

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

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Objective	Details	Indicator	Score	Appraisal Tool	Source	AP2: Drawbriggs Lane 0.64ha (32 units @ 50DPH). Bongate					
Social											
	To increase		++	Voting station <400m to site	GIS: Polling station						
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	980m from polling station at Appleby				
3F I	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Market hall.				
	processes			Voting station more than 2km away from site	Folicy Overlays)						
			++	Shop within 800m of site	-						
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	550m to The Co-operative.				
		day to day needs		Shop 2-5km of site	Overlays> Eden LDF)						
			-	Shop 5km+ from site							
			++	PO within 800m of site							
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	850m to Appleby Post Office.				
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)						
				PO 5km+ from site							
	To improve access to		++	Bus stop or rail station with regular service <400m from site			865m from bus stop at Bongate.				
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers						
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)						
			-	Bus stop or rail station with infrequent service <800m from site							
			++	Public rights of way would be created and the network enhanced							
			+	Good access to nearby Rights of Way	GIS: Rights of Way						
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	-	Right of way passes through the site				
		T abile (Ngille of Way	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		east west at centre				
				Public rights of way would be lost as a result of development							
ODO	To provide everyone	Diele 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				
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)	+	from any bodies of water. Within 8m of surface water.				

			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 11		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic		OFO fram. Analaha Drimana Oah
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).	-	950m from Appleby Primary Schoo
			-	Primary school >3km away	Folicy Overlays).		
			++	Secondary School <800m to site	CIC: Edon Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1200m from Appleby Grammar
		school	-	Secondary school 2-5km	Overlays > Planning		School.
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic		Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
SP4	levels of skills,	levels of adult education centres skills, education	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).	++	
	and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	23%
		quamoutons	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		and above	-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	1000m from Appleby Health Centro
SP5	Health and Well being	Distance nom of	-	GP Surgery 2-5km	Local Information).		1000m nom Appleby Health Centr
	weii beilig			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-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	ochsus data		1070
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic '	++	350m to play area at Coronation
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		Park.
				Green space or play facility >2km of site	1 olicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity			Site is adjacent to railway line which
		may affect human health (Light, noise, visual etc. pollution)	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	has the potential to inflict light, noise, vibration and pollution disturbance on residents.
		polition	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
		Location in relation to	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	++	Site is clearly defined within the
	To create	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		existing settlement.
	vibrant, active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded		++	2 Facilities within 6km			
	communities with a strong		+	Facility within 6km			
	sense local		N	Facility within 8km			
	history	Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >		
	1	Cultural facilities		No Facilities within 10km	Planning Policy Overlays)	++	>2 Facilities within 6km

Social Summ	nary					++	
Environment	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		0, ,, ,, ,, ,,
		Potential effects on local biodiversity	1	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence	-	Site within 1km of River Eden SAC/ SSSI.
5 114	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys	N	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
		' I 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
			+	Site unlikely to have negative landscape considerations			
	To preserve, enhance and		-	Potential negative issues with landscape character			
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			landscape character of the area.
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			The site borders the Settle - Carlisle
	To income you	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Conservation Area. The site is currently in industrial use and its
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	++	development, as long as sensitively designed, has the potential to
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)			enhance the setting of the conservation area greatly.
				Likely that development will lead to significant negative effects on interest feature(s).			,

			++	Potential to address air quality issues through development					
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to continue no incurs		
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health	++	Accessible to services, no issues		
	To improve local air			Site highly likely to negatively contribute towards air quality					
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies					
	climate	Potential for the installation of	+	Potential for the application of renewable technology					
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge or understanding of the application of technology on		
		topography/natural assets)	-	Potential constraints for the development of renewable technology			site		
		,		High constraints for the development of renewable technology					
			++	No capacity issues	UU: Correspondence (SharePoint > Planning				
			+	Potential capacity issues (cumulative)	Policy > LDF > Evidence Base > Infrastructure > UU >	++	Correspondence with United Utilities suggests there are no capacity issues in Appleby		
			-	Likely cumulative capacity issues (potential contribution)					
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)				
NR2	and water		++	Favourable			No issues		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit				
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++			
		und onemidal)	-	Unfavourable declining	overlay				
				Poor	-				
			++	Brownfield site clearly defined within settlement					
			+	Brownfield site on the edge of the settlement					
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Partly Brownfield site located within the settlement.		
	To restore		-	Greenfield site on the edge of the settlement					
NR3	and protect land and soil			Greenfield site outside the settlement boundary					
		G.1.0 0011	d did 30ii	+	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Overlays), advice from	N	Previously developed.		
			-	Possible significant contamination on site that could require significant remediation.					

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	010.1	++	Brownfield site.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Recycling centre at Chapel Street
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Car Park, more than 800m from th
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		site.
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities						
	facilities			Median gross pay <80% Cumbria average			
Environmer	facilities			Median gross pay <80% Cumbria average		++	
Environmer				Median gross pay <80% Cumbria average		++	
			++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++	
					GIS: Employment Areas	++	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	Employment centres within Applet
Economic	To improve access to		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applel
Economic	To improve access to jobs To diversify		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applel Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP4: Site adjacent to cemetery 0.75ha (9 units @ 30DPH). Bongate	
Social		l					
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+		layer (Generic	-	1400m from polling station at Appleby Market Hall
JF I	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Арріеру Магкет Пап
_	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	980m from The Co-operative.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			1260m from Appleby Post Office.
		A to most office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			400m from bus stop at Bongate.
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	
	countryside and open spaces	transport	1	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		
	·			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		Tublic Nights of Way	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
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

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

		1			T		T
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	- Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010 4 111 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	500m to grass area at Jubilee
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		Bridge.
			-	Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		
		Na imbana minar wa a waki ala	+	Development would enhance residential amenity		-	Site is adjacent to railway line which has the potential to inflict light, noise, vibration and pollution disturbance on residents.
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity			
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	++	Site is clearly defined within the existing settlement.
	vibrant, active,	calculag detacment	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
SP6	inclusive and open-minded			Site outside of boundary, not related to cluster of units related to settlement			
	communities with a strong		++	2 Facilities within 6km			
	sense local	eal	+	Facility within 6km			
	history	Distance to Leisure or	N	Facility within 8km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities	-	Facility within 10km	Planning Policy		>2 Facilities within 6km
		Salara rasinios		No Facilities within 10km	Overlays)		

Social Summa	ary					++/+	
Environmenta	al						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		0: :: 11
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC/ SSSI.
EN4	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys		
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
		Effect on landscape	++	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			
	To preserve, enhance and	character	-	Potential negative issues with landscape character			
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			Development does not affect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			The site borders the Settle- Carlisle
	+ ·	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Conservation Area. As long as the
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	design of any residential development is sympathetic to the surroundings it is unlikely to have any effect on the conservation area.
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)			
				Likely that development will lead to significant negative effects on interest feature(s).			

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

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lovers	++	Urban land classification.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			ı	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Recycling centre at Chapel Street
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Car Park, more than 800m from th site.
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		site.
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmer	facilities			Median gross pay <80% Cumbria average		++/+	
Environmer	1			Median gross pay <80% Cumbria average		++/+	
	1		++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/+	
	1				GIS: Employment Areas	++/+	
	1	Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/+	Employment centres within Applet
Economic	To improve access to	. ,	++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applet Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source		Cross Crofts 4.6ha (138 @ 30DPH). Bongate
Social							
	To increase		++	Voting station <400m to site	CIC. Delling station		
SP1	the level of	Proximity to civic	+	Voting station <800m to site	GIS: Polling station layer (Generic	_	1670m from polling station at
5P1	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning		Appleby Market Hall.
	processes	, , ,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	1275m from The Co-operative.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to most office	+	PO within 2km of site	GIS: Post Offices &	+	1575m from Appleby Post Office.
		Access to post office	-	PO 2-5km of site	 Shops layer (Generic Overlays> Eden LDF) 		'' '
				PO 5km+ from site	1		
	To improve access to		++	Bus stop or rail station with regular service <400m from site			50m from Bus stop at Scattergate
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		Green
	·			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		. azno ragino er rray	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
000	To provide everyone	D: 1 (f)	++	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 from any bodies of water. Within 8r
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		of areas of surface water.

			N	Site within flood zone 1			
			-	Site within flood zone 2	-		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic		1700m from Appleby Primary
		school	_	Primary School within 3km	Overlays > Planning	-	School.
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic		2150m from Appleby Grammar
		school	-	Secondary school 2-5km	Overlays > Planning	-	School.
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic		Appleby Adult Education Centre
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).	++	Appleby Heritage Centre, Statio Yard
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	23%
		quamications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	Ν	24%
		and above	-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	1560m from Appleby Health Cent
SP5	Health and Well being	Diotarios IIOIII Oi	-	GP Surgery 2-5km	Local Information).	•	100011 Holli / Appleby Fleatill Celli
	vvcii being			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	++	<20% population with limited day-to-day activity	Census data	++	16%
		limited ability to do day- to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	CIC. Accessible Creese		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	760m to grass area at Jubilee
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		Bridge.
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			Site is adjacent to railway line which
		Note the control of t	+	Development would enhance residential amenity			has the potential to inflict light, noise vibration and pollution disturbance
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	on residents of part of the site. The site is also in close proximity to industrial uses including a scrap
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			yard. There is the potential for further disturbance from these uses
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			The site is currently located outside
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	N	the settlement boundary, it would be well related if sites AP4, AP 5 and AP16 are developed. Its
	To create vibrant,	oxioning containing	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		development would extend the settlement boundary considerably.
	active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded communities		++	2 Facilities within 6km			
	with a strong		+	Facility within 6km			
	sense local history		N	Facility within 8km	010. 0.46 1.5. 199		
	HISTOLY	Distance to Leisure or		Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities		No Facilities within 10km	Planning Policy Overlays)		

Social Summ	ary					+		
Environment	al							
			++	No known issues and potential for biodiversity enhancements				
				+	No known issues	GIS: Cumbria		0, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		Potential effects on local biodiversity	1	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC, SSSI.	
ENIA	To protect			Significant adverse effect on nationally or internationally designated habitat				
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.				
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N		
		hedgerows	N	would not affect trees or hedges	Surveys	IN		
			-	Would result in loss of tree cover, hedge etc.				
				Would result in significant loss of tree cover, hedge etc.				
			++	Potential enhancement of landscape character			Development of the site would	
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	_	extend the settlement into the open countryside and encroach on agricultural land. It is therefore has the potential to have a negative	
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit			
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			effect on landscape character.	
	character for future		++	Development does not affect designated landscape			Development does not affect	
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	designated landscape	
				Development directly affects designated landscape				
			++	Potential to enhance the historic environment, contributing to enhancements			The site borders the Settle- Carlisle	
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Conservation Area. As long as the	
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	design of any residential development is sympathetic to the	
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		surroundings it is unlikely to have any effect on the conservation area	
				Likely that development will lead to significant negative effects on interest feature(s).				

