

## Eden Preferred Local Plan Sustainability Appraisal Appendix 2d: Kirkby Stephen Site Matrices (Housing)

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Objective	Details	Indicator	Score	Appraisal Tool	Source	KS2: Hobson's Lane 1.53h (46 units @ 30DPH)	
Social							
	To increase		++	Voting station <400m to site	CIC: Dolling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	GIS: Polling station layer (Generic	+	Voting station 658m from site (KS
351	participation in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Centenary chapel)
	processes			Voting station more than 2km away from site	Toncy Overlays)		
			++	Shop within 800m of site	4		
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Co-op supermarket 108m from site.
		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 & Shops layer (Generic Overlays> Eden LDF)	++	PO 550m from site (Market St.)
		Access to post office	-	PO 2-5km of site			
				PO 5km+ from site			
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		+	Market square is the closest bus stop which serves a frequent route
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			at 411m
				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	+	Public Right of Way to north 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			
			++	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 > Planning Policy Overlays)	++	Site not in flood zones, no evidence
SP3	with a decent	Risk of flooding	Ν	Site within flood zone 1			of standing water.
	home		-	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	+	KS Primary school 793m from site.
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	KSSCC 430m from site.
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	+	Appleby Heritage Centre nearest facility, around 17km from town.
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).		28mins to town via 563 bus.
	and training	3		Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%			
			+	22-24%	Census data	++	070/
			Ν	25-39%			27%
			-	30-49%			
				50% +			
			++	30% +	Census data		
		% population with NVQ4 and above	+	25-29%		N	0.49/
			Ν	22-24%		N	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			Kirkby Stephen medical centre 367m
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	from site. Site adjacent to Medical Centre so footpath routes could
			-	GP Surgery 2-5km	Local Information).		reduce this, but no plans.
				GP Surgery >5km			
			+	>82% population in good or very good health			
SP5	Health and Well being	%population in good or very good health	Ν	80-81% population in good or very good health	Census data	N	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity		++	21%
		limited ability to do day- to-day activity	Ν	>20% population with limited day-to-day activity	Census data		

			++	Green space or play facility within 400m of site			
		Distance to children's	+	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic	+	Play area 780m from site, in Kirkby
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning	+	Stephen primary school grounds.
		gicen spaces		Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity			Site is adjacent to industrial area of
		Neighbouring uses which may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N/-	employment in town. Residents may be affected from noise, light, vibration and traffic disturbance as a
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			consequence of neighbouring 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			
	To create	vibrant, existing settlement active, usive and en-minded nmunities	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	The site is strongly situated betweer an employment area and medical centre, though is on the periphery o
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			the town.
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local	local	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)		
	history		+	Facility within 6km			Town has a number of facilities
			Ν	Facility within 8km		++	including a library, leisure centre
			-	Facility within 10km			
				No Facilities within 10km			
Social Summary	y					++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			Site is within 250m of the river Eder
			+	No known issues	GIS: Cumbria		SAC. Potential for a number of othe
	To proto at	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	-	sensitive species to be present on site including a variety of bat species.
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	Ν	
			Ν	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			The site is currently used for light
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+/++	industrial use, and as such, contai a steel framed building and storage
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+/++	yard. There is potential for strong design to enhance the landscape
EN2	manage landscape			Highly likely potential for negative effects on landscape character			character of this area.
	quality and 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			Site is not in close proximity to listed
	To improve	ality of (Conservation area, puilt Listed building SAM	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation	+	buildings/SAMs. Though spatially close to the towns conservation area, the topography of the area
EN3	the quality of		Ν	Limited potential for improvement, negative effects unlikely			
	environment		-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		screens any impacts associated with residential development.
				Likely that development will lead to significant negative effects on interest feature(s).			
		Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health		Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality		++	
			-	Potential to negatively contribute towards air quality			
	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
	Ū	decentralised renewable technologies (orientation, site size.	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	of the application of technology on site
		site size, topography/natural assets)	-	Potential constraints for the development of renewable technology	-		
				High constraints for the development of renewable technology			
	To improve		++	No capacity issues	UU: Correspondence		
NR2	water quality	Water resources (Correspondence from	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >	++	United Utilities confirm no issues
	and water resources	UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		following modelling (Jan 2014).

		]		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
			++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	Ν	Unfavourable no change	Data, planning policy	++	No issues
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Around 20% of site falls on
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Brownfield land, majority is greenfield, low quality land.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect	nd protect	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	<ul> <li>Planning Policy</li> <li>Overlays), advice from</li> </ul>	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 Classification	+	ALC grade 4	GIS layers.	N	ALC grade 3
			Ν	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 53m from recycle/waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	facilities
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	N	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental	Summary					++	
conomic							
EC2	To improve access to	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	Existing employment area directly adjacent to site.
202	jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	> Planning Policy Overlays)		

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
Economic Sum	mary			++/N			

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS3: Whitehouse Farm 1.8ha (54 units @ 30DPI	
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	++	Voting station 379m from site.
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	Toncy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar store 295m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	500m from site.
		Access to post onice	-	PO 2-5km of site			
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public transport	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers (Generic Overlays >	+	Bus stop on Nateby Road 500m
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site	Local Information)		from site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		Dight of way gives through the site
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	+	Right of way runs through the site the SW corner.
			-	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			
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	ite not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
SP3	with a decent home	Risk of flooding	Ν	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			

			++	Primary School <400m to site			KS primary school 512m from site.
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	This may be reduced if a footpath
		school	-	Primary School within 3km	Overlays > Planning	-	was created to Nateby road, though not yet planned.
				Primary school >3km away	Policy Overlays).		not yet planned.
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1025 m.
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	+	Appleby Heritage Centre nearest facility, around 17km from town.
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).		28mins to town via 563 bus.
	and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.	_		
		% population with no qualifications	++	<22%			
			+	22-24%	Census data		077/
			Ν	25-39%		++	27%
			-	30-49%			
				50% +			
			++	30% +	Census data		
		% population with NVQ4 and above	+	25-29%		N	0.0%
			Ν	22-24%			24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen Medical Centre 1km from site.
			-	GP Surgery 2-5km	Local Information).		nom site.
				GP Surgery >5km			
			+	>82% population in good or very good health			
SP5	Health and Well being	%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity		++	21%
		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	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic	++	Site is 40m from Croglam Lane 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			
			++	Development would significantly enhance residential amenity			
		Noighbouring upon which	+	Development would enhance residential amenity			Part of the site borders the main
		Neighbouring uses which may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	Ν	road; therefore residents may be affected by noise, light and pollution disturbance.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			diotal barloo.
				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	ibrant, existing settlement active, usive and n-minded nmunities	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	Although towards the edge of the settlement the site is well related to existing properties and in keeping
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			with the pattern of development
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)		
	history		+	Facility within 6km			Town has a number of facilities
			Ν	Facility within 8km		++	including a library, leisure centre etc
			-	Facility within 10km			
				No Facilities within 10km			
Social Summary	у					++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Site is 350m from the River Eden
	To product	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species	-	SAC/ SSI. Potential for a number of other key species on site including bats in existing buildings.
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc.			Mature trees on site constraining development- removal would be
		Effects on trees and hedgerows			Housing Matrices/ Tree Surveys	-	
			+	Would result in net increase in tree cover, hedge etc.			detrimental. TPO to be considered if development proposed.

