% +						
% population with NVQ4 and above	++	30% +	Census data	N	24%		
	+	25-29%					
	N	22-24%					
	-	20-22%					
	--	<20%					
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	++	540m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			

		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%		
			N	80-81% population in good or very good health					
			-	<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					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Adjacent grass area on banks of River Eden.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	The north of the site is adjacent Appleby Grammar School; there is the potential for noise and traffic disturbance as a result.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is located on the edge of the settlement but it is well related to the existing settlement pattern.
					+	Site well related, on the edge of the settlement			
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km		
	+			Facility within 6km					
	N			Facility within 8km					
	-			Facility within 10km					
	--			No Facilities within 10km					

Social Summary							++
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	--	Site within 250m of River Eden SAC/SSSI and TPOs on site.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++			Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
	-			Development affects setting of designated landscape			
	--			Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	-	Site borders Appleby Conservation Area and envelopes Grade II Listed Kingston House. There are other Listed Buildings in close proximity. The site is of strong landscape character, with mature trees. Development could potentially have significant visual impact on the setting of the conservation area and listed buildings. Strong design and
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

							mitigation measures would be required.		
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues		
			+	Site unlikely to have significant effects on air quality					
			-	Potential to negatively contribute towards air quality					
			--	Site highly likely to negatively contribute towards air quality					
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site		
			+	Potential for the application of renewable technology					
			N	Limited knowledge or understanding of the application of technology on site					
			-	Potential constraints for the development of renewable technology					
				--	High constraints for the development of renewable technology				
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Correspondence with United Utilities suggests there are no capacity issues in Appleby.
+	Potential capacity issues (cumulative)								
-	Likely cumulative capacity issues (potential contribution)								
--	No Capacity. (private infrastructure required)								
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	Site is next to River Eden SSSI - Unfavourable no change		
	+			Unfavourable recovering					
	N			Unfavourable no change					
	-			Unfavourable declining					
				--	Poor				
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
		+	Brownfield site on the edge of the settlement						
		N	Greenfield site clearly defined within settlement						
		-	Greenfield site on the edge of the settlement						
		--	Greenfield site outside the settlement boundary						
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays)	+			

			N	Possible contamination either onsite or nearby which could result in remedial enhancements.	> Planning Policy Overlays), advice from Environmental health		
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Recycling centre 780m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/-	
Economic							
EC2	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 centres within Appleby.
			+	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.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP19: Field adjacent Barrowmoor Road junction 2.00ha (60 units @ 30DPH). Appleby	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	820m from polling station at Appleby Market Hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	960m from Spar store.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	880m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	20m from bus stop at Margaret's Way.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way passes along western boundary of the site
			+	Good access to nearby 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			

SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in a flood zone and >8m from any bodies of water/surface water
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1750m to Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	2000m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	-	35%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	--	19%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1220m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	74%
			N	80-81% population in good or very good health			
			-	<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	N	24%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	200m from Barrowmoor play area.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No adjacent uses which may impair the quality of life for residents.
			+	Development would enhance residential 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			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	Without the development of the adjacent sites (AP13 and 14), this site is detached from and outside of the main settlement.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	-	TPOs may be required, retain selected trees and condition retention of two hedgerows.
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++			Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
	-			Development affects setting of designated landscape			
	--			Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No features of historic interest within 200m.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	+	No known contamination on site.
			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	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.	
			+	ALC grade 4				
			N	ALC grade 3 (a & b)				
			-	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre 980m from site.	
			+	Recycle centre in settlement				
			N	No Recycle centre in settlement				
			-	Recycle centre within 5km				
			--	Recycle centre >5km				
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	--	73% of Cumbrian average	
			+	Median gross pay >Cumbria average				
			N	Median gross pay 90-100% Cumbria average				
			-	Median gross pay 80-90% Cumbria average				
			--	Median gross pay <80% Cumbria average				
Environmental Summary							++/-	
Economic								
EC2	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 centres within Appleby.	
			+	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.				
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%	
			+	Site in ward in second bottom quartile for deprivation				
			N	Site is least deprived 50% of wards				
Economic Summary							++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP20: land adjacent High House Farm 0.83ha (25 units @ 30DPH), Appleby	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	860m from polling station at Appleby Market Hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1000m from Spar store.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	920m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	100m from bust stop at Margaret's Way.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way passes along eastern boundary of the site
			+	Good access to nearby 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						
SP3	To provide everyone	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	Site not in a flood zone and >8m

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		from any bodies of water/surface water
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1800m to Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	2050m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	-	35%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	--	19%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	1260m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			

		%population in good or very good health	+	>82% population in good or very good health	Census data	-	74%		
			N	80-81% population in good or very good health					
			-	<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	N	24%		
			N	>20% population with limited day-to-day activity					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	250m from Barrowmoor play area.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No adjacent uses which may impair the quality of life for residents.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	Without the development of the adjacent site (AP13, 14 and 19), this site is detached from and outside of the main settlement.
					+	Site well related, on the edge of the settlement			
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km				
	+	Facility within 6km							
	N	Facility within 8km							
	-	Facility within 10km							
	--	No Facilities within 10km							