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

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC layers	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Recycling centre at Chapel Street
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Car Park, more than 800m from the site.
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		site.
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmer	facilities ntal Summary			Median gross pay <80% Cumbria average		++/+	
Environmer				Median gross pay <80% Cumbria average		++/+	
			++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/+	
					GIS: Employment Areas	++/+	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/+	Employment centres within Apple
Economic	To improve access to		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Apple
Economic	To improve access to jobs To diversify		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Apple
Economic	To improve access to jobs		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Apple Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source		Banks Nursery 1ha (51 @ 50DPH). Appleby		
Social									
	To increase		++	Voting station <400m to site	GIS: Polling station				
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	150m from polling station at Appleby Market Hall.		
01 1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		iviai ket i iaii.		
	processes			Voting station more than 2km away from site	1 olicy Overlays)				
			++	Shop within 800m of site					
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	1350m from Spar store.		
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)				
				Shop 5km+ from site					
			++	PO within 800m of site					
		Access to post office	+	PO within 2km of site	GIS: Post Offices &	+	1270m from Appleby Post Office.		
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)				
				PO 5km+ from site	,				
	To improve access to		++	Bus stop or rail station with regular service <400m from site					
SP2	services, facilities, the	services, facilities, the	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	+	750m from bus stop at Margaret's
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		Way.		
	ориосо			Bus stop or rail station with infrequent service <800m from site					
			++	Public rights of way would be created and the network enhanced					
			+	Good access to nearby Rights of Way	GIS: Rights of Way		Dight of Way pages adapted its to		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Right of Way passes edge of site to north		
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)				
				Public rights of way would be lost as a result of development					
000	To provide everyone	5:1.68	++	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 from any bodies of water/surface		
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		water		

			N	Site within flood zone 1			
			- IN	Site within flood zone 2	-		
				Site within flood zones 3a or 3b	-		
			++				
				Primary School <400m to site	GIS: Eden Educational		2000m from Appleby Primary
		Distance from primary school	+	Primary School <800m to site	Facilities (Generic Overlays > Planning	-	School.
		SCHOOL	-	Primary School within 3km	Policy Overlays).		
				Primary school >3km away			
			++	Secondary School <800m to site	GIS: Eden Educational		2300m from Appleby Grammar
		Distance from secondary	+	Secondary School <2km to site	Facilities (Generic Overlays > Planning	-	School.
		school	-	Secondary school 2-5km	Policy Overlays).		
				Secondary School >5km	, , ,		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre a Appleby Heritage Centre, Station
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Yard
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no	N	25-39%	Census data	-	35%
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4	N	22-24%	Census data		19%
		and above	-	20-22%			
				<20%	1		
			++	GP Surgery within <800m			
			+	GP Surgery within 2km of site	GIS: Medical Centres	+	1500m to Appleby Health Centre
SP5	Health and	Distance from GP	-	GP Surgery 2-5km	 (Generic Overlays > Local Information). 		, , , , , , , , , , , , , , , , , , , ,
0.0	Well being			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-	++	<20% population with limited day-to-day activity	Census data	N	24%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		840m to play area at Barrowmoor
		Distance to children's	+	Green space or play facility within 800m of site	(Generic	++	(by road). 250m on foot (dependent
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		on access) to King George's Field.
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Najahhawija wasa wajah	+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No adjacent uses which may impair the quality of life for residents.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	++	Site is clearly defined within the existing settlement.
	To create vibrant,	oxioning containing	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded communities		++	2 Facilities within 6km			
	with a strong		+	Facility within 6km			
	sense local		N	Facility within 8km	010 0 11 1 1 1111		
	history	Distance to Leisure or		Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities		No Facilities within 10km	Planning Policy Overlays)		

nvironmen	4al							
<u> </u>	lai		++	No known issues and potential for biodiversity enhancements				
			+	No known issues	GIS: Cumbria			
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,		Site within 250m of River Eden SA SSSI.	
EN 14	To protect			Significant adverse effect on nationally or internationally designated habitat				
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.				
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N		
		hedgerows	N	would not affect trees or hedges	Surveys	IN		
			-	Would result in loss of tree cover, hedge etc.				
				Would result in significant loss of tree cover, hedge etc.				
			++	Potential enhancement of landscape character				
			Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	With sensitive design, developme of the site is unlikely to have
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	•	negative implications on landscap character.	
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character				
	character for future		++	Development does not affect designated landscape			Development to the second official	
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape	
				Development directly affects designated landscape				
			++	Potential to enhance the historic environment, contributing to enhancements			The site borders Appleby Conservation Area, it is 120m from	
			+	Potential for sympathetic development	GIS: Constraints		Appleby Castle Scheduled Ancier	
EN3	To improve the quality of	Impact on historic features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed	+	Monument and in close proximity the numerous listed buildings on Doomgate/ Boroughgate. As long	
	the built environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Buildings/Conservation Areas/SAMs)/ Heritage Assessments		any residential development is designed sympathetically, it is	
				Likely that development will lead to significant negative effects on interest feature(s).	7.000001110110		unlikely to have any effect on the features of historic importance.	

			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to services, no issues
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		·
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		Clear potential for the application of renewable technologies				
	climate	Potential for the installation of	+	Potential for the application of renewable technology			Limited knowledge or understanding
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	of the application of technology on site
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >		Correspondence with United Utilities
		(Correspondence from UU)	1	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	suggests there are no capacity issues in Appleby.
	To improve water quality		-	No Capacity. (private infrastructure required)			
NR2	and water		++	Favourable	1 7/		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site within settlement.
	To restore		-	Greenfield site on the edge of the settlement			
NR3	and protect land and soil			Greenfield site outside the settlement boundary			
	land and soil		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Previously developed
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC Invers	++	Brownfield site.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
				ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+ Recycle centre in settlement GIS: Ec	GIS: Eden Recycling		Recycling centre 1400m from site	
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local Information)	+	(via road).
	sustainably and minimise	centres	-	Recycle centre within 5km			
	waste			Recycle centre >5km			
	To votoin		++	Median gross pay >UK average			
	To retain existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		73% of Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmer	ntal Summary			Median gross pay <80% Cumbria average		++/+	
Environmer				Median gross pay <80% Cumbria average		++/+	
			++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/+	
					GIS: Employment Areas	++/+	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/+	Employment centres within Applet
Economic	To improve access to		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applel
Economic	To improve access to jobs To diversify		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applel Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source		Land at Battlebarrow na (98 units @ 50DPH). nate
Social							
	To increase		++	Voting station <400m to site	CIC. Dalling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	GIS: Polling station layer (Generic	-	1200m from polling station at
5P1	participation in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning		Appleby Market Hall
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site	_		
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	1130m The Co-operative.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·
				Shop 5km+ from site			
			++	PO within 800m of site			
		A t	+	PO within 2km of site	GIS: Post Offices &	+	1400m from Appleby Post Office.
		Access to post office	-	PO 2-5km of site	 Shops layer (Generic Overlays> Eden LDF) 		, , , , , , , , , , , , , , , , , , , ,
				PO 5km+ from site			
	To improve		++	Bus stop or rail station with regular service <400m from site			
	access to services,	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	+	580m from bus stop at Bongate.
SP2	facilities, the countryside and open	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		as a subject of the s
	spaces			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access	GIS: Rights of Way		Dight of way pages adapted its to
		Public Rights of Way	-	Public rights of way would be diverted as a result of development	definitive map (Generic Overlays > Local Information)	+	Right of way passes edge of site to the north
				Public rights of way would be lost as a result of development	illioilliauoii)		

			++	Site not in a flood zone and >8m from any bodies of water/surface water						
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	+	Site not in a flood zone and >8m from any bodies of water. Within 8m			
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy Overlays)	т	of a very small area of surface water.			
	nome		-	Site within flood zone 2	- Overlays)		Water:			
				Site within flood zones 3a or 3b						
			++	Primary School <400m to site						
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	1200m from Appleby Primary			
		school	-	Primary School within 3km	Overlays > Planning		School.			
				Primary school >3km away	Policy Overlays).					
			++	Secondary School <800m to site	010 51 51 11					
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1660m from Appleby Grammar			
		school	-	Secondary school 2-5km	Overlays > Planning		School.			
				Secondary School >5km	Policy Overlays).					
		ove Access to colleges and	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic		Appleby Adult Education Centre at Appleby Heritage Centre, Station			
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.		++				
SP4	levels of skills,	levels of skills,	levels of skills,	levels of skills,	adult education centres		adult education centres Facilities 5-10km of site not accessible within Overlays > Planni	Overlays > Planning Policy Overlays).		Yard
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.						
			++	<22%						
			+	22-24%						
		% population with no qualifications	N	25-39%	Census data	++	23%			
		quamoutono	-	30-49%						
				50% +						
			++	30% +						
			+	25-29%						
		% population with NVQ4 and above	N	22-24%	Census data	N	24%			
		and above	-	20-22%						
				<20%						
	Hoolth and		++	GP Surgery within <800m	GIS: Medical Centres		1620m from Applebulle alth Control			
SP5	Health and Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).	+	1630m from Appleby Health Centre			
			-	GP Surgery 2-5km	Local Information).					

				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic	+	580m to grass area at Jubilee
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		Bridge.
				Green space or play facility >2km of site	1 olicy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would 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.
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity		-	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	++	Site is clearly defined within the existing settlement.
	vibrant, active, inclusive and	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local	ith a strong	++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	>2 Facilities within 6km
		Cultural lacilities	-	Facility within 10km	Overlays)		
	Ì	ı		No Facilities within 10km]		

Social Sumn	nary					++/+	
nvironmen	tal						,
			++	No known issues and potential for biodiversity enhancements			
		Potential effects on local biodiversity	+ No known issues	No known issues	GIS: Cumbria		0.11.11.11.11.11.11.11.11.11.11.11.11.11
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC SSSI.
ENI4	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys	IN IN	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			The site is currently in industrial us and the landscape character could be greatly improved by a well designed residential development
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	++	
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			Development does not effect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
				Potential to enhance the historic environment, contributing to enhancements			The site borders the Settle- Carlis
	Ta :	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Conservation Area. The site is currently in industrial use and its
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	++	development, as long as sensitive
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		designed, has the potential to enhance the setting of the conservation area greatly.
				Likely that development will lead to significant negative effects on interest feature(s).			