		[	-	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 forme part of tight field pattern
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site		Site forms part of tight field pattern with mature trees and hedges. Development has the potentially to
	To preserve, enhance and	character	-	Potential negative issues with landscape character	e assessment/Cumbria Landscape Toolkit	-	dramatically alter the landscape character of the area.
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			There has been a recent refusal of a planning application for the Northerr
		of (Conservation area,	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	++	aspect of this site, which would hav
EN3	To improve the quality of the built		Ν	Limited potential for improvement, negative effects unlikely			involved development in the KS conservation area, and demolishing a farm house of significance. The
	environment		-	Potential that site could lead to negative effects on interest feature(s)			wider development of the site may allow for sympathetic redevelopment
				Likely that development will lead to significant negative effects on interest feature(s).			of the farm house.
		Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health		Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality		++	
			-	Potential to negatively contribute towards air quality			
	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,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	of the application of technology on site
		site size, topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
	To improve		++	No capacity issues	UU: Correspondence		
NR2	water quality	Water resources (Correspondence from	+	Potential capacity issues (cumulative)	(SharePoint > Planning	++	United Utilities confirm no issues following modelling (Jan 2014).
and water resources	UU)	-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base >			

				No Capacity. (private infrastructure required)	Infrastructure > UU > Draft LSC WW Capacity)		
			++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	Ν	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			Small Brownfield area to the North of
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	the site, majority Greenfield agricultural land. Located on the
			-	Greenfield site on the edge of the settlement			edge of the settlement.
				Greenfield site outside the settlement boundary			
NR3	To restore and protect land and soil		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soli	Site based contaminants	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	-	Part of site previously developed.
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land Classification	+	ALC grade 4	GIS layers.	N	ALC grade 3
			Ν	ALC grade 3 (a & b)			5
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 1100m from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	facilities
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
			++	Median gross pay >UK average			
			+	Median gross pay >Cumbria average			
	To retain		Ν	Median gross pay 90-100% Cumbria average			
	existing jobs		-	Median gross pay 80-90% Cumbria average			
NR4		Median annual salary		Median gross pay <80% Cumbria average	CACI data	N	100% Cumbrian average
	employment facilities						

Environmental	Summary					++/-	
Economic		_		-	_		
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )		
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		++	Settlement is an employment centre.
			-	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	Ν	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Sum	mary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source		Land at Croglam Lane a (7 units @ 30DPH)
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	++	Voting station 340m from site.
011	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		U U
	processes			Voting station more than 2km away from site	Toncy Overlays)		
			++	Shop within 800m of site	-		
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar store 250m from site.
		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 &	++	430m from site.
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	+	Bus stop on Nateby Road 500m
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		from site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	Ν	No impact or nearby access	definitive map (Generic	+	Right of way on eastern edge
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
			++	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 flood zone or >8m from
SP3	with a decent home	Risk of flooding	Ν	Site within flood zone 1	Planning Policy Overlays)		body of water.
	nome		-	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	+	520m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	880m.
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and _ adult education centres	+	Facilities accessed by appropriate public transport within 30 mins.	Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town.
SP4	levels of skills, education		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			28mins to town via 563 bus.
	and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	-		
		% population with no qualifications	+	22-24%	Census data	++	070/
			Ν	25-39%			27%
			-	30-49%			
				50% +			
			++	30% +	Census data		
		% nonvertion with NV/O4	+	25-29%		N	249/
		% population with NVQ4 and above	Ν	22-24%			24%
			-	20-22%	-		
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen Medical Centre 850m from site.
			-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
			+	>82% population in good or very good health			
SP5	Health and Well being	%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<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	++	21%
		to-day activity	Ν	>20% population with limited day-to-day activity			

			++	Green space or play facility within 400m of site			Site is currently a play area. If	
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces		developed the site would be 250m	
		play areas/ accessible	-	Green space or play facility within 2km of site	(Generic Overlays>Planning	++	(dependent on footpath access) from the play area at Kirkby Stephen	
		green spaces		Green space or play facility >2km of site	Policy Overlays)		Primary School.	
			++	Development would significantly enhance residential amenity				
			+	Development would enhance residential amenity				
		Neighbouring uses which may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No issues.	
		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	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	++	The site is in the centre of the settlement within existing residential	
	vibrant, active, inclusive and	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	_		development.	
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement				
	with a strong sense local		++	2 Facilities within 6km				
	history		+	Facility within 6km	GIS: Cultural Facilities		Town has a number of facilities	
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	including a library, leisure centre etc	
		Cultural lacinties	-	Facility within 10km	Overlays)			
				No Facilities within 10km				
Social Summary	y					++/+		
Environmental								
			++	No known issues and potential for biodiversity enhancements				
			+	No known issues	GIS: Cumbria			
	To protect	Potential effects on local biodiversity Effects on trees and	-	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 480m from the River Eden SAC/ SSSI.	
EN1	and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat				
			++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree	N		
		hedgerows	+	Would result in net increase in tree cover, hedge etc.	Surveys			

			Ν	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	Infill land with fow viewal recontary
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	Ŧ	Infill land with few visual receptors.
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			Charge a hourdem with Kinkhy
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Shares a boundary with Kirkby Stephen Conservation Area.
EN3	To improve the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	Sympathetic design of residential development on site would ensure
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		no negative effects 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	+	Site unlikely to have significant effects on air quality	Evidence from	++	Site is close to services, no issues
		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	To improve			Site highly likely to negatively contribute towards air quality			
	local air quality and		++	Clear potential for the application of renewable technologies			
NR1	respond to the effects of	Potential for the	+	Potential for the application of renewable technology			
	climate change	installation of decentralised renewable	Ν	Limited knowledge or understanding of the application of technology on site		N	Limited knowledge or understanding
		technologies (orientation, site size,	-	Potential constraints for the development of renewable technology	Desk based assessment	N	of the application of technology on site
		topography/natural assets)		High constraints for the development of renewable technology			

			++	No capacity issues	UU: Correspondence			
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		United Utilities confirm no issues	
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	following modelling (Jan 2014).	
	To improve water guality			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)	Ν	Unfavourable no change	Data, planning policy	++	No issues	
		and chomical)	-	Unfavourable declining	overlay			
				Poor				
			++	Brownfield site clearly defined within settlement	_			
			+	Brownfield site on the edge of the settlement			Currently play area, previously	
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	Ν	undeveloped Greenfield land. Within the settlement.	
			-	Greenfield site on the edge of the settlement				
				Greenfield site outside the settlement boundary				
NR3	To restore and protect	Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use			
	land and soil		Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.		-	Previously developed	
			-	Possible significant contamination on site that could require significant remediation.				
			++	ALC grade 5, or Urban				
		Agricultural Land	+	ALC grade 4	010 1-1-1-1	Ν	ALC grade 3	
		Classification	Ν	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		Site 920m from recycle/ waste	
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	facilities.	
	sustainably and minimise		-	Recycle centre within 5km	Information)			
	waste			Recycle centre >5km				
		-	++	Median gross pay >UK average	-			
	To retain	-	+	Median gross pay >Cumbria average	-			
	existing jobs	Modion onevel seler:	Ν	Median gross pay 90-100% Cumbria average		Ν	100% Cumbrian average	
NR4	new	Median annual salary	-	Median gross pay 80-90% Cumbria average	CACI data			
	employment facilities			Median gross pay <80% Cumbria average				

Environmental S	Summary					++/N	
Economic							-
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays )	++	Settlement is an employment centre.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	Ν	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
Economic Sum	nary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Mou	Land adjacent ntain Rescue Post a (22 units @ 30DPH)
Social							
	To increase		++	Voting station <400m to site	OIO: Dallia a station		
SP1	the level of	Proximity to civic		+	Voting station 465m from site.		
581	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning		
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which	+	Shop within 2km of site	GIS: Post Offices &	++	Co-op supermarket 50m from site.
		sells basic goods to meet day to day needs	-	Shop 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		A	+	PO within 2km of site	GIS: Post Offices &	++	500m from site.
		Access to post office	-	PO 2-5km of site	<ul> <li>Shops layer (Generic Overlays&gt; Eden LDF)</li> </ul>		
				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	++	2 bus stops (North Road and Kirkby Stephen Grammar School) within
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		200m of the site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Public Right of Way to north 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			
	To provide		++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy		Site not in flood zone or > 9m from
SP3	everyone with a decent	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.		++	Site not in flood zone or >8m from body of water.
	home		Ν	Site within flood zone 1	Overlays)		