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	-	Consider TPO for ash and conditions to retain hedgerows, also consider new hedgerow on western boundary as appropriate link into rural setting
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++			Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
	-			Development affects setting of designated landscape			
	--			Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No features of historic interest within 200m.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Correspondence with United Utilities suggests there are no capacity issues in Appleby.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	+	No known contamination on site.
			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	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.	
			+	ALC grade 4				
			N	ALC grade 3 (a & b)				
			-	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre 1120m from site.	
			+	Recycle centre in settlement				
			N	No Recycle centre in settlement				
			-	Recycle centre within 5km				
			--	Recycle centre >5km				
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	--	73% of Cumbrian average	
			+	Median gross pay >Cumbria average				
			N	Median gross pay 90-100% Cumbria average				
			-	Median gross pay 80-90% Cumbria average				
			--	Median gross pay <80% Cumbria average				
Environmental Summary							++/-	
Economic								
EC2	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 centres within Appleby.	
			+	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.				
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%	
			+	Site in ward in second bottom quartile for deprivation				
			N	Site is least deprived 50% of wards				
Economic Summary							++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP21: land adjacent Rose Cottage, Bongate 2.46ha (73 units @ 30DPH). Bongate	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	1300m to polling station at Appleby Market Hall
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	890m from The Co-operative.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1180m from Appleby Post office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	280m from bus stop at Bongate.
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby 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						
SP3	To provide everyone	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Site not in a flood zone and >8m

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		from any bodies of water/surface water but within 10m of Flood zone 2 and 3 to the south.
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1600m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1775m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information)	+	1400m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			

		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%		
			N	80-81% population in good or very good health					
			-	<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					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Adjacent grass area on banks of River Eden.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No adjacent uses which may impair the quality of life for residents.		
			+	Development would enhance residential 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					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is on the edge of the settlement.
					+	Site well related, on the edge of the settlement			
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.								
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.								
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km		
	+			Facility within 6km					
	N			Facility within 8km					
	-			Facility within 10km					
	--			No Facilities within 10km					

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	--	Site is adjacent River Eden SAC/SSSI
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++		Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
	-		Development affects setting of designated landscape				
	--		Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	--	Part of the site is within the Appleby Conservation Area, there is a Listed Building on site and development would affect a SAM- Conservation Officer has serious concerns.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Correspondence with United Utilities suggests there are no capacity issues in Appleby.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	Site is 40m form River Eden SSSI - Unfavourable no change
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	+/-	Part brownfield/ part greenfield site located on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed
			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	++	ALC grade 5, or Urban	GIS layers.	N	Agricultural land classification 3.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/--	
Economic							
EC2	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 centres within Appleby.
			+	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.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP22: The Gate Hotel 0.28ha (8 units @ 30DPH). Bongate	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	2000m from polling station at Appleby Market Hall.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	1500m from The Co-operative.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	2000m from Appleby Post Office.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	620m from Bus stop at Bongate
			+	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	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby 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						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in a flood zone and >8m from any bodies of water/surface water
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			

			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	2000m from Appleby Primary School.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	2500m from Appleby Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	23%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	2000m from Appleby Health Centre.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			

			-	<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			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	600m to grass areas on banks of River Eden
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to railway line and main road which have the potential to inflict light, noise, vibration and pollution disturbance on residents of part of the site.
			+	Development would enhance residential 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			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	The site is currently located outside the settlement boundary, it would be well related if sites AP4, AP 5, AP6 and AP16 are developed. Its development would extend the settlement boundary considerably.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			

Social Summary							++/+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	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	
			+	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.			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						
Effect on designated landscape	++			Development does not affect designated landscape	GIS layers.	++	
	-			Development affects setting of designated landscape			
	--			Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	The site borders the Settle- Carlisle Conservation Area. As long as the design of any residential development is sympathetic to the surroundings it is unlikely to have any effect on the conservation area.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Accessible to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based
		+	Brownfield site on the edge of the settlement				
		N	Greenfield site clearly defined within settlement				
		-	Greenfield site on the edge of the settlement				
		--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously developed
			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	++	ALC grade 5, or Urban	GIS layers.	++	Brownfield land	
			+	ALC grade 4				
			N	ALC grade 3 (a & b)				
			-	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.	
			+	Recycle centre in settlement				
			N	No Recycle centre in settlement				
			-	Recycle centre within 5km				
			--	Recycle centre >5km				
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	97% Cumbrian average	
			+	Median gross pay >Cumbria average				
			N	Median gross pay 90-100% Cumbria average				
			-	Median gross pay 80-90% Cumbria average				
			--	Median gross pay <80% Cumbria average				
Environmental Summary							++/+	
Economic								
EC2	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 centres within Appleby.	
			+	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.				
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%	
			+	Site in ward in second bottom quartile for deprivation				
			N	Site is least deprived 50% of wards				
Economic Summary							++/N	