			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to convice a policeure
			-	Potential to negatively contribute towards air quality	Environmental Health	++	Accessible to services, no issues
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies	9		
	climate change	Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge or understandin of the application of technology on
		topography/natural assets)	-	Potential constraints for the development of renewable technology			site
		,		High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		Correspondence with United Utilitie
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	suggests there are no capacity issues in Appleby.
	To improve	,		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	water quality and water		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and chemical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	+	Brownfield site located on the edg of the settlement.
	To restore		-	Greenfield site on the edge of the settlement	-		
NR3	and protect			Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.		N	Previously developed
			-	Possible significant contamination on site that could require significant remediation.	- Overlays), advice from Environmental health		

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lovers	++	Brownfield site.
		Classification	N	ALC grade 3 (a & b)	GIS layers.	++	Brownield site.
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Recycling centre at Chapel Street
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Car Park, more than 800m from th
	sustainably and minimise	35/11/35	-	Recycle centre within 5km	Information)		site.
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	Ν	97% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmer				Median gross pay <80% Cumbria average		++	
	facilities			Median gross pay <80% Cumbria average		++	
Environmer Economic			++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++	
					GIS: Employment Areas	++	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	Employment centres within Applet
Economic	To improve access to	. ,	++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applel
Economic	To improve access to jobs	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applet Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source	Bank	Land adjacent to Castle Lodge 0.94ha (28 units DPH). Appleby Ward
Social							
	To increase		++	Voting station <400m to site	CIC. Dalling station		
SP1	the level of	Proximity to civic	+	Voting station <800m to site	GIS: Polling station layer (Generic	+	690m from polling station at Appleby
3P1	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning		Market hall.
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	800m from Spar store.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		· ·
				Shop 5km+ from site			
			++	PO within 800m of site			
		A tot - #5	+	PO within 2km of site	GIS: Post Offices &	++	720m from Appleby Post Office.
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		72011 Holli Appleby Foot Chice.
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	190m from bus stop on Scattergate.
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		and the part of th
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		. 22.10 Tagine of Tvay	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	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	1		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	1490m from Appleby Primary
		school	-	Primary School within 3km	Overlays > Planning		School.
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	CIC: Edon Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1780m from Appleby Grammar
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		School.
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre a Appleby Heritage Centre, Station
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Yard
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	-	35%
		444	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		19%
		and above	-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	980m from Appleby Health Centr
OF U	Well being	Distance noin GP	-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			

Г	1	1			T	1	T
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	74%
			-	<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	Census data	
			++	Green space or play facility within 400m of site			400
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	160m from grass area at Jubilee Bridge and 280m to play area at
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		Scattergate.
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Natable contact of the	+	Development would enhance residential amenity			In close proximity to a working farm
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	and adjacent livestock handling area. It is not felt this would cause any significant problems to
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			residents' quality of life.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	N	Site is located on the edge of the settlement, but it is not well related to the existing settlement and the
	vibrant,	CAISTING SCHICTHCHE	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		pattern of development.
SP6	inclusive and open-minded			Site outside of boundary, not related to cluster of units related to settlement			
	communities with a strong		++	2 Facilities within 6km			
	sense local		+	Facility within 6km			
	history	Distance to Leisure or	N	Facility within 8km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities	-	Facility within 10km	Planning Policy		- 2 i domines within orill
				No Facilities within 10km	Overlays)		

Social Sumn	nary					++	
nvironment	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SA(SSSI.
ENIA	To protect			Significant adverse effect on nationally or internationally designated habitat	r		
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys	IN	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character		-	Site does not follow historic pattern of residential development, and so would be out of character and have potential negative implications to landscape character.
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site		
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			iandocape onaractor.
	character for future		++	Development does not affect designated landscape			Development door not offert
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
		Potential to enhance the historic environment, contributing to enhancements			The site borders the Appleby Conservation Area, and is 100m		
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		from Appleby Castle Schedule
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	Ancient Monument. As long as th design of any residential
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		development is sympathetic, it is unlikely to have any effect on the
				Likely that development will lead to significant negative effects on interest feature(s).			features of historic interest.

			++	Potential to address air quality issues through development														
		local air uality and espond to	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to services, no issues											
			-	Potential to negatively contribute towards air quality	Environmental Health		·											
	To improve local air			Site highly likely to negatively contribute towards air quality														
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies														
	climate change	Potential for the installation of	+	Potential for the application of renewable technology			Limited knowledge or understanding											
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	of the application of technology on site											
		topography/natural assets)	-	Potential constraints for the development of renewable technology														
				High constraints for the development of renewable technology														
			++	No capacity issues	UU: Correspondence (SharePoint > Planning													
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >		Correspondence with United Utilities											
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	suggests there are no capacity issues in Appleby.											
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)													
NR2	and water		++	Favourable														
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		Site is 200m from River Eden SSSI											
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	N	Unfavourable no change											
		and chemical)	-	Unfavourable declining	overlay		_											
				Poor]													
			++	Brownfield site clearly defined within settlement														
			+	Brownfield site on the edge of the settlement														
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site located on the edge of the settlement.											
	To restore		-	Greenfield site on the edge of the settlement														
NR3	and protect land and soil			Greenfield site outside the settlement boundary														
	iand and soll						Site based contaminants		SUII	1 SOII		"		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	Site based contaminants	Site based contaminants	Site based contaminants	Site based contaminants	Site based contaminants	Site based contaminants		N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+							
			-	Possible significant contamination on site that could require significant remediation.	Environmental health													

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lovers	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
				ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Recycling centre 850m from site.
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		73% of Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmer	ntal Summary			Median gross pay <80% Cumbria average		+/-	
Environmer	1			Median gross pay <80% Cumbria average		+/-	
	1		++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		+/-	
	1				GIS: Employment Areas	+/-	
	1	Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	+/-	Employment centres within Applet
Economic	To improve access to	. ,	++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify	. ,	++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applet Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source	Stati): Land to the south of on Road 4ha (120 units DPH). Bongate	
Social						•		
	To increase		++	Voting station <400m to site	CIC. Dalling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	GIS: Polling station layer (Generic	_	940m from polling station at Appleby	
571	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Market Hall.	
	processes			Voting station more than 2km away from site	Policy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	675m from The Co-operative.	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·	
				Shop 5km+ from site				
			++	PO within 800m of site				
		A	+	PO within 2km of site	GIS: Post Offices &	+	850m from Appleby Post Office.	
		Access to post office		PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		, , , , , , , , , , , , , , , , , , , ,	
				PO 5km+ from site	,			
	To improve access to		++	Bus stop or rail station with regular service <400m from site				
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	250m form railway station (Settle- Carlisle Railway) and bus stop at	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		Appleby Railway Station.	
			-	Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N		
		. 22.10 Tagine of Tvay	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)			
					Public rights of way would be lost as a result of development			
SP3	To provide everyone	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			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	130m from Appleby Primary Scho
		school	-	Primary School within 3km	Overlays > Planning		μμουγ
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	Olor Edon Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1000m from Appleby Grammar
		school	-	Secondary school 2-5km	Overlays > Planning		School.
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre Appleby Heritage Centre, Static
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	accessible within Overlays > Planning		Yard
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no gualifications	N	25-39%	Census data	++	23%
		444	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		and above	-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	860m from Appleby health Centr
SFU	Well being	Distance noin GP	-	GP Surgery 2-5km	Local Information).		,
				GP Surgery >5km]		

	1	1		1	1		T
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010. Aible 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	510m to Coronation Park.
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		Site is adjacent to the A66 which has
		may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity		-	the potential to inflict light, noise, vibration and pollution disturbance on residents.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			The site is located on the edge of,
	To create	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	and is well related to the existing settlement. It falls within the natural development boundary created by
	vibrant,	calculag detacment	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		the railway line.
SP6	inclusive and open-minded			Site outside of boundary, not related to cluster of units related to settlement			
	communities with a strong		++	2 Facilities within 6km			
	sense local		+	Facility within 6km			
	history	Distance to Leisure or	N	Facility within 8km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities	-	Facility within 10km	Planning Policy		- 21 doingo within own
				No Facilities within 10km	Overlays)		

Social Sumn	nary					++/+	
nvironmen	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		0, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAI SSSI.
ENIA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys	IN	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Site is within the natural
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	development boundary created by the A66. Development of a high
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	_	design standard would not have negative implications to landscape
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			character.
	character for future		++	Development does not affect designated landscape			Development door wat affect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	T- !	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		The site is approx. 150m from the Settle-Carlisle conservation area
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	Existing residential development between the two would screen an
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		impact of developing the site.
				Likely that development will lead to significant negative effects on interest feature(s).			

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

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC Invers	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		S .
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Recycling centre at Chapel Street
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Car Park, more than 800m from th site.
	sustainably and minimise	3333	-	Recycle centre within 5km	Information)		Site.
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
					1		
	facilities			Median gross pay <80% Cumbria average			
Environmer	ntal Summary			Median gross pay <80% Cumbria average		++/+	
Environmer				Median gross pay <80% Cumbria average		++/+	
			++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/+	
					GIS: Employment Areas	++/+	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/+	Employment centres within Applet
Economic	To improve access to		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applet Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source		l: Fields at the coal yard na (103 units @ 30DPH). gate	
Social						•		
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	950m from polling station at Appleby Market Hall.	
SFI	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Market Hall.	
	processes	, , ,		Voting station more than 2km away from site	Policy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices &	GIS: Post Offices & Shops layer (Generic	++	690m from The Co-operative.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)			
				Shop 5km+ from site				
			++	PO within 800m of site				
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	860m from Appleby Post Office.	
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)			
				PO 5km+ from site				
	To improve access to		++	Bus stop or rail station with regular service <400m from site				
SP2	services, facilities, the	Access to public	+	Pue stop or rail station with regular service	GIS: Bus Layers	++	250m from railway station (Settle- Carlisle Railway) and bus stop at	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)			Appleby Railway Station.
				Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	N		
			-	Public rights of way would be diverted as a result of development	Information)			
				Public rights of way would be lost as a result of development				
CD2	To provide everyone	Dials of Seculiar	++	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 from any bodies of water/surface	
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		water	

	1	,			,									
			N	Site within flood zone 1										
			-	Site within flood zone 2										
				Site within flood zones 3a or 3b										
			++	Primary School <400m to site										
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	130m from Appleby Primary Scho							
		school	-	Primary School within 3km	Overlays > Planning		l room nomy (ppicely i imiary conc							
				Primary school >3km away	Policy Overlays).									
			++	Secondary School <800m to site	010 51 51 11									
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1000m from Appleby Gramma							
		school	-	Secondary school 2-5km	Overlays > Planning		School.							
				Secondary School >5km	Policy Overlays).									
			++	Facilities within 5km of settlement										
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre Appleby Heritage Centre, Statio							
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Yard							
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.										
			++	<22%										
										+	22-24%			000/
		% population with no qualifications	N	25-39%	Census data	++	23%							
		quamications	-	30-49%										
				50% +										
			++	30% +										
			+	25-29%										
		% population with NVQ4 and above	N	22-24%	Census data	N	24%							
			-	20-22%										
				<20%										
					++	GP Surgery within <800m								
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	860m from Appleby health Centr							
SP5	Health and Well being	Sistance from of	-	GP Surgery 2-5km	Local Information).									
	vvoii boilig			GP Surgery >5km										
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%							

				80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Census data	++	16%
		limited ability to do day- to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010. A		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	510 to Coronation Park.
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Naisele ausia ausa ausia la	+	Development would enhance residential amenity			Site is adjacent to the A66 which has
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	the potential to inflict light, noise, vibration and pollution disturbance on residents.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			on residents.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			The site is located on the edge of,
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	and is well related to the existing settlement. It falls within the natural development boundary created by
	To create vibrant,	Oxidening detailement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		the railway line.
	active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded communities		++	2 Facilities within 6km			
	with a strong		+	Facility within 6km			
	sense local history		N	Facility within 8km	OIC: Cultural Facilitis		
	HISTOLY	Distance to Leisure or	<u>-</u>	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities		No Facilities within 10km	Planning Policy Overlays)		