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic		
		school	-	Primary School within 3km	Overlays > Planning	++	740m
		-		Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OlQ: Edua Eduational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic		KS Grammar School 40m from site.
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).	++	KS Grammar School 40m from site.
				Secondary School >5km	Folicy Overlays).		
		Access to colleges and	++	Facilities within 5km of settlement			
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		Appleby Heritage Centre nearest
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport		+	facility, around 17km from town. 28mins to town via 563 bus.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data		
		% population with no qualifications	+	22-24%			
			Ν	25-39%		++	27%
			-	30-49%			
				50% +			
			++	30% +			24%
			+	25-29%			
		% population with NVQ4 and above	Ν	22-24%	Census data	Ν	
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	Kirkby Stephen Medical Centre
			-	GP Surgery 2-5km	Local Information).		150m from site.
	P5 Health and Well being			GP Surgery >5km			
SP5			+	>82% population in good or very good health			
		%population in good or	Ν	80-81% population in good or very good health	Census data	N	81%
		very good health	-	<80% population in good or very good health			81%

1	1					
	Number of residents with	++	<20% population with limited day-to-day activity	Census data	++	21%
	to-day activity	Ν	>20% population with limited day-to-day activity			2170
		++	Green space or play facility within 400m of site			
	Distance to children's	+	Green space or play facility within 800m of site	(Generic	+	550m from 'Frank's Bridge'
	green spaces	-	Green space or play facility within 2km of site			recreational area (via foot bridge)
			Green space or play facility >2km of site	Folicy Overlays)		
		++	Development would significantly enhance residential amenity			
		+	Development would enhance residential amenity	-		Site is adjacent to industrial area of employment in town. Residents may
	may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N/-	be affected from noise, light, vibration and traffic disturbance as a
		-	Potential issues which could give rise to problems associated with residential amenity			consequence of neighbouring 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			
To create	Location in relation to	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	N/+	The site is on the edge of the settlement. It would not be well related unless site KS2 is
active,		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		developed.
open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
		++	2 Facilities within 6km			
history		+	Facility within 6km	GIS: Cultural Facilities		Town has a number of facilities
		Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	including a library, leisure centre etc.
		-	Facility within 10km	Overlays)		
			No Facilities within 10km			
,					++/+	
1			1			1
		++	No known issues and potential for biodiversity enhancements			
Ta accetant		+	No known issues	GIS: Cumbria		Cite is 200m from the Diver E Lu
To protect and enhance biodiversity	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	ion Biodiversity Evidence	-	Site is 280m from the River Eden SAC/ SSSI.
			Significant adverse effect on nationally or internationally designated habitat			
	vibrant, active, inclusive and open-minded communities with a strong sense local history	Imited ability to do day- to-day activityDistance to children's play areas/ accessible green spacesNeighbouring uses which may affect human health (Light, noise, visual etc. pollution)To create vibrant, active, inclusive and open-minded communities with a strong sense local historyTo protect and enhanceTo protect and enhancePotential effects on local biodiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history       N       ++         To protect and enhance biodiversity       N       ++         To protect and enhance biodiversity       Potential effects on local biodiversity       ++         To protect and enhance       Potential effects on local biodiversity       ++	Number of residents with limited adultity to day to-day activity         **         activity           N         >20% population with limited day-to-day activity         **         Green space or play facility within 400m of site           Distance to children's play areas/ accessible green spaces         ++         Green space or play facility within 800m of site           -         Green space or play facility within 2km of site         -           -         Green space or play facility value not site           -         Green space or play facility value not site           -         Green space or play facility value not site           -         Green space or play facility value not site           -         Green space or play facility value not site           -         Bevelopment would on the set significantly enhance           ++         Development would not lead to any issues           related to residential amenity         -           -         Potential issues which could give rise to problems associated with residential amenity           -         Development would nave a significantly megative impact upon residents amenity           -         N           -         Site outside of settlement           -         Site outside of settlement           -         Site outside of settlement           -         Si	Number of residents with imited ability to do day- to-day activity         **         activity activity         Census data           Distance to children's play artes' accessible green spaces         ++         Green space or play facility within 400m of site 	Number of residents with inited ability to do day- to-day activity         ***         activity         Census data         ++           Distance to children's play areas/ accessible green space         ++         Green space or play facility within 400m of site +         Gis: Accessible Spaces (Generic Overlays)         Gis: Accessible Spaces (Generic Overlays)         ++           Neighbouring uses which may affect human health (Light, noise, visual etc. poliution)         +         Development would significantly enhance residential amenity         Desk based assessment of features that may affect human health         N/-           To create whant, active, inclusive and open-minded         +         Site couside of site problems associated with residential amenity         Development would not lead to any issues related to residential amenity         Desk based assessment of features that may affect human health         N/-           To create whant, active, inclusive and open-minded         +         Site couside of site adjacent to cluster of existing buildings.         Visual analysis of sites in relation to current to cluster of existing buildings - 2km.         Visual analysis of sites in relation to current to cluster of existing buildings - 2km.         N/+           -         Site couside of site adjacent to cluster of existing buildings.         Gis: Cultural Facilities (Generic Overlays > Intel to to laster of cluster of existing buildings - 2km.         Visual analysis of sites in relation to current of cluster of existing buildings - 2km.         Gis: Cultural Facilities (Generic Overlays > Intel to tolaster

			++	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	Ν	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.			
			++	Potential enhancement of landscape character			
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	Development of the site is unlikely to have negative implications on the
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	Ŧ	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			
	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			
	<b>-</b> ·	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Relatively close spatially to Conservation area but given
EN3	To improve the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	topography there would be no impact of residential development of it.
	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	++	Site is close to services, no issues
	To improve	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	local air quality and			Site highly likely to negatively contribute towards air quality			
NR1	respond to the effects of climate	Potential for the	++	Clear potential for the application of renewable technologies			
	change	installation of decentralised renewable	+	Potential for the application of renewable technology	Dook bood	N	Limited knowledge or understanding of the application of technology on
		technologies (orientation, site size, topography/natural	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment		site
		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 >		United Utilities confirm no issue
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	following modelling (Jan 2014)
	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)	Ν	Unfavourable no change	Data, planning policy	++	No issues
		and onemoury	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect	Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil		Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	
			-	Possible significant contamination on site that could require significant remediation.			
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4		N	ALC grade 3
		Classification	Ν	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		Site 430m from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	facilities.
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	NR4 employment facilities	Γ	+	Median gross pay >Cumbria average			
NR4		Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	N	100% Cumbrian average
		Γ	-	Median gross pay 80-90% Cumbria average			
		Ι		Median gross pay <80% Cumbria average			

Environmental	Summary		++/+				
Economic							
			++	Employment centre within 5km of settlement			
		Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++	
EC2	To improve access to jobs		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			Settlement is an employment centre.
			-	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	Ν	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Sum							

Objective	Details	Indicator	Score	Appraisal Tool	Source	Chris	Greenfield at stian Head 0.7ha (22 s @ 30DPH)
Social					·		
	To increase		++	Voting station <400m to site	CIC: Dolling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	GIS: Polling station layer (Generic	++	Voting station 395m from site.
561	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning		
	processes	, <b>,</b> ,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Co-op supermarket 200m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	530m from site.
			-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	e Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	2 bus stops (North Road and Kirkby Stephen Grammar School) within
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			300m of the site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		Public Right of Way to north of site
		Public Rights of Way	Ν	No impact or nearby access	definitive map (Generic Overlays > Local	+	over road.
			-	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	-		
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
SP3	To provide everyone with a decent	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays > Planning Policy	++	Site not in flood zone or >8m from body of water.
	home		Ν	Site within flood zone 1	Overlays)		
			-	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	++	760m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010. Edua Eduartianal		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	KS Grammar School 40m from s
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		
				Secondary School >5km	Folicy Overlays).		
		++	Facilities within 5km of settlement				
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre neare facility, around 17km from town
SP4	SP4 levels of skills, education	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			28mins to town via 563 bus.
and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.				
		% population with no qualifications	++	<22%		++	27%
			+	22-24%			
			Ν	25-39%	Census data		27%
			-	30-49%			
				50% +			
			++	30% +	-	N	24%
			+	25-29%			
		% population with NVQ4 and above	Ν	22-24%	Census data		
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	Kirkby Stephen Medical Centr 150m from site.
			-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
SP5	SP5 Health and Well being		+	>82% population in good or very good health			
			Ν	80-81% population in good or very good health			
		%population in good or very good health		<80% population in good or very good health	Census data	Ν	81%
			_				
			-				

	·				1		1
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	21%
		to-day activity	Ν	>20% population with limited day-to-day activity			
			++	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	+	550m from 'Frank's Bridge' recreational area (via foot bridge)
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		
				Green space or play facility >2km of site			
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity			
		may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No issues.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity	<u>,</u>		
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement	y Visual analysis of sites in relation to current	N/+	The site is on the odge of the
	To create	Location in relation to existing settlement	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			The site is on the edge of the settlement and would not be well related unless site KS5 and KS2 are
	vibrant, active, inclusive and		oneany contention	Site outside of settlement boundary adjacent settlement.		developed.	
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement	_		
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Town has a number of facilities
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	including a library, leisure centre etc.
			-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary	,					++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Site is 320m from river Eden SAC/
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 320m from fiver Eden SAC/ SSSI.
	biodiversity			Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	Ν	

			+	Would result in net increase in tree cover, hedge etc.			
			Ν	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.	_		
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			The site is currently not well related/
			+	Site unlikely to have negative landscape considerations			connected to the existing settlement, and if developed in isolation it would
	To preserve,	Effect on landscape character	-	Potential negative issues with landscape character	Site assessment/Cumbria	-	potentially have negative implications to the landscape
EN2	enhance and manage landscape quality and character for	character		Highly likely potential for negative effects on landscape character	Landscape Toolkit		character. If sites KS2 and 5 are also developed it is unlikely to have negative implications on the landscape.
	future generations		++	Development does not affect designated landscape			
		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			
	<b>T</b> . :	of (Conservation area,	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation	+	Relatively close spatially to Conservation area but given
EN3	To improve the quality of the built		Ν	Limited potential for improvement, negative effects unlikely			topography there would be no impact of residential development on
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		it.
				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	++	Site is close to services, no issues
	To improve	known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
NR1	local air quality and respond to			Site highly likely to negatively contribute towards air quality			
INC I	the effects of climate	ate Potential for the	++	Clear potential for the application of renewable technologies			
	change	installation of decentralised renewable technologies (orientation,	+	Potential for the application of renewable technology	Desk based assessment	N	Limited knowledge or understanding of the application of technology on
		site size, topography/natural	Ν	Limited knowledge or understanding of the application of technology on site	שנאר שמשבע מששבשווולוון		site
		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 >		United Utilities confirm no issue
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	following modelling (Jan 2014)
	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)	Ν	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)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of th settlement.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect	Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from		
	land and soil		Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.		++	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	N	ALC grade 3
		Classification	Ν	ALC grade 3 (a & b)	GIG layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 440m from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	facilities
	sustainably and minimise	Controo	-	Recycle centre within 5km	Information)		
	waste To retain existing jobs			Recycle centre >5km			
			++	Median gross pay >UK average			
		Γ	+	Median gross pay >Cumbria average			
NR4		Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	N	100% Cumbrian average
	employment	Γ Γ	-	Median gross pay 80-90% Cumbria average			
	employment facilities	Γ		Median gross pay <80% Cumbria average			

Environmental	Summary	++/-						
Economic				-	_			
			++	Employment centre within 5km of settlement				
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++		
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			Settlement is an employment centre.	
			-	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.				
	To diversify		++	Site in ward in bottom quartile for deprivation				
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	Ν	Least deprived 50%	
	economy		Ν	Site is least deprived 50% of wards				
Economic Summary ++/N								

Objective	Details	Indicator	Score	Appraisal Tool	Source		Mark Johns Motors na (5units @ 30DPH)	
Social								
	To increase		++	Voting station <400m to site	GIS: Polling station			
<b>SD1</b>	SP1 the level of participation in democratic processes	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Voting station 700m from site.	
SF I		(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)			
				Voting station more than 2km away from site	Folicy Overlays)			
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Co-op supermarket 100m from site.	
		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 &	++	600m from site.	
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)			
				PO 5km+ from site				
	To improve access to		++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)			
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	Bus stop at Cemetery adjacent site	
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site				
				Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	Ν	No impact or nearby access	definitive map (Generic Overlays > Local	+	Right of way on eastern edge	
			-	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				
			++	Site not in a flood zone and >8m from any bodies of water/surface water				
050	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	_	All of site within flood zone 2.	
SP3	with a decent home	Risk of flooding	N	Site within flood zone 1	Planning Policy			
	nome		-	Site within flood zone 2	Overlays)			
				Site within flood zones 3a or 3b	1			

			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	820m
		school	-	Primary School within 3km	Overlays > Planning	-	02011
				Primary school >3km away	Policy Overlays).		
		Distance from secondary school	++	Secondary School <800m to site			
			+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	610m from KS Grammar School.
			-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	+	Appleby Heritage Centre nearest facility, around 17km from town.
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).		28 mins to town via 563 bus.
	and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%		++	27%
		% population with no qualifications	Ν	25-39%	Census data		
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%		N	0.49/
		% population with NVQ4 and above	Ν	22-24%	Census data		24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	Kirkby Stephen medical Centre 430m from site.
			-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
			+	>82% population in good or very good health			
SP5	SP5 Health and Well being	%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity		++	21%
		limited ability to do day- to-day activity	N	>20% population with limited day-to-day activity	Census data		2170

			++	Green space or play facility within 400m of site				
		Distance to children's	+	Green space or play facility within 400m of site	GIS: Accessible Spaces		670m from 'Frank's Bridge'	
		play areas/ accessible	-	Green space or play facility within 2km of site	(Generic Overlays>Planning	+	recreational area (via footbridge).	
		green spaces		Green space or play facility >2km of site	Policy Overlays)			
			++	Development would significantly enhance residential amenity				
			+	Development would enhance residential amenity				
		Neighbouring uses which may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	Ν	Site borders main road. Residents could face noise, light and pollution disturbance.	
		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	Visual analysis of sites in relation to current			
	To create	Location in relation to existing settlement	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		+	The site is on the edge of the settlement and forms the natural boundary to the existing limits of	
	vibrant, active, inclusive and	active, clusive and en-minded mmunities	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			development.	
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement				
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities		Town has a number of facilities including a library, leisure centre etc	
	history		+	Facility within 6km				
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++		
		Outural racintics	-	Facility within 10km	Overlays)			
				No Facilities within 10km				
Social Summar	у					++/+		
Environmental								
			++	No known issues and potential for biodiversity enhancements				
			+	No known issues	GIS: Cumbria			
	To protoct	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 borders river Eden SAC/ SSSI.	
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat				
			++	Would result in protected and increased tree cover, hedges etc.				
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	N		
			Ν	would not affect trees or hedges				

			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	++	The site is currently in use as a garage. Residential development of
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	++	a high design standard has the potential to improve the landscape character of the area.
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape	_		
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays >	+	
EN3	To improve the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation		No historic features nearby.
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/ŠAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development	Evidence from		Site is close to services, no issues
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality		++	
		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,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	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			
	To improve		++	No capacity issues	UU: Correspondence		
NR2	water quality and water	Water resources (Correspondence from UU)	+	Potential capacity issues (cumulative) Likely cumulative capacity issues (potential	(SharePoint > Planning Policy > LDF > Evidence Base >	++	United Utilities confirm no issues following modelling (Jan 2014).
	and water resources	,	-	contribution)	Infrastructure > UU >		

		] [		No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
			++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		Site is adjacent to the River Eden         SSSI - Unfavourable recovering.         Brownfield site, currently in use as a garage, on the edge of the settlement.         Previously developed         ALC grade 3         Site 240m from recycle/ waste facilities         100% Cumbrian average
		Water quality (Biological and chemical)	Ν	Unfavourable no change	Data, planning policy	+	
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Brownfield site, currently in use as a
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	+	garage, on the edge of the
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays		
	land and soil	Site based contaminants	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	<ul> <li>&gt; Planning Policy</li> <li>Overlays), advice from</li> </ul>	-	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	ALC grade 3
		Classification	Ν	ALC grade 3 (a & b)	Gio layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 240m from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	Ν	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average	]		
	facilities			Median gross pay <80% Cumbria average			
Environmental	Summary					++/+	
Economic							
	To improve	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	Settlement is an employment centre
EC2	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	> Planning Policy Overlays)		
				accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate			
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				public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			