Social Sumn	nary					++/+	
nvironment	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		0, ,, ,, ,
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC SSSI.
ENIA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices / Tree	N	
		hedgerows	N	would not affect trees or hedges	Housing Matrices/ Tree Surveys	IN	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character		+	Site is within the natural development boundary created by the A66. Development of a high design standard would not have negative implications to landscape
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site		
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			character.
	character for future		++	Development does not affect designated landscape			Development door not offert
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	T	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	No features of historic interest with 200m.
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			

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

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lavara	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			ı	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Recycling centre at Chapel Street
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Car Park, more than 800m from th site.
	sustainably and minimise	Centres	-	Recycle centre within 5km	Information)		site.
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
					_		
	facilities			Median gross pay <80% Cumbria average			
Environmer	facilities			Median gross pay <80% Cumbria average		++/+	
Environmer				Median gross pay <80% Cumbria average		++/+	
			++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/+	
	ntal Summary				GIS: Employment Areas	++/+	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/+	Employment centres within Applet
Economic	To improve access to	. ,	++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applet Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP12: Field adjacent to Barrowmoor Road 4.43ha (133 units @ 30DPH) Appl	
Social							
	To increase		++	Voting station <400m to site	CIC. Dalling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	GIS: Polling station layer (Generic	-	1240m from polling station at
571	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Appleby Market hall.
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	1195m from Spar store.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to most office	+ PO within 2km of site GIS: Post Offices &		+	1115m from Appleby Post Office.	
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		,
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	260m from bus stop at Margaret's
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		Way.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		Right of way passes through centre
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	-	of the site and along north and east
		azas ragino or may	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		edges
				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	1		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	2010m from Appleby Primary
		school	-	Primary School within 3km	Overlays > Planning		School.
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	Olo: Eden Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	2300m from Appleby Grammar
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		School.
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre Appleby Heritage Centre, Station
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Yard
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	-	35%
		quamodiono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		19%
		and above	-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	1500m from Appleby Health Centi
SFU	Well being	Distance noin GP	-	GP Surgery 2-5km	Local Information).		,
				GP Surgery >5km			

						l	
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	74%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	N	24%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010. A : ! - ! - 0		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	300m (by road) from Barrowmoor
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		play area.
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		
		may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity		+	No adjacent uses which may impair the quality of life for residents.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			The site is located on the edge of
	To create	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	The site is located on the edge of the settlement, it is well related to recent developments but given its
	vibrant, active,	calculag detacment	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		scale it would extend the settlement into the open countryside.
SP6	inclusive and open-minded			Site outside of boundary, not related to cluster of units related to settlement			
	communities with a strong		++	2 Facilities within 6km			
	sense local		+	Facility within 6km			
	history	Distance to Leisure or	N	Facility within 8km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities	-	Facility within 10km	Planning Policy	''	- 21 dointes within only
				No Facilities within 10km	Overlays)		

Social Sumr	nary					+/-	
nvironmen	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Site within 250m of River Eden SA
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,		SSSI, and within 250m of tree designations.
ENI4	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys	IN .	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Development of the site would
			+	Site unlikely to have negative landscape considerations	Site	-	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
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			landscape character.
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	T	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	No features of historic interest with 200m.
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			

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

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC layers	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling Centres (Generic Overlays > Local		Recycling centre at Chapel Street
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement		+	Car Park, more than 800m from the site.
	sustainably and minimise	Control	-	Recycle centre within 5km	Information)		site.
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		73% of Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmer				Median gross pay <80% Cumbria average		+/-	
Environmer Economic	facilities			Median gross pay <80% Cumbria average		+/-	
				Median gross pay <80% Cumbria average Employment centre within 5km of settlement		+/-	
					GIS: Employment Areas	+/-	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	+/-	Employment centres within Apple
Economic	To improve access to		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Apple
Economic	To improve access to jobs To diversify		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Apple
Economic	To improve access to jobs		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Apple Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP13: Field adjacent to Margaret's Way junction 1.6ha (48 units @ 30DPH). Appleby		
Social								
	To increase		++	Voting station <400m to site	OIO. Dellie e etetice			
0.04	the level of	Proximity to civic	+	Voting station <800m to site	GIS: Polling station layer (Generic	+	800m from polling station at Appleby	
SP1	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning		Market Hall.	
	processes	, ,		Voting station more than 2km away from site	Policy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices &	+	930m from Spar store.	
			day to day needs	-	Shop 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		· ·
				Shop 5km+ from site				
			++	PO within 800m of site				
		Access to post office	+	PO within 2km of site	GIS: Post Offices &	+	850m from Appleby Post Office.	
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		, , ,	
				PO 5km+ from site	-			
	To improve access to		++	Bus stop or rail station with regular service <400m from site				
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	140m from bust stop at Margaret's	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		Way.	
	'			Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Right of way passes along eastern boundary of the site	
		azar agaic or may	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		boundary of the site	
				Public rights of way would be lost as a result of development				

			++	Site not in a flood zone and >8m from any bodies of water/surface water							
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	++	Site not in a flood zone and >8m from any bodies of water/surface				
SP3	with a decent home	Risk of flooding	N	Site within flood zone 1	Planning Policy	TT	water				
			-	Site within flood zone 2	Overlays)						
				Site within flood zones 3a or 3b							
			++	Primary School <400m to site							
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	1700m to Appleby Primary Schoo				
		school	-	Primary School within 3km	Overlays > Planning		1700m to Appleby Filmary Consc				
				Primary school >3km away	Policy Overlays).						
			++	Secondary School <800m to site	010 51 51 11						
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1950m from Appleby Grammar				
		school	-	Secondary school 2-5km	Overlays > Planning		School.				
				Secondary School >5km	Policy Overlays).						
		rove Access to colleges and	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic		Appleby Adult Education Centre at Appleby Heritage Centre, Station				
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.		++					
SP4	levels of skills,	levels of skills,	levels of skills,	adult education centres	levels of skills, adult education centres		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Yard
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.							
			++	<22%							
			+	22-24%							
		% population with no qualifications	N	25-39%	Census data	-	35%				
		quamoutono	-	30-49%							
				50% +							
			++	30% +							
			+	25-29%							
		% population with NVQ4 and above	N	22-24%	Census data		19%				
		and above	-	20-22%							
				<20%							
	Hoolth and		++	GP Surgery within <800m	GIS: Medical Centres		1100m from Anglaby Haalth Cast				
SP5	SP5 Health and Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).	+	1180m from Appleby Health Centr				
			-	GP Surgery 2-5km	Local Illioillatioff).						

				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health Number of residents with limited ability to do day-	N	80-81% population in good or very good health	Census data	-	74%
			-	<80% population in good or very good health			
			++	<20% population with limited day-to-day activity	Census data	N	24%
		to-day activity	N	>20% population with limited day-to-day activity	Cerisus data		
			++	Green space or play facility within 400m of site	CIC: Associate Change		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	170m from Barrowmoor play area.
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		, ,
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would 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.
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity		+	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	N	Without the development of the adjacent site (AP14), this site is detached from and outside of the
	vibrant, active, inclusive and	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		main settlement.
SP6	inclusive and open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local	h a strong	++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays >	++	>2 Facilities within 6km
		Cultural lacilities	-	Facility within 10km	Planning Policy Overlays)		
	1	i			1	l	

Social Sumn	nary					++/+	
nvironmen	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		0, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species	-	Site within 1km of River Eden SA(SSSI.
ENIA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys	IN	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			If the site was developed without the development of adjacent site AP14 would be disconnected from the existing settlement and would potentially negatively affect
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	_	
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	_	
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			landscape character.
	character for future		++	Development does not affect designated landscape			Development does not effect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	No features of historic interest with 200m.
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			

			++	Potential to address air quality issues through development									
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to services, no issues						
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		,						
	To improve local air			Site highly likely to negatively contribute towards air quality									
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies	е								
	climate change	Potential for the installation of	+	Potential for the application of renewable technology			Limited knowledge or understanding						
	- mange	decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	of the application of technology on site						
		topography/natural assets)	-	Potential constraints for the development of renewable technology									
		·		High constraints for the development of renewable technology									
			++	No capacity issues	UU: Correspondence (SharePoint > Planning								
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >		Correspondence with United Utilities						
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	suggests there are no capacity issues in Appleby.						
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)								
NR2	and water		++	Favourable	,,								
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit								
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues						
		and onemical)	-	Unfavourable declining	overlay								
				Poor]								
			++	Brownfield site clearly defined within settlement									
			+	Brownfield site on the edge of the settlement			0						
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.						
	To restore		-	Greenfield site on the edge of the settlement									
NR3	and protect land and soil			Greenfield site outside the settlement boundary									
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use								
		Site based contaminants	Site based contaminants	Site based contaminants	Site based contaminants	Site based contaminants	Site based contaminants	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health								

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	0.0.1	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		i ignounaria iana siassinsaasin si
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local Information)	+	Recycling centre 930m from site.
	sustainably and minimise	centres	-	Recycle centre within 5km			
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		73% of Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average	-		
	facilities			Median gross pay <80% Cumbria average			
Environmer	facilities			Median gross pay <80% Cumbria average		++/+	
Environmer				Median gross pay <80% Cumbria average		++/+	
			++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/+	
					GIS: Employment Areas	++/+	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/+	Employment centres within Applet
Economic	To improve access to		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applel Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP14: Land behind Ramp Pastures 3.69ha (110 unit 30DPH). Appleby	
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	800m from polling station at Appleby
351	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)	"	Market hall.
	processes	, , ,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	955m from Spar Store.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)	'	Soom nom opar store.
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices &	_	875m from Apploby Bost Office
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)	+	875m from Appleby Post Office.
				PO 5km+ from site	-		
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers		250m from bus top at Margaret'
	and open	countryside and open spaces	e	Bus stop or rail station with infrequent service (Generic Overlays Local Information)	(Generic Overlays > Local Information)	++	Way.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	+	Right of way passes along eastern
		,	-	Public rights of way would be diverted as a result of development	Information)		boundary of the site.
				Public rights of way would be lost as a result of development	<u> </u>		
000	To provide everyone	Dials of Seculiar	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >		All of site is within flood zone 3b.
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		Surface water on majority of site.