Objective	Details	Indicator	Score	Appraisal Tool	Source		Field adjacent to the cent 0.9ha (28 units @ PH)
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	++	Voting station 150m from site.
581	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning		
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic		
		Access to shop which sells basic goods to meet	+	Shop within 2km of site		++	Co-op grocery store 200m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			PO 225m from site.
		Assess to post office	+	PO within 2km of site	GIS: Post Offices &	++	
		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	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site		++	Bus stop at the primary School
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site			approx. 50m from site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	Ν	No impact or nearby access	definitive map (Generic	Ν	+
			-	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		Cite pet in fleed zone or >9m from
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	++	Site not in flood zone or >8m from body of water.
	home		Ν	Site within flood zone 1	Overlays)		

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	220m dependent on access. Much shorter if access onto Nateby Road
		school	-	Primary School within 3km	Overlays > Planning		No plans.
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	790m from Kirkby Stephen Gramma
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		School.
				Secondary School >5km	Policy Ovenays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.		+	Appleby Heritage Centre nearest facility, around 17km from town.
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			28mins to town via 563 bus.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	_		
			+	22-24%			
			Ν	25-39%	Census data	++	27%
			-	30-49%	_		
				50% +			
			++	30% +			24%
			+	25-29%			
		% population with NVQ4 and above	Ν	22-24%	Census data	Ν	
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen medical Centre 930m from site.
		Distance from Or	-	GP Surgery 2-5km	Local Information).		930m nom site.
	Health and Well being			GP Surgery >5km			
SP5			+	>82% population in good or very good health			
		%population in good or	Ν	80-81% population in good or very good health	Census data	Ν	81%
		very good health	-	<80% population in good or very good health			

	1						
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	21%
		to-day activity	Ν	>20% population with limited day-to-day activity			
			++	Green space or play facility within 400m of site			
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	260m from play area at Kirkby
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		Stephen Primary School.
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity	-		
			+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No issues.
		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	Visual analysis of sites in relation to current	+	
	To create	Location in relation to existing settlement	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			The site is on the edge of the settlement but is well related to the town and in keeping with the pattern
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		of development in the area.
SP6	open-minded communities		Site outside of boundary, not related to cluster of units related to settlement				
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Town has a number of facilities
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	including a library, leisure centre etc.
			-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary	1					++/+	
Environmental	1						
			++	No known issues and potential for biodiversity enhancements			
	<b>T</b>		+	No known issues	GIS: Cumbria		
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species	-	Site is 120m from River Eden SAC/ SSSI.
				Significant adverse effect on nationally or internationally designated habitat			
				•			

			++	Would result in protected and increased tree			
			TT	cover, hedges etc. Would result in net increase in tree cover.			
		Effects on trees and	+	hedge etc.	Housing Matrices/ Tree	N	
		hedgerows	Ν	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.			
			++	Potential enhancement of landscape character			If site KS8 is developed, this site
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site assessment/Cumbria Landscape Toolkit	+	would be suitable as further infill. Some mitigation required to reduce
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character		т	visual impact from the River Eden and footpaths including good design
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			and landscaping.
	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			40m from boundary of Kirkby
	<b>T</b> .	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Stephen Conservation Area. The
EN3	To improve the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	sympathetic design of any residential development would
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)			ensure no negative effects 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	+	Site unlikely to have significant effects on air quality	Evidence from	++	Site is close to services, no issues
	To improve	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	local air quality and			Site highly likely to negatively contribute towards air quality			
NR1	respond to the effects of climate	Potential for the	++	Clear potential for the application of renewable technologies			
	change	ge installation of decentralised renewable	+	Potential for the application of renewable technology	Dook boood account	N	Limited knowledge or understanding of the application of technology on
		technologies (orientation, site size, topography/natural	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment		site
		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 >		United Utilities confirm no issues
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	following modelling (Jan 2014).
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable			
	resources		+	Unfavourable recovering			Site is 120m from the River Eder
		Water quality (Biological and chemical)	N	Unfavourable no change	GIS layers. SSSI Unit Data, planning policy	+	Site is 120m from the River Eder SSSI - Unfavourable recovering.
			-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of th settlement.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect	otect	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil		Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	
			-	Possible significant contamination on site that could require significant remediation.			
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4		Ν	ALC grade 3
		Classification	Ν	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		Site 1km from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	facilities
	sustainably and minimise waste	Control	-	Recycle centre within 5km	Information)		
				Recycle centre >5km			
	<b>T</b>		++	Median gross pay >UK average			
	To retain existing jobs		+	Median gross pay >Cumbria average			
NR4	and create	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	Ν	100% Cumbrian average
	new employment		-	Median gross pay 80-90% Cumbria average			
	employment facilities	ļ Ī		Median gross pay <80% Cumbria average			

Environmental	Summary					++/+	
Economic							
			++	Employment centre within 5km of settlement			
		Distance to employment centres	+	Employment centre accessed by appropriate public transport within 30 mins.	e GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)		
EC2	To improve access to jobs		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport		++	Settlement is an employment centre.
			-	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Sum	mary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	-	): Land off Bollam lane na (8 units @ 30DPH)
Social							
	To increase		++	Voting station <400m to site	CIS: Dolling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	GIS: Polling station layer (Generic	+	Voting station 450m from site.
351	participation in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	Toncy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Co-op grocery store 600m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices &	++	600m from site.
		Access to post onice	-	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	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	2 bus stops; Primary School and Station Road, approx 100m from the
	and open		-	Bus stop or rail station with infrequent service <400m from site			site.
				Bus stop or rail station with infrequent service <800m from site			<u> </u>
			++	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	Ν	No impact or nearby access	definitive map (Generic	+	Public Right of Way to the east
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	++	Site not in flood zone or >8m from
SP3	with a decent	Risk of flooding	Ν	Site within flood zone 1	Planning Policy Overlays)		body of water.
	home		-	Site within flood zone 2	Ovenays)		
				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	++	85m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1200m from Kirkby Stephen
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		Grammar School.
				Secondary School >5km	Folicy 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 Heritage Centre nearest facility, around 17km from town.
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).		28mins to town via 563 bus.
	and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	
			+	22-24%			070/
			Ν	25-39%			27%
			-	30-49%			
				50% +			
			++	30% +	Census data		
			+	25-29%		N	0.497
		% population with NVQ4 and above	Ν	22-24%			24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			Kirkhy Stanban Madical Contra
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen Medical Centre 1200m from site.
			-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
	Health and Well being		+	>82% population in good or very good health			
SP5		%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Conque data	++	21%
		limited ability to do day- to-day activity	Ν	>20% population with limited day-to-day activity	Census data		

			++	Green space or play facility within 400m of site	CIR: Appagaible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	380m from Stenkrith Park.
		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			
		Magnificating uses which may affect human health (Light, noise, visual etc. pollution)	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No issues.
		politition	-	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	t Visual analysis of sites in relation to current t settlement.		
	To create	ibrant, existing settlement active, usive and n-minded munities	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		N	Located outside of the main settlement on Nateby Road.
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km	-		
	history		· • • • • • • • • • • • • • • • • • • •	GIS: Cultural Facilities		Town has a number of facilities	
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	including a library, leisure centre etc
		Outural facilities	-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary	,					++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
	To protoct	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 150m from River Eden SAC/ SSSI.
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc.		_	
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	Ν	
			Ν	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.				
				Would result in significant loss of tree cover, hedge etc.				
			++	Potential enhancement of landscape character			Development of the site is likely to	
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site		Development of the site is likely to change the landscape character of the area. The site and surroundings	
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	-	currently have a rural feel, with dispersed detached housing.	
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			dispersed detached housing.	
	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				
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints			
EN3	the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No historic features nearby.	
	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	Evidence from Environmental Health			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality		++	Site is close to services, no issues	
		known issues)	-	Potential to negatively contribute towards air quality				
	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,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	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				
	To improve		++	No capacity issues	UU: Correspondence			
NR2	water quality	Water resources (Correspondence from	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >	++	United Utilities confirm no issues following modelling (Jan 2014).	
	and water resources	(Correspondence from UU)		Likely cumulative capacity issues (potential	Evidence Base > Infrastructure > UU >		ioliowing modelling (Jan 2014).	