			N	Site within flood zone 1								
			-	Site within flood zone 2	-							
					-							
				Site within flood zones 3a or 3b								
			++	Primary School <400m to site	GIS: Eden Educational		1530m from Appleby Primary					
		Distance from primary	+	Primary School <800m to site	Facilities (Generic Overlays > Planning	-	School.					
		school	-	Primary School within 3km	Policy Overlays).							
				Primary school >3km away	, ,							
			++	Secondary School <800m to site	GIS: Eden Educational		4000 6 4 4 4					
		Distance from secondary	+	Secondary School <2km to site	Facilities (Generic	+	1830m from Appleby Grammar School.					
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		Geneen.					
				Secondary School >5km	. energia rendigati							
			++	Facilities within 5km of settlement								
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre a Appleby Heritage Centre, Station					
SP4	levels of skills, education	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Yard					
	and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.								
			++	<22%								
		% population with no	+	22-24%								
						% population with no gualifications			N	25-39%	Census data	-
		quamoutono	-	30-49%								
				50% +								
			++	30% +								
			+	25-29%								
		% population with NVQ4 and above	N	22-24%	Census data		19%					
		aa a.bo.ro	-	20-22%								
				<20%								
			++	GP Surgery within <800m								
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	1000m from Appleby Health Centr					
SP5	Health and Well being	Distance from Of	-	GP Surgery 2-5km	Local Information).							
	wen being			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-	++	<20% population with limited day-to-day activity	Census data	N	24%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010 4 "11 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	50m from Scattergate play area
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		l l l l l l l l l l l l l l l l l l l
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Note the control of t	+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No adjacent uses which may impair the quality of life for residents.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			The site is located on the edge of
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	the settlement, it is well related to the existing development, and in particular to recent development at
	To create vibrant,	oxioning containing	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		Scattergate and Colby Lane.
	active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded communities		++	2 Facilities within 6km			
	with a strong		+	Facility within 6km			
	sense local history		N	Facility within 8km	010 0 11 1 1 1 1111		
	Tilotory	Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities		No Facilities within 10km	Planning Policy Overlays)		

nvironmen	tal						
:nvironmen	lai		++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species	-	Site within 1km of River Eden SA SSSI.
EN4	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys	IN	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	Site forms a natural extension to recent residential developments a
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	, i	is unlikely to have negative landscape implications.
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			De de la contraction de la con
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			The site is located 25m from the Appleby Conservation Area and
			+	Potential for sympathetic development	GIS: Constraints		160m from Appleby Castle Schedu
EN3	To improve the quality of	Impact on historic features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	Ancient Monument. As the site extends into the open countryside has the potential to visually affect
	the built environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)			has the potential to visually affect these features, however it has strong visual links with existing
				Likely that development will lead to significant negative effects on interest feature(s).	7.000001110110		developments, and good design would mitigate any negative effect

			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to services, no issues
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		·
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate change	Potential for the installation of	+	Potential for the application of renewable technology			Limited knowledge or understanding
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	of the application of technology on site
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >		Correspondence with United Utilities
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	suggests there are no capacity issues in Appleby.
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	, ,,		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onemical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			0
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
	To restore		-	Greenfield site on the edge of the settlement			
NR3	and protect land and soil			Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC Invers	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
				ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Recycling centre 900m from site.
	sustainably and minimise	centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		73% of Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmer	facilities ntal Summary			Median gross pay <80% Cumbria average		++/+	
Environmer				Median gross pay <80% Cumbria average		++/+	
			++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/+	
					GIS: Employment Areas	++/+	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/+	Employment centres within Applet
Economic	To improve access to	. ,	++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applet Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP16: Land behind Cross Croft (23 units @ 30DPH). Bongate		
Social						•		
	To increase		++	Voting station <400m to site	GIS: Polling station			
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	1300m to polling station at Appleby Market Hall	
351	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Market Hall	
	processes	, ,		Voting station more than 2km away from site	Policy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	890m from The Co-operative.	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)			
			-	Shop 5km+ from site				
			++	PO within 800m of site				
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	1180m from Appleby Post office.	
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		ррогу сектом	
				PO 5km+ from site				
	To improve access to		++	Bus stop or rail station with regular service <400m from site				
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	280m from bus stop at Bongate.	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)			gaa
				Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	N		
		,	-	Public rights of way would be diverted as a result of development	Information)			
				Public rights of way would be lost as a result of development				
CD2	To provide everyone	Dials of Seculiar	++	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 from any bodies of water/surface	
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		water	

			N	Site within flood zone 1			
			-	Site within flood zone 2	1		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	1600m from Appleby Primary
		school	-	Primary School within 3km	Overlays > Planning		School.
				Primary school >3km away	- Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1775m from Appleby Grammar
		school	-	Secondary school 2-5km	Overlays > Planning		School.
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre a Appleby Heritage Centre, Station
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Yard
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data	++	23%
			+	22-24%			
		% population with no qualifications	N	25-39%			
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		und above	-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	1400m from Appleby Health Cent
SP5	Health and Well being	Diotarios IIOIII Oi	-	GP Surgery 2-5km	Local Information).		170011 IIOIII Appieby Fiedilli Cellii
	vvcii beirig			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-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010. A ibl - 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	400m to grass area at Jubilee
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		Bridge.
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			Site is adjacent to the railway line
		Najahhawija wasa wajah	+	Development would enhance residential amenity			which has the potential to inflict light, noise, vibration and pollution
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	disturbance on residents. Industrial uses including a garage are located adjacent to the north of the site,
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			which may cause further disturbance.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			The site is currently located outside
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	N	the settlement boundary, it would be well related if sites AP 4 and AP 5 are developed. Its development
	To create vibrant,		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		would extend the settlement boundary considerably.
	active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded communities		++	2 Facilities within 6km			
	with a strong		+	Facility within 6km			
	sense local history		N	Facility within 8km	Olor Cultural Faciliti		
	IIISOIY	Distance to Leisure or	-	Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities		No Facilities within 10km	Planning Policy Overlays)		

Social Sumn	nary					++/+		
nvironment	tal							
			++	No known issues and potential for biodiversity enhancements				
		Detential offerte and a	+	No known issues	GIS: Cumbria		0, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAI SSSI.	
ENA	To protect			Significant adverse effect on nationally or internationally designated habitat				
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.				
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N		
		hedgerows	N	would not affect trees or hedges	Surveys	IN		
			-	Would result in loss of tree cover, hedge etc.				
				Would result in significant loss of tree cover, hedge etc.				
			++	Potential enhancement of landscape character			Development of the site would extend the settlement into open countryside quite significantly, and as such, it has the potential to negatively affect the landscape	
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	-		
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit			
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			character.	
	character for future		++	Development does not affect designated landscape			Development does not offert	
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape	
				Development directly affects designated landscape				
				++	Potential to enhance the historic environment, contributing to enhancements			The site borders both the Settle- Carlisle Conservation Area and th
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Appleby Conservation Area. As lor	
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	as the design of any residential development is sympathetic to th	
	the built environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		surroundings it is unlikely to have any direct effect on the conservation	
				Likely that development will lead to significant negative effects on interest feature(s).			areas.	

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

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lavara	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		3
				ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Recycling centre at Chapel Street
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic	+	Car Park, more than 800m from th
	sustainably and minimise	centres	-	Recycle centre within 5km	Overlays > Local Information)		site.
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
					1		
	facilities			Median gross pay <80% Cumbria average			
Environmer	facilities			Median gross pay <80% Cumbria average		++/+	
Environmer	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			Median gross pay <80% Cumbria average		++/+	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/+	
	ntal Summary				GIS: Employment Areas	++/+	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/+	Employment centres within Applet
Economic	To improve access to	. ,	++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applet Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source		: Land at A66 2.54ha (76 @ 30DPH). Bongate	
Social								
	To increase		++	Voting station <400m to site	CIC. Dalling station			
SP1	the level of	Proximity to civic	+	Voting station <800m to site	GIS: Polling station layer (Generic	_	1375m from polling station at	
5P1	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning		Appleby Market Hall.	
	processes	, ,		Voting station more than 2km away from site	Policy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices &	GIS: Post Offices & Shops layer (Generic	+	1115m from the Co-operative.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·	
				Shop 5km+ from site				
			++	PO within 800m of site				
		Access to most office	+	PO within 2km of site	GIS: Post Offices &	+	1300m from Appleby Post Office.	
		Access to post office	-	PO 2-5km of site	 Shops layer (Generic Overlays> Eden LDF) 			
				PO 5km+ from site				
	To improve access to		++	Bus stop or rail station with regular service <400m from site				
SP2	services, facilities, the	Access to public		GIS: Bus Layers	++	400m from bus stop at Grammar		
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)			School.
	· ·			Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N		
		r abile ragine or way	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)			
				Public rights of way would be lost as a result of development				
0.00	To provide everyone	D: 1 (f)	++	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 from any bodies of water/surface	
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		water	

			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	GIS: Eden Educational		490m from Appleby Primary School
		Distance from primary	+	Primary School <800m to site	Facilities (Generic	+	(dependent on access
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		arrangements).
				Primary school >3km away	, , ,		
			++	Secondary School <800m to site	GIS: Eden Educational		
		Distance from secondary	+	Secondary School <2km to site	Facilities (Generic	++	330m from Appleby Grammar School.
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		CCHOOL.
				Secondary School >5km	r oney evenaye).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre Appleby Heritage Centre, Station
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).	• •	Yard
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no gualifications	N	25-39%	Census data	++	23%
		quamoutono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		aa a.bo.ro	-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	1450m from Appleby Health Cent
SP5	Health and	Distance noin GP	-	GP Surgery 2-5km	Local Information).		
	Well being			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	++	<20% population with limited day-to-day activity	Compute data	++	16%
		limited ability to do day- to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	OlO: Assessible Oneses		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	-	930m to grass area along banks of
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		River Eden.
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Najahhaania	+	Development would enhance residential amenity			Site is adjacent to the A66 which has
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	the potential to inflict light, noise, vibration and pollution disturbance on residents.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			on residents.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			Site is on the edge of the existing
		Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	settlement but is located within the natural boundary line of the railway line and therefore well related to the
	To create vibrant,	oneanig comemons	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		settlement pattern.
	active, inclusive and			Site outside of boundary, not related to cluster of units related to settlement			
SP6	open-minded communities		++	2 Facilities within 6km			
	with a strong		+	Facility within 6km			
	sense local		N	Facility within 8km	010 0 11 15 1111		
	history	Distance to Leisure or		Facility within 10km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities		No Facilities within 10km	Planning Policy Overlays)		

Social Sumn	nary					++/+				
nvironmen	tal									
			++	No known issues and potential for biodiversity enhancements						
						+	No known issues	GIS: Cumbria		
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SA SSSI.			
ENIA	To protect			Significant adverse effect on nationally or internationally designated habitat						
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.						
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N				
		hedgerows	N	would not affect trees or hedges	Surveys	IN				
			-	Would result in loss of tree cover, hedge etc.						
				Would result in significant loss of tree cover, hedge etc.						
			++	Potential enhancement of landscape character			Site is within the natural development boundary created by the A66. Development of a high design standard would not have negative implications to landscape			
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+				
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit					
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			character.			
	character for future		++	Development does not affect designated landscape			Development dage wat affect			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape			
				Development directly affects designated landscape						
			++	Potential to enhance the historic environment, contributing to enhancements						
	T- !	Impact on historic	+	Potential for sympathetic development	GIS: Constraints					
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	No historic features within 200m			
	the built environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments					
				Likely that development will lead to significant negative effects on interest feature(s).						