				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
			++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		Site is 170m from the River Eder
		Water quality (Biological and chemical)	Ν	Unfavourable no change	Data, planning policy	+	SSSI - Unfavourable recovering
		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)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based		Greenfield site outside of the settlement boundary.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	<ul> <li>Planning Policy</li> <li>Overlays), advice from</li> </ul>	++	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	Agricultural Land + ALC grade 4 GIS layers.	N/+	Part of site ALC 3 and part ALC4		
		Classification	Ν	ALC grade 3 (a & b)	GIG layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 1250m from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	facilities
	sustainably and minimise	Controo	-	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	Ν	Median gross pay 90-100% Cumbria average	CACI data	Ν	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
nvironmental	Summary					++/-	
conomic					-		-
	To improve	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	Settlement is an employment cent
EC2	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	<ul> <li>Planning Policy Overlays)</li> </ul>	-7 <b>-</b> 7	
		·		-			

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify and		++	Site in ward in bottom quartile for deprivation			
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
Economic Sum	mary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Park	1: Land adjacent to Terrace 1.02ha (31 5 @ 30DPH)
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	+	Voting station 600m from site.
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site			
		Access to shan which	++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar store 350m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			620m from site.
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	
			-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	ccess to ervices, ilities, the untryside nd open Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	Bus stop at Station Road 390m from
	and open spaces		-	Bus stop or rail station with infrequent service <400m from site			the site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	Ν	No impact or nearby access	definitive map (Generic	-	Right of way runs through NE corner
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development	•		
	To provide everyone		++	Site not in a flood zone and >8m from any bodies of water/surface water			
			+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	++	Site not in flood zone or >8m from
SP3	with a decent home	Risk of flooding	Ν	Site within flood zone 1	Planning Policy Overlays)		body of 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	+	700m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OlO: Edua Eduartianal		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1220m from Kirkby Stephen
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		Grammar School.
				Secondary School >5km	Folicy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town.
SP4	levels of skills, education	evels of adult education centres skills, ducation	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			28mins to town via 563 bus.
	and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data	++	
			+	22-24%			070/
			Ν	25-39%			27%
			-	30-49%			
				50% +			
			++	30% +	Census data		
			+	25-29%		N	0.49/
			Ν	22-24%			24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen Medical Centre 1200m from site.
			-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
	Number of		+	>82% population in good or very good health			
SP5			Ν	80-81% population in good or very good health	Census data	N	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Conque data	++	21%
		limited ability to do day- to-day activity	Ν	>20% population with limited day-to-day activity	Census data		

			++	Green space or play facility within 400m of site			
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Site is 225m from Croglam Lane
		play areas/ accessible 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			Site borders main road. Residents
		may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	Ν	could face noise, light and pollution disturbance.
		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	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	The site is on the edge of the settlement but is well related an following the pattern of existir
	vibrant, active, inclusive and	ve, /e and hinded unities	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.		1	developments in the area.
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities		
	history		+	Facility within 6km			Town has a number of facilities
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	including a library, leisure centre e
			-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary						++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
	To protect	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 420m from River Eden SAC SSSI.
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc.			Mature trees on site constraining development- removal would be
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	-	development- removal would be detrimental. TPO to be considered development proposed.
			Ν	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.				
				Would result in significant loss of tree cover, hedge etc.				
			++	Potential enhancement of landscape character			Site is currently a green gap in	
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	development along South Road. Development would alter landscape	
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	т	character but with good design it should not have negative	
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			implications.	
	character for future		++	Development does not affect designated landscape	GIS layers.			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape		++	Development does not affect designated landscape	
				Development directly affects designated landscape				
			++	Potential to enhance the historic environment, contributing to enhancements				
	Ta imanana	Impact on historic	+	Potential for sympathetic development	GIS: Constraints			
EN3	To improve the quality of the built	f features of interest (Conservation area, Listed building, SAM	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No historic features nearby.	
	environment		-	Potential that site could lead to negative effects on interest feature(s)				
				Likely that development will lead to significant negative effects on interest feature(s).				
			++	Potential to address air quality issues through development	Evidence from Environmental Health		Site is close to services, no issues	
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality		++		
		known issues)	-	Potential to negatively contribute towards air quality				
	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 decentralised renewable technologies (orientation, site size, topography/natural assets)	installation of + technology		_		Limited knowledge or understanding	
			Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	of the application of technology on site	
			-	Potential constraints for the development of renewable technology				
				High constraints for the development of renewable technology				
	To improve		++	No capacity issues	UU: Correspondence			
NR2	water quality and water	Water resources (Correspondence from	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >	++	United Utilities confirm no issues following modelling (Jan 2014).	
	resources	and water (Correspondence from		Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >			

				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
			++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	Ν	Unfavourable no change	Data, planning policy	++	No issues
		and chemicary	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	++	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	Ν	ALC grade 3
		Classification	Ν	ALC grade 3 (a & b)	Olo layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 1300m from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	facilities
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	Ν	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental	Summary					++/+	
Economic							
EC2	To improve access to	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	Settlement is an employment centre
LUZ	jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	> Planning Policy Overlays)		

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify and		++	Site in ward in bottom quartile for deprivation			
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
Economic Sum	nary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Fara	3: Land to west of day road 4.09ha (123 a @ 30DPH)
Social	-					1	
	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	++	Voting station 390m from the site
011	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site			
			++	Shop within 800m of site	-		
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Co-op grocery store 213m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	430m from site (dependent on access arrangements)
			-	PO 2-5km of site			access analigements)
				PO 5km+ from site			
	To improve access to	e Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	Bus stop at market Street 450m from
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Public Right of Way to north 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			
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
SP3	To provide everyone with a decent	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	++	Site not in flood zone or >8m from body of water.
	home	_	Ν	Site within flood zone 1	Planning Policy Overlays)		
			-	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	+	520m
		school	-	Primary School within 3km	Overlays > Planning	-	02011
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIO: Educ Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	450m from Kirkby Stephen Gramma
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		School.
				Secondary School >5km	Folicy Overlays).		
			++	Facilities within 5km of settlement	Policy Overlays).		
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.		+	Appleby Heritage Centre nearest facility, around 17km from town.
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			28mins to town via 563 bus.
	education and training	-		Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%		++	27%
		% population with no qualifications	+	22-24%			
			Ν	25-39%	Census data	++	27%
			-	30-49%			
				50% +			
			++	30% +	Census data		24%
			+	25-29%		N	
		% population with NVQ4 and above	Ν	22-24%			
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from OD	+	GP Surgery within 2km of site	GIS: Medical Centres	++	KS medical centre 400m from site.
		Distance from GP	-	GP Surgery 2-5km	<ul> <li>(Generic Overlays &gt; Local Information).</li> </ul>		
				GP Surgery >5km			
	SP5 Health and Well being		+	>82% population in good or very good health			
SP5		%population in good or very good health	Ν	80-81% population in good or very good health	Census data	N	81%
			-	<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	++	21%
		to-day activity	Ν	>20% population with limited day-to-day activity			

			++	Green space or play facility within 400m of site				
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	360m from ply area at Croglam lane.	
		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				
		Neighbouring uses which	+	Development would enhance residential amenity			Cite ediacent exetien ment	
		May affect human health (Light, noise, visual etc. pollution)	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N/-	Site adjacent auction mart. Residents may be affected by noise odour and traffic disturbance.	
			-	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		Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	The site is within the settlement, I due to its size it extends the natu	
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			development boundary somewhat.	
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement				
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy			
	history		+	Facility within 6km		++	Town has a number of facilities	
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km			including a library, leisure centre et	
			-	Facility within 10km	Overlays)			
				No Facilities within 10km				
Social Summary						++/+		
Environmental								
			++	No known issues and potential for biodiversity enhancements				
			+	No known issues	GIS: Cumbria			
	To proto of	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 200m from River Eden SAC/ SSSI.	
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.				
			+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	N		
			Ν	would not affect trees or hedges				

		] [	-	Would result in loss of tree cover, hedge etc.				
				Would result in significant loss of tree cover, hedge etc.				
			++	Potential enhancement of landscape character				
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site		Although the site is of a large scale and on the edge of the settlement, it	
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	is felt development of a good design would not have negative implications on the landscape character.	
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			on the landscape character.	
	character for future		++	Development does not affect designated landscape	GIS layers.			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape		++	Development does not affect designated landscape	
				Development directly affects designated landscape				
			++	Potential to enhance the historic environment, contributing to enhancements			Eastern boundary of site shared with	
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		boundary of Kirkby Stephen Conservation Area. Listed Buildings	
EN3	To improve the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	along Market Street are in close proximity to the site, but are	
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/ŠAMs)/ Heritage Assessments		separated by the buildings on Faraday Road.	
				Likely that development will lead to significant negative effects on interest feature(s).				
			++	Potential to address air quality issues through development	Evidence from		Site is close to services, no issues	
		Effects upon air quality	+	Site unlikely to have significant effects on air quality		++		
		(proximity to areas with 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,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	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				
	To improve		++	No capacity issues	UU: Correspondence			
NR2	water quality and water	Water resources (Correspondence from UU)	+	Potential capacity issues (cumulative) Likely cumulative capacity issues (potential	(SharePoint > Planning Policy > LDF > Evidence Base >	++	United Utilities confirm no issues following modelling (Jan 2014).	
	resources		-	contribution)	Infrastructure > UU >			

				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
			++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	Ν	Unfavourable no change	Data, planning policy	++	No issues         Greenfield site on the edge of the settlement.         Buildings on edge of site only so likelihood of contamination low.         ALC grade 3         Site 515m from recycle/ waste facilities         100% Cumbrian average
		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)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect land and soil		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Duildings on odge of site only on
		Site based contaminants	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	-	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban	-		
		Agricultural Land	+	ALC grade 4	GIS layers.	Ν	ALC grade 3
		Classification	ALO giade a	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)	Drovimity to local requels	+	Recycle centre in settlement	GIS: Eden Recycling		Site 515m from recycle/ waste
NR4	resources sustainably	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	
	and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average		NI	
NR4	and create new	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	Ν	100% Cumbhan average
	employment facilities		-	Median gross pay 80-90% Cumbria average			
	lacilities			Median gross pay <80% Cumbria average			
Environmental	Summary					++/-	
Economic							
	To improve	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	Settlement is an employment centr
EC2	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	> Planning Policy Overlays)		

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify and		++	Site in ward in bottom quartile for deprivation			
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
Economic Sum	mary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS15: Land adjacent to Croglam lane 2.8ha (84 units @ 30DPH)	
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	+	Voting station 460m from site.
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
processes			Voting station more than 2km away from site				
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar store 215m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	565m from site.
			-	PO 2-5km of site			
				PO 5km+ from site			
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		+	Bus stop at Station Road 430m from
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			the site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	Ν	No impact or nearby access	definitive map (Generic	+	ROW along eastern edge
			-	Public rights of way would be diverted as a result of development	. Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
			++	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 flood zone or >8m from body of water. Surface water issues
SP3	with a decent home	Risk of flooding	Ν	Site within flood zone 1	Planning Policy Overlays)		within 8m. Mention of flooding at a drop in event
			-	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	+	550m.
		school	-	Primary School within 3km	Overlays > Planning	-	
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	930m from Kirkby Stephen 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 Heritage Centre nearest facility, around 17km from town.
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).		28mins to town via 563 bus.
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data		
			+	22-24%		++	270/
			Ν	25-39%			27%
			-	30-49%			
				50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	
			+	25-29%			0.10/
			Ν	22-24%			24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen Medical Centre 890m from site.
			-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
			+	>82% population in good or very good health			
SP5	Veil being	%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Concurs data	++	21%
		limited ability to do day- to-day activity	Ν	>20% population with limited day-to-day activity	Census data		

			++	Green space or play facility within 400m of site	CIR: Appagaible Spaces		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Site is adjacent Croglam Lane play
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		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			
		may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No issues.
		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	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	the settlement; its developmer would form a natural extension the development boundary in th
	vibrant, active, inclusive and open-minded communities		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			area but would extend the settlement somewhat.
SP6				Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy	++	
	history		+	Facility within 6km			Town has a number of facilities
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km			including a library, leisure centre
			-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary						++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
	To proto of	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 500m from River Eden SAC/ SSSI.
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	Ν	
			Ν	would not affect trees or hedges			

		] [	-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			The site does not have many visual
			+	Site unlikely to have negative landscape considerations	Site		receptors and is well screened by
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	existing features. Boundary hedging should be retained to screen any
EN2	EN2 manage landscape			Highly likely potential for negative effects on landscape character			development.
	quality and 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			
	To improve	of (Conservation area,	+	Potential for sympathetic development	Buildings/Conservation Areas/SAMs)/ Heritage Assessments		North Eastern boundary of the site
EN3	the quality of the built		Ν	Limited potential for improvement, negative effects unlikely		+	shared with Kirkby Stephen Conservation Area
	environment		-	Potential that site could lead to negative effects on interest feature(s)			
				Likely that development will lead to significant negative effects on interest feature(s).			
		Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health		
			+	Site unlikely to have significant effects on air quality		++	Site is close to services, no issues
			-	Potential to negatively contribute towards air quality			
	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,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	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		
	To improve water quality	Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	United Utilities confirm no issues
NR2	and water resources	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		following modelling (Jan 2014).
				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		

			++	Favourable			
			+	Unfavourable recovering			
		Water quality (Biological	N	Unfavourable no change	GIS layers. SSSI Unit Data, planning policy	++	No issues
		and chemical)	-	Unfavourable declining	overlay		
				Poor	-		
				Brownfield site clearly defined within			
			++	settlement			
			+	Brownfield site on the edge of the settlement			Greenfield site on the edge of the
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	settlement.
			-	Greenfield site on the edge of the settlement			
	To restore			Greenfield site outside the settlement boundary			
NR3	To restore and protect land and soil	Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
			Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	<ul> <li>Data (Generic Overlays</li> <li>Planning Policy</li> <li>Overlays), advice from</li> </ul>	++	
			-	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	ALC grade 3
		Classification	Ν	ALC grade 3 (a & b)	Gio layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local		
	natural (was mineral)	Descionito to la sel escuela	+	Recycle centre in settlement		+	Site 970m from recycle/ waste facilities
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement			
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average		N	
NR4	and create new	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	N	100% Cumbrian average
	employment facilities		-	Median gross pay 80-90% Cumbria average			
	lacinties			Median gross pay <80% Cumbria average			
Environmental S	Summary					++/+	
Economic							
			++	Employment centre within 5km of settlement			
EC2	To improve EC2 access to	Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays	++	Settlement is an employment centre.
LOZ	jobs	Distance to employment	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	> Planning Policy Overlays)		