		T		I D (() () () () () ()	1		T
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to services, no issues
			-	Potential to negatively contribute towards air quality	Environmental Health		,
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to		++	Clear potential for the application of renewable technologies	Э		
	the effects of climate change	Potential for the installation of	+	Potential for the application of renewable technology			Limited knowledge or understanding
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	of the application of technology on site
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >		Correspondence with United Utilities
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	suggests there are no capacity issues in Appleby.
	To improve water quality		-	No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	1 37		No issues
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	
		and onomical)	-	Unfavourable declining	overlay		
			-	Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
	To restore		-	Greenfield site on the edge of the settlement			
NR3	and protect			Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	7 Pianning Policy	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC Invers	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		ŭ
				ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Recycling centre at Chapel Street
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic	+	Car Park, more than 800m from th
	sustainably and minimise	centres	-	Recycle centre within 5km	Overlays > Local Information)		site.
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmer	facilities			Median gross pay <80% Cumbria average		++/+	
Environmer				Median gross pay <80% Cumbria average		++/+	
			++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/+	
					GIS: Employment Areas	++/+	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/+	Employment centres within Applet
Economic	To improve access to	. ,	++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applet Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source		3: land at Battlebarrow na (73 units @ 30DPH). gate				
Social											
	To increase		++	Voting station <400m to site	GIS: Polling station						
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	620m from polling station at Appleby market hall.				
31 1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		market nan.				
	processes			Voting station more than 2km away from site	1 Olicy Overlays)						
			++	Shop within 800m of site	010: Part 055						
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	360m from The Co-operative.				
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)						
				Shop 5km+ from site							
			++	PO within 800m of site							
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	560m from Appleby Post Office.				
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)						
				PO 5km+ from site							
	To improve access to		++	Bus stop or rail station with regular service <400m from site							
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	320m from Appleby Railway Statior (Settle-Carlisle Railway) and bus				
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)			stop at railway station.			
				Bus stop or rail station with infrequent service <800m from site							
			++	Public rights of way would be created and the network enhanced							
			+	Good access to nearby Rights of Way	GIS: Rights of Way						
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Right of way to south of site				
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)						
				Public rights of way would be lost as a result of development							
0.00	To provide everyone	5:1.65	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	South of site within flood zones 2 and 3b. South of site borders River				
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		and 3b. South of site borders River and there are surface water issues on site.				

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

					1		
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Census data	++	16%
		limited ability to do day- to-day activity	N	>20% population with limited day-to-day activity	ochsus data		1070
			++	Green space or play facility within 400m of site	CIC: Assessible Crosse		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Adjacent grass area on banks of
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)	++	River Eden.
		3		Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		The north of the site is adjacent
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity		-	Appleby Grammar School; there is the potential for noise and traffic disturbance as a result.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
		Location in relation to	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	The site is located on the edge of the settlement but it is well related to
	To create vibrant,	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		the existing settlement pattern.
SP6	active, inclusive and open-minded			Site outside of boundary, not related to cluster of units related to settlement			
31 0	communities		++	2 Facilities within 6km			
	with a strong sense local		+	Facility within 6km			
	history	Distance to Leisure or Cultural facilities	N	Facility within 8km	GIS: Cultural Facilities		
			-	Facility within 10km	(Generic Overlays > Planning Policy	++	>2 Facilities within 6km
		Canara radinado		No Facilities within 10km	Overlays)		

Social Sumr	mary					++	
Environmen	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Site within 250m of River Eden SAC/
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,		SSSI and TPOs on site.
ENIA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys	14	
			-	Would result in loss of tree cover, hedge etc.	_		
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character	-		The site is located in an area of
			+	Site unlikely to have negative landscape considerations			relatively high landscape character, surrounded by trees and in close
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	Site assessment/Cumbria Landscape Toolkit	+	proximity to the River Eden. As long as high design standards are adhered to, development of the site is not likely to negatively affect landscape character.
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future generations		++	Development does not affect designated landscape			
	3	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			Site borders Appleby Conservation Area and envelopes Grade II Listed
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Kingston House. There are other
EN3	the quality of the built	e quality of (Consequation area	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	-	Listed Buildings in close proximity. The site is of strong landscape character, with mature trees.
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)			Development could potentially have significant visual impact on the
				Likely that development will lead to significant negative effects on interest feature(s).			setting of the conservation area and listed buildings. Strong design and

							mitigation measures would be required.
			++	Potential to address air quality issues through development			
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to services, no issues
		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality			, 1800001870 10 001 110000, 110 100000
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate	Potential for the installation of	+	Potential for the application of renewable technology			Limited knowledge or understanding
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	of the application of technology on site
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
		,		High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		Correspondence with United Utilities
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	suggests there are no capacity issues in Appleby.
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	1 7/		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		Site is next to River Eden SSSI -
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	N	Unfavourable no change
		and chemical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
NDO	To restore	Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
NR3	and protect land and soil		-	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	+	

Which could require significant remedial enhancements. - Possible significant romanial enhancements ALC grade 4 - ALC grade 4 - ALC grade 3 (a & b) - ALC grade 4 - Classification 3. - ALC grade 4 - Classification 3. - ALC grade 3 (a & b) - ALC grade 4 - Classification 3. - ALC grade 4 - Classification 3. - ALC grade 4 - Classification 3. - ALC grade 3 (a & b) - ALC grade 3 (a & b) - ALC grade 3 (a & b) - ALC grade 4 - Classification 3. - Alc grade 4 - Classification 4. - Recycle centre in settlement settlement overlaps and possible position in settlement settlement and possible position in settlement settlement and possible position in settlement and po				N	Possible contamination either onsite or nearby	> Planning Policy Overlays), advice from		
Agricultural Land Classification Agricultural Land Classification A LC grade 5 or Urban + ALC grade 5 or Urban - ALC grade 1-2 - Recycle centre in settlement - Recycle centre in settlement - Recycle centre sion settlement - Median gross pay > Cumbria average - Median gross pay > Cumbria average - Median gross pay 90-100% Cumbria average - Median gross pay 90-00% Cum				.,	which could result in remedial enhancements. Possible significant contamination on site that			
Agricultural Land Classification # ALC grade 4 N ALC grade 3 (a & b) To manage natural (was mineral) resources sustainably and minimise wasting jobs and create may be make the manage of the management of the m				-	could require significant remediation.			
To manage natural (vas mineral) resources sustainably and minimise waste NR4 Proximity to local recycle centre in settlement NR5 Proximity to local recycle centre in settlement - Recycle centre in settlement N No Recycle centre in settlement - Recycle centre within 5km - Recycle centre settlement - Median gross pay >Cumbria average - Median gross pay 80-90% Cumbria				++	ALC grade 5, or Urban			
NAL Grade 3 (a & b) - ALC grade 1-2 - ARecycle centre in settlement - ARecycle centre in settlement - ARecycle centre within 5km - Recycle centre within 5km - ARecycle centre within 5k			Agricultural Land	+	ALC grade 4	GIS lavers	Ν	Agricultural land classification 3.
To manage natural (was mineral) resources sustainably and minmise waste ++ Site within 800m of centre + Recycle centre in settlement + Recycle centre in settlement + Recycle centre in settlement - Recycle centre within 5km - Recycle			Classification	N	ALC grade 3 (a & b)	Olo layers.		
## Recycle centre in settlement Centres Generic Centres Generic Versians (Proximity to local recycle centre in settlement No Recycle centre in settlement Proximity to local recycle centres in settlement No Recycle centre in settlement Centres (Generic Versiays - Local Information) ### Recycling centre 780m from the site. ### Recycle centre in settlement Versians (Proximity to local recycle Centres (Generic Versiays - Local Information) ### Recycling centre 780m from the site. ### Rec				-	ALC grade 1-2			
NR4				++	Site within 800m of centre			
NR4 resources sustainably and minimise waste N No Recycle centre in settlement - Recycle centre within 5km - Recycle centre vibrin film film film film film film film film				+	Recycle centre in settlement			
Sustananary waste waste waste waste	NR4	resources		N	No Recycle centre in settlement		++	Recycling centre 780m from the site.
To retain existing jobs and create new employment facilities He dian gross pay > UK average + Median gross pay > UK average			contres	-	Recycle centre within 5km	,		
To improve access to jobs Distance to employment centres					Recycle centre >5km			
Regeneration benefits Regeneration benefits		To rotain		++	Median gross pay >UK average			
Revertible No.				+	Median gross pay >Cumbria average			
Environmental Summary	NR4		Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian average
Environmental Summary Economic To improve access to jobs Distance to employment centres - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - Site in ward in bottom quartile for deprivation To diversify and strengthen the local Regeneration benefits + Site in ward in second bottom quartile for deprivation N Least deprived 50%		employment		-	Median gross pay 80-90% Cumbria average		1	
EC2 To improve access to jobs Distance to employment centre within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport To diversify and strengthen the local To diversify and strengthen the local Regeneration benefits + Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport. + Site in ward in bottom quartile for deprivation To diversify and strengthen the local Regeneration benefits + Site in ward in second bottom quartile for deprivation To diversify and strengthen the local		facilities			Median gross pay <80% Cumbria average			
EC2 To improve access to jobs Distance to employment centres - Employment centre secessed by appropriate public transport within 30 mins. - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport. - Employment centre >10km of site not accessible within 30 mins by appropriate public transport. - Employment centre >10km of site not accessible within 30 mins by appropriate public transport. - Site in ward in bottom quartile for deprivation the local - Site in ward in second bottom quartile for deprivation - Deprivation - N Least deprived 50%	Environmenta	al Summary					++/-	
# Employment centre accessed by appropriate public transport within 30 mins. Figure Figu	Economic							
EC2 To improve access to jobs Distance to employment centres - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - Employment centre >10km of site not accessible within 30 mins by appropriate public transport - Employment centre >10km of site not accessible within 30 mins by appropriate public transport. To diversify and strengthen the local To diversify and strengthen the local Regeneration benefits - Site in ward in second bottom quartile for deprivation - Site in ward in second bottom quartile for deprivation - Indices of Multiple Deprivation N Least deprived 50%				++	Employment centre within 5km of settlement			
EC2 Distance to employment centres - Employment centre 5-10km of site not access to jobs Distance to employment centres - Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport - Employment centre > 10km of site not accessible within 30 mins by appropriate public transport. - Site in ward in bottom quartile for deprivation To diversify and strengthen the local Regeneration benefits + Site in ward in second bottom quartile for deprivation Indices of Multiple Deprivation N Least deprived 50%				+	Employment centre accessed by appropriate public transport within 30 mins.	CIS: Employment Areas		
EC3 To diversify and strengthen the local Regeneration benefits accessible within 30 mins by appropriate public transport. ++ Site in ward in bottom quartile for deprivation Bite in ward in second bottom quartile for deprivation Accessible within 30 mins by appropriate public transport. Accessible within 30 mins by appropria	EC2	access to		-	accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy	++	Employment centres within Appleby.
EC3 and strengthen the local Regeneration benefits + Site in ward in second bottom quartile for deprivation Indices of Multiple Deprivation N Least deprived 50%					accessible within 30 mins by appropriate			
EC3 strengthen the local Regeneration benefits the local Strengthen the local Strengthen the local Regeneration benefits the local Strengthen the local Strengthen the local Regeneration benefits the local Strengthen the local Regeneration benefits the local Strengthen the local Regeneration benefits the local Regeneration Reg				++	Site in ward in bottom quartile for deprivation			
	EC3	strengthen	Regeneration benefits	+			N	Least deprived 50%
				N	Site is least deprived 50% of wards			

Objective	Details	Indicator	Score	Appraisal Tool	Source	Barro	9: Field adjacent owmoor Road junction na (60 units @ 30DPH). eby					
Social												
	To increase		++	Voting station <400m to site	OIO. Ballia a station							
0.04	the level of	Proximity to civic	+	Voting station <800m to site	GIS: Polling station layer (Generic	+	820m from polling station at Appleby					
SP1	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays) GIS: Post Offices & Shops layer (Generic		Market Hall.					
	processes	, ,		Voting station more than 2km away from site								
			++	Shop within 800m of site								
		Access to shop which	+	Shop within 2km of site		+	960m from Spar store.					
		sells basic goods to meet day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		· ·					
		,,		Shop 5km+ from site	,							
			++	PO within 800m of site		+						
		Assess to past office	+	PO within 2km of site	GIS: Post Offices &		880m from Appleby Post Office.					
		Access to post office	-	PO 2-5km of site	 Shops layer (Generic Overlays> Eden LDF) 							
				PO 5km+ from site								
	To improve access to		++	Bus stop or rail station with regular service <400m from site								
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	20m from bus stop at Margaret's					
	countryside and open spaces	and open		and open	and open	and open	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		Way.
	'			Bus stop or rail station with infrequent service <800m from site								
			++	Public rights of way would be created and the network enhanced								
			+	Good access to nearby Rights of Way	GIS: Rights of Way							
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Right of way passes along western boundary of the site					
		. zono rugino or rvay	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		boundary of the site					
				Public rights of way would be lost as a result of development								

			++	Site not in a flood zone and >8m from any bodies of water/surface water				
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	++	Site not in a flood zone and >8m from any bodies of water/surface	
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy Overlays)	TT	water	
	nome		-	Site within flood zone 2	- Overlays)			
				Site within flood zones 3a or 3b				
			++	Primary School <400m to site				
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	1750m to Appleby Primary School	
		school	-	Primary School within 3km	Overlays > Planning		17 doin to Appleby Filling y control	
				Primary school >3km away	Policy Overlays).			
			++	Secondary School <800m to site				
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	2000m from Appleby Grammar	
		school	-	Secondary school 2-5km	Overlays > Planning		School.	
				Secondary School >5km	Policy Overlays).			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station	
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.				
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			Yard	
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.				
			++	<22%				
			+	22-24%				
		% population with no qualifications	N	25-39%	Census data	-	35%	
		quamoutono	-	30-49%				
				50% +				
			++	30% +				
			+	25-29%				
		% population with NVQ4 and above	N	22-24%	Census data		19%	
		and above	-	20-22%				
				<20%				
			++	GP Surgery within <800m	GIS: Medical Centres	,	1000m from Appleby Health Occut	
SP5	Health and Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).	+	1220m from Appleby Health Centre	
	Well being		-	GP Surgery 2-5km	Local Illioillatioll).			

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

Social Sumn	nary					++/+	
nvironmen	tal						,
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		0, ,, ,, ,
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SAC SSSI.
ENIA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	_	TPOs may be required, retain selected trees and condition
		hedgerows	N	would not affect trees or hedges	Surveys	-	retention of two hedgerows.
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
		character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit		If the site was developed without the development of adjacent sites it would be disconnected from the existing settlement and would potentially negatively affect landscape character.
			+	Site unlikely to have negative landscape considerations		_	
	To preserve, enhance and		-	Potential negative issues with landscape character		_	
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			Development door not offert
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	Ta !	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No features of historic interest with 200m.
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)			
				Likely that development will lead to significant negative effects on interest feature(s).			

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

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	010 1	N	Agricultural land classification 3. Recycling centre 980m from site. 73% of Cumbrian average Employment centres within Appleby.
		Agricultural Land Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Recycling centre 980m from site.
	sustainably and minimise	centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		73% of Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environment	al Summary					++/-	
Environmenta Economic	al Summary					++/-	
	al Summary		++	Employment centre within 5km of settlement		++/-	
			++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas	++/-	
	To improve access to jobs	Distance to employment centres		Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/-	Employment centres within Applet
Economic	To improve access to	. ,	+	Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify	. ,	+	Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs	. ,	-	Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applet Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source	Hous): land adjacent High se Farm 0.83ha (25 units DPH), Appleby
Social							
	To increase		++	Voting station <400m to site	CIC. Dalling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	GIS: Polling station layer (Generic	+	860m from polling station at Appleby
571	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Market Hall.
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	1000m from Spar store.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·
				Shop 5km+ from site			
			++	PO within 800m of site			
		A tot - #5	+	PO within 2km of site	GIS: Post Offices &	+	920m from Appleby Post Office.
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			100m from bust stop at Margaret's Way.
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local Information)	+	Right of way passes along eastern boundary of the site
		22.10 1	-	Public rights of way would be diverted as a result of development			boundary of the site
				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				
			++	Primary School <400m to site				
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	1800m to Appleby Primary School	
		school	-	Primary School within 3km	Overlays > Planning		μριουή του μ	
				Primary school >3km away	Policy Overlays).			
			++	Secondary School <800m to site	Olo: Eden Educational			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	2050m from Appleby Grammar	
		school	-	Secondary school 2-5km	Overlays > Planning		School.	
				Secondary School >5km	Policy Overlays).			
		o improve	++	Facilities within 5km of settlement				
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard	
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).			
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.				
			++	<22%			35%	
			+	22-24%		-		
		% population with no qualifications	N	25-39%	Census data			
		quamodiono	-	30-49%				
				50% +				
			++	30% +				
			+	25-29%				
		% population with NVQ4 and above	N	22-24%	Census data		19%	
		and above	-	20-22%				
				<20%				
			++	GP Surgery within <800m				
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres	+	1260m from Appleby Health Cent	
3P3	Well being	Distance from GP	-	GP Surgery 2-5km	 (Generic Overlays > Local Information). 		1200111 IIOIII Appieby Fiedilli Celil	
				GP Surgery >5km				

							T
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	74%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Census data	N	24%
		limited ability to do day- to-day activity	N	>20% population with limited day-to-day activity	— Cerisus data		
			++	Green space or play facility within 400m of site	010. A ibl - 0		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	250m from Barrowmoor play area.
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would 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.
		may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity		+	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	N	Without the development of the adjacent site (AP13, 14 and 19), this site is detached from and outside of
	vibrant, active,	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		the main settlement.
SP6	inclusive and open-minded			Site outside of boundary, not related to cluster of units related to settlement			
	communities with a strong		++	2 Facilities within 6km			
	sense local		+	Facility within 6km			
	nistory		N	Facility within 8km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
			-	Facility within 10km	Planning Policy		- 21 domices within ordi
			Outdrai idollitios	No Facilities within 10km Overlays)			

Social Sumn	nary					++/+	
nvironmen	tal						,
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		0, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species	-	Site within 1km of River Eden SAC SSSI.
ENIA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			Ognatidae TDO for oak and
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	_	Consider TPO for ash and conditions to retain hedgerows, als consider new hedgerow on wester
		hedgerows	N	would not affect trees or hedges	Surveys	_	boundary as appropriate link into
			-	Would result in loss of tree cover, hedge etc.			rural setting
				Would result in significant loss of tree cover, hedge etc.			
		r i character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit		If the site was developed without the development of adjacent sites it would be disconnected from the
			+	Site unlikely to have negative landscape considerations			
	To preserve, enhance and		-	Potential negative issues with landscape character		_	existing settlement and would potentially negatively affect
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			landscape character.
	character for future		++	Development does not affect designated landscape			Development descript of
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
	To impose of		++	Potential to enhance the historic environment, contributing to enhancements			
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	No features of historic interest with 200m.
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			

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

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC Invers	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
				ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Recycling centre 1120m from site.
	sustainably and minimise	centres	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		73% of Cumbrian average
	employment	ent	-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmer	facilities			Median gross pay <80% Cumbria average		++/-	
Environmer	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			Median gross pay <80% Cumbria average		++/-	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/-	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				GIS: Employment Areas	++/-	
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/-	Employment centres within Applet
Economic	To improve access to	. ,	++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs To diversify	. ,	++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Applet
Economic	To improve access to jobs	. ,	++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Applet Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source	Cotta	: land adjacent Rose age, Bongate 2.46ha (73 @ 30DPH). Bongate
Social							
	To increase		++	Voting station <400m to site	CIC. Dalling station		
SP1	the level of	Proximity to civic	+	Voting station <800m to site	GIS: Polling station layer (Generic	-	1300m to polling station at Appleby
3P1	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Market Hall
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	890m from The Co-operative.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		·
				Shop 5km+ from site			
			++	PO within 800m of site			
		A tot - #5	+	PO within 2km of site	GIS: Post Offices &	+	1180m from Appleby Post office.
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	280m from bus stop at Bongate.
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		200 mon 200 dop at 20 ngato.
			-	Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		. 22.10 Tagine of Tvay	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	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
			N	Site within flood zone 1			and 3 to the south.
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	1600m from Appleby Primary
		school	-	Primary School within 3km	Overlays > Planning		School.
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	Olor Edon Edon etternal		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1775m from Appleby Grammar
		school	-	Secondary school 2-5km	Overlays > Planning		School.
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre at Appleby Heritage Centre, Station
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Yard
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	23%
		444	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		and above	-	20-22%			
				<20%			
			++	GP Surgery within <800m			
SP5	Health and	Distance from GD	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	1400m from Appleby Health Centre
OF 0	Well being	Distance from GP	-	GP Surgery 2-5km	Local Information)		140011 IIOIII Appieby Health Centre
				GP Surgery >5km]		

	1	1				1	T
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	010. A : ! - ! - 0		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Adjacent grass area on banks of
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		River Eden.
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		
		Noighbouring upon which	+	Development would enhance residential amenity			No adjacent uses which may impair the quality of life for residents.
		Neighbouring uses which may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity		+	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	The site is on the edge of the settlement.
	vibrant, active,	calculag detacment	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
SP6	inclusive and open-minded	led es eng		Site outside of boundary, not related to cluster of units related to settlement			
	communities with a strong		++	2 Facilities within 6km			
	sense local		+	Facility within 6km			
	history		N	Facility within 8km	GIS: Cultural Facilities (Generic Overlays >	++	>2 Facilities within 6km
			-	Facility within 10km	Planning Policy		2 i dominos within okin
				No Facilities within 10km	Overlays)		

Social Sumi	mary					++/+	
Environmen	ıtal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		0
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species		Site is adjacent River Eden SAC/SSSI
514	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys	IN	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Davidanment of the cite would
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	_	Development of the site would extend the settlement- the currer scale of the site and rural feel of
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	_	would negatively affect landscap character if developed.
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			character if developed.
	character for future		++	Development does not affect designated landscape			Davidson and david at affirm
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	T- !	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Part of the site is within the Apple Conservation Area, there is a List
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation		Building on site and developmen would affect a SAM- Conservation
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		Officer has serious concerns.
				Likely that development will lead to significant negative effects on interest feature(s).			

			++	Potential to address air quality issues through development														
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to services, no issues											
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		·											
	To improve local air			Site highly likely to negatively contribute towards air quality														
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies														
	climate	Potential for the installation of	+	Potential for the application of renewable technology			Limited knowledge or understanding											
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	of the application of technology on site											
		topography/natural assets)	-	Potential constraints for the development of renewable technology														
		,		High constraints for the development of renewable technology														
			++	No capacity issues	UU: Correspondence (SharePoint > Planning													
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >		Correspondence with United Utilities											
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	suggests there are no capacity issues in Appleby.											
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)													
NR2	and water		++	Favourable	, ,,		Site is 40m form River Eden SSSI - Unfavourable no change											
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit	N												
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy													
		and onomically	-	Unfavourable declining	overlay													
				Poor														
			++	Brownfield site clearly defined within settlement														
			+	Brownfield site on the edge of the settlement			Part brownfield/ part greenfield site											
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	+/-	located on the edge of the settlement.											
	To restore		-	Greenfield site on the edge of the settlement														
NR3	and protect land and soil			Greenfield site outside the settlement boundary														
		iand and soll	iand and soil		2 3011							2 414 501	land and soil	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants		N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Previously developed										
			-	Possible significant contamination on site that could require significant remediation.	Environmental health													

			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	N	Agricultural land classification 3.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		_
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Recycling centre at Chapel Street
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Car Park, more than 800m from th site.
	sustainably and minimise	30111100	-	Recycle centre within 5km	Information)		Site.
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian average
	employment	loyment - Median gross pay 80-90% Cumbria average					
					-		
	facilities			Median gross pay <80% Cumbria average			
Environmer				Median gross pay <80% Cumbria average		++/	
Environmer Economic	facilities			Median gross pay <80% Cumbria average		++/	
	facilities		++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/	
	facilities				GIS: Employment Areas	++/	
	facilities	Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/	Employment centres within Apple
Economic	facilities ntal Summary To improve access to		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Apple
Economic	To improve access to jobs To diversify		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Apple
Economic	To improve access to jobs		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Apple Least deprived 50%

Objective	Details	Indicator	Score	Appraisal Tool	Source		: The Gate Hotel 0.28ha its @ 30DPH). Bongate
Social							
	To increase		++	Voting station <400m to site	Olo: Ballian station		
CD4	the level of	Proximity to civic	+	Voting station <800m to site	GIS: Polling station layer (Generic	_	2000m from polling station at
SP1	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning		Appleby Market Hall.
	processes	(3 3 3 3 3 7)		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	1500m from The Co-operative.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	2000m from Appleby Post Office
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	620m from Bus stop at Bongate
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		3
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
	To provide		++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones		Site not in a flood zone and >8m
SP3	everyone with a decent	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	(Generic Overlays > Planning Policy	++	from any bodies of water/surface water
	home		N	Site within flood zone 1	Overlays)		

			-	Site within flood zone 2			
				Site within flood zone 2	-		
			++	Primary School <400m to site	GIS: Eden Educational		2000m from Appleby Primary
		Distance from primary school	+	Primary School <800m to site	Facilities (Generic Overlays > Planning	-	School.
		301001	-	Primary School within 3km	Policy Overlays).		
				Primary school >3km away			
			++	Secondary School <800m to site	GIS: Eden Educational		2500m from Appleby Grammar
		Distance from secondary school	+	Secondary School <2km to site	Facilities (Generic Overlays > Planning	-	School.
		SCHOOL	-	Secondary school 2-5km	Policy Overlays).		
				Secondary School >5km			
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Appleby Adult Education Centre a Appleby Heritage Centre, Station
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Yard
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	23%
		quamounono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	2000m from Appleby Health Cent
	Haalii	Diotarios IIOIII OI	-	GP Surgery 2-5km	Local Information).		
SP5	Health and Well being			GP Surgery >5km]		
		%population in good or	+	>82% population in good or very good health		+	83%
		very good health	N	80-81% population in good or very good health	Census data		

	Number of residents with limited ability to do day-to-day activity Distance to children's play areas/ accessible green spaces	- ++ N ++ +	<80% population in good or very good health <20% population with limited day-to-day activity >20% population with limited day-to-day activity Green space or play facility within 400m of site Green space or play facility within 800m of site	Census data GIS: Accessible Spaces	++	16%
	limited ability to do day- to-day activity Distance to children's play areas/ accessible	N ++ +	activity >20% population with limited day-to-day activity Green space or play facility within 400m of site		++	16%
_	to-day activity Distance to children's play areas/ accessible	++	activity Green space or play facility within 400m of site			
	play areas/ accessible	+		CIC: Associble Chases		
	play areas/ accessible		Green space or play facility within 800m of site			
	, ,	-		(Generic	+	600m to grass areas on banks of
			Green space or play facility within 2km of site	Overlays>Planning		River Eden
			Green space or play facility >2km of site	Policy Overlays)		
		++	Development would significantly enhance residential amenity			
	National	+	Development would enhance residential amenity			Site is adjacent to railway line and main road which have the potentia
	may affect human health (Light, noise, visual etc.	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	to inflict light, noise, vibration and pollution disturbance on residents
	pollution)	-	Potential issues which could give rise to problems associated with residential amenity			part of the site.
			Development would have a significantly negative impact upon residents amenity			
		++	Site clearly defined within settlement			
		+	Site well related, on the edge of the settlement			The site is currently located outside
	Location in relation to	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	N	the settlement boundary, it would well related if sites AP4, AP 5, AF and AP16 are developed. Its
To create	caloung settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		development would extend the settlement boundary considerably
vibrant, active,			Site outside of boundary, not related to cluster of units related to settlement			
nclusive and		++	2 Facilities within 6km			
communities		+	Facility within 6km			
with a strong		N	Facility within 8km			
history		-	Facility within 10km	GIS: Cultural Facilities		
	Distance to Leisure or Cultural facilities		No Facilities within 10km	(Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km
no op oc	active, clusive and en-minded ommunities th a strong ense local	Location in relation to existing settlement To create vibrant, active, clusive and ben-minded ommunities th a strong ense local history (Light, noise, visual etc. pollution) Location in relation to existing settlement	Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	Neighbouring uses which may affect human health (Light, noise, visual etc. pollution) Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which	Neighbouring uses which may affect human health (Light, noise, visual etc. pollution) Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential residential amenity Potential residential amenity Piscultural facilities Visual analysis of sites in relation to current settlement. Visual analysis of sites in relation to current settlement. Potential residues of settlement of eating within settlement Potential residues of settlement of eating within settlement Visual analysis of sites in relation to current settlement. Potential residues of settlement of eating within settlement Potential residues of settlement of eating within settlement Potential residues of settlement of eating within settlement Potential residues of settlement of eating within settlement	Neighbouring uses which may affect human health (Light, noise, visual etc. pollution) Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential issues which could give rise to problems associated with residential amenity Potential amenity Issue to get the settlement of features that may affect human health Issue to get the settlement of problems associated with residential amenity Potential amenity Issue to get the set thement of features that may affect human health Issue to get the settlement of seatures to get thement of features that may affect human health Issue the set thement of features that may affect human health Issue the set thement of features that may affect human health Issue the set thement of the settlement of the

Social Sumn	nary					++/+	
nvironmen	tal						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site within 1km of River Eden SA SSSI.
EN4	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices / Tree	N	
		hedgerows	N	would not affect trees or hedges	Housing Matrices/ Tree Surveys	IN	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Development of the site would
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site		extend the settlement into the ope countryside and encroach on agricultural land. It is therefore ha the potential to have a negative
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			effect on landscape character.
	character for future		++	Development does not affect designated landscape			Davidson and data and effect
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			The site borders the Settle- Carlis
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Conservation Area. As long as the
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	design of any residential development is sympathetic to the
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		surroundings it is unlikely to have any effect on the conservation are
				Likely that development will lead to significant negative effects on interest feature(s).			

			++	Potential to address air quality issues through development					
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to services, no issues		
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health				
	To improve local air			Site highly likely to negatively contribute towards air quality					
NR1	quality and respond to the effects of		and to	++	Clear potential for the application of renewable technologies				
	climate	Potential for the installation of	+	Potential for the application of renewable technology			Limited knowledge or understanding		
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	of the application of technology on site		
		topography/natural assets)	-	Potential constraints for the development of renewable technology					
				High constraints for the development of renewable technology					
			++	No capacity issues	UU: Correspondence (SharePoint > Planning				
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >		Correspondence with United Utilities		
		(Correspondence from UU)	1	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	suggests there are no capacity issues in Appleby.		
	To improve water quality		-	No Capacity. (private infrastructure required)					
NR2	and water		++	Favourable	1 7/				
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit				
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues		
		and onomical)	-	Unfavourable declining	overlay				
				Poor					
			++	Brownfield site clearly defined within settlement					
			+	Brownfield site on the edge of the settlement					
		Site condition (Brownfield or Greenfield)			N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	+	Brownfield site outside settlement.
	To restore		-	Greenfield site on the edge of the settlement					
NR3	and protect land and soil			Greenfield site outside the settlement boundary					
	land and soil	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use					
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Previously developed		
			-	Possible significant contamination on site that could require significant remediation.	Environmental health				

			++	ALC grade 5, or Urban			I
		Agricultural Land Classification	+	ALC grade 4	GIS layers.	++	Brownfield land
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
NR4	natural (was mineral) resources sustainably and minimise	Proximity to local recycle centres	+	Recycle centre in settlement	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from th site.
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
NR4	To retain existing jobs and create new employment	Median annual salary		Recycle centre >5km	CACI data	N	97% Cumbrian average
			++	Median gross pay >UK average			
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmer	facilities			Median gross pay <80% Cumbria average		++/+	
Environmer Economic				Median gross pay <80% Cumbria average		++/+	
			++	Median gross pay <80% Cumbria average Employment centre within 5km of settlement		++/+	
					GIS: Employment Areas	++/+	
		Distance to employment centres	++	Employment centre within 5km of settlement Employment centre accessed by appropriate	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++/+	Employment centres within Apple
Economic	To improve access to		++	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Apple
Economic	To improve access to jobs To diversify		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate	2012 (Generic Overlays > Planning Policy		Employment centres within Apple
Economic	To improve access to jobs		++ +	Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins. Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	2012 (Generic Overlays > Planning Policy		Employment centres within Apple Least deprived 50%