				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	Ν	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
Economic Sum	nary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source		7: Land behind Park ace 0.75ha (23 units @ PH)
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Voting station 800m from site.
0.1	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site			
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar store 600m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)		
			+	PO within 2km of site		++	775m from site.
		Access to post office	-	PO 2-5km of site			
				PO 5km+ from site			
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	Bus stop at Station Road 270m from
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			the site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	-	Right of way runs through E corner
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development	-		
			++	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 flood zone or >8m from
SP3	with a decent home	Risk of flooding	Ν	Site within flood zone 1	Planning Policy Overlays)		body of 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	+	465m
		school	-	Primary School within 3km	Overlays > Planning	·	
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1400m from Kirkby Stephen
		school	-	Secondary school 2-5km	Overlays > Planning		Grammar 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 Heritage Centre nearest facility, around 17km from town.
SP4	levels of	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		28mins to town via 563 bus.
				Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
		% population with no qualifications % population with NVQ4 and above	+	22-24%	Census data	++	27%
			Ν	25-39%			
			-	30-49%			
				50% +			
			++	30% +	Census data		
			+	25-29%		N	24%
			Ν	22-24%			
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen Medical Centre 1375m from site.
			-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
			+	>82% population in good or very good health			
SP5	SP5 Health and Well being	%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	_	++	21%
		limited ability to do day- to-day activity	Ν	>20% population with limited day-to-day activity	Census data		2170

			++	Green space or play facility within 400m of site			
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Depending on access points, site is
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning	<b>TT</b>	280m from Stenkrith park.
		green spaces		Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc.	fect human health noise, visual etc.         N         Development would not lead to any issues related to residential amenity         Development would not lead to any issues of features that may affect human health	+	No issues.		
		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	vrant, existing settlement trive, sive and minded nunities	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	The site is on the edge of the settlement, and is only well rela given the development of site K
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			which is currently underway.
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)		
	history		+	Facility within 6km		++	Town has a number of facilities
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km			including a library, leisure centre
			-	Facility within 10km			
				No Facilities within 10km			
Social Summary	y					++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
	To protect	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 290m from River Eden SAC/ SSSI.
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc.			Mature trees on site constraining development- removal would be
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	-	detrimental. TPO to be considered if development proposed.
		1					development proposed.

			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			
			+	Site unlikely to have negative landscape considerations	Site		The development of site KS1
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	(adjacent) makes this site logical for development.
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	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 (Generic Overlays >		
EN3	the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No historic features nearby.
	environment	t 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).			
		Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health		Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality		++	
			-	Potential to negatively contribute towards air quality			
	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,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	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		
	To improve water quality	Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	United Utilities confirm no issues
NR2	and water resources	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	ιT	following modelling (Jan 2014).
resources	,		No Capacity. (private infrastructure required)	Draft LSC WW			

			++	Favourable			
			+	Unfavourable recovering	-		
		Water quality (Biological	N	Unfavourable no change	GIS layers. SSSI Unit Data, planning policy	++	No issues
		and chemical)	-	Unfavourable declining	overlay		
				Poor	-		
				Brownfield site clearly defined within			
			++	settlement			
			+	Brownfield site on the edge of the settlement			Greenfield site on the edge of the
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	settlement.
			-	Greenfield site on the edge of the settlement			
	To rostoro			Greenfield site outside the settlement boundary			
NR3	To restore and protect land and soil	Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
			Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	<ul> <li>Planning Policy</li> <li>Overlavs), advice from</li> </ul>	++	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban	- GIS layers.	N	
		Agricultural Land	+	ALC grade 4			ALC grade 3
		Classification	Ν	ALC grade 3 (a & b)	Gio layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local		
	natural (was mineral)	Descripción de la sel es evels	+	Recycle centre in settlement		+	Site 1475m from recycle/ waste facilities.
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement			
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average		N	
NR4	and create new	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	Ν	100% Cumbrian average
	employment facilities		-	Median gross pay 80-90% Cumbria average			
	lacilities			Median gross pay <80% Cumbria average			
Environmental S	Summary					++/-	
Economic							
			++	Employment centre within 5km of settlement			
EC2	To improve EC2 access to	Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays	++	Settlement is an employment centre.
	jobs		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	> Planning Policy Overlays)		
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
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	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
Economic Sum	nary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Crog	B: Land adjacent to lam park 1.17ha (35 @ 30DPH)
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	layer (Generic	-	Voting station 950m from site.	
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site			
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar store 900m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	1km from site.
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	Bus stop at Station Road 50m from
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		the site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	Ν	No impact or nearby access	definitive map (Generic Overlays > Local	Ν	
			-	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			
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
050	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 flood zone or >8m from body of water. Some surface water
SP3	with a decent home	Risk of flooding	Ν	Site within flood zone 1	Planning Policy Overlays)		issues on site.
			-	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	-	1100m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIC: Edan Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1600m from Kirkby Stephen
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		Grammar School.
				Secondary School >5km	Folicy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve	Access to colleges and adult education centres	+	Facilities accessed by appropriate public transport within 30 mins.		+	Appleby Heritage Centre nearest facility, around 17km from town.
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			28mins to town via 563 bus.
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	-		
			+	22-24%	Census data	++	270/
		% population with no gualifications	Ν	25-39%			27%
			-	30-49%			
				50% +			
			++	30% +			
			+ 25-29%	-	N	249/	
		% population with NVQ4 and above	Ν	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 >	+	Kirkby Stephen Medical Centre 1500m from site.
			-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
			+	>82% population in good or very good health			
SP5	Health and Well being	%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<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	++	21%
		to-day activity	Ν	>20% population with limited day-to-day activity			

			++	Green space or play facility within 400m of site			
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Site is 200m from Jubilee park.
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning	••	Site is 20011 from Sublice park.
		groon opacoo		Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity			Site in close proximity to industrial
		Neighbouring uses which may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	Ν	uses including recycling/ scrap metal centre. Residents may be affected by noise, pollution and traffic
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			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			
	To create	Location in relation to existing settlement	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	Site is on the edge of the settlement and its development would extend
	vibrant, active, inclusive and	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		the town.
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Town has a number of facilities
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	including a library, leisure centre etc
			-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summar	y					++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
	To protect	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species	-	Site is 275m from River Eden SAC/ SSSI.
EN1	and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc.			
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	N	
			Ν	would not affect trees or hedges			

		] [	-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Development of the site would have
			+	Site unlikely to have negative landscape considerations			very limited visual impact outside the sites vicinity, and would follow the
	To preserve,	Effect on landscape character	-	Potential negative issues with landscape character	Site assessment/Cumbria	+	natural progression of development. Good design and siting would be
EN2	enhance and manage landscape quality and			Highly likely potential for negative effects on landscape character	Landscape Toolkit		required to ensure no negative visual impact from Croglam Castle (SAM).
	character for future generations		++	Development does not affect designated landscape			
		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 inconstant	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Site is within 70m of Croglin Castle
EN3	To improve the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N/-	SAM. Sympathetic siting and design would be required to ensure no
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		negative effects.
				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	++	Site is close to services, no issues
		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	To improve			Site highly likely to negatively contribute towards air quality			
	local air quality and		++	Clear potential for the application of renewable technologies			
NR1	respond to the effects of	Potential for the	+	Potential for the application of renewable technology			
	climate change	installation of decentralised renewable	Ν	Limited knowledge or understanding of the application of technology on site		N	Limited knowledge or understanding
		technologies (orientation, site size,	-	Potential constraints for the development of renewable technology	Desk based assessment	N	of the application of technology on site
		topography/natural assets)		High constraints for the development of renewable technology			

			++	No capacity issues	UU: Correspondence			
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		United Utilities confirm no issues	
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	following modelling (Jan 2014).	
	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)	Ν	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)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.	
			-	Greenfield site on the edge of the settlement				
				Greenfield site outside the settlement boundary				
NR3	To restore and protect	Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use			
	land and soil		Ν	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			Part of site ALC 3 and part ALC4	
		Agricultural Land	+	ALC grade 4		N/+		
		Classification	Ν	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		Site 1500m from recycle/ waste	
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	facilities	
	sustainably and minimise		-	Recycle centre within 5km	Information)			
	waste			Recycle centre >5km				
			++	Median gross pay >UK average				
	To retain		+	Median gross pay >Cumbria average				
	existing jobs	Modion onevel seler:	Ν	Median gross pay 90-100% Cumbria average		Ν	100% Cumbrian average	
NR4	new	Median annual salary	-	Median gross pay 80-90% Cumbria average	CACI data			
	employment facilities			Median gross pay <80% Cumbria average				

Environmental S	Summary					++/N	
Economic					_		-
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	Settlement is an employment centre.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	Ν	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Sum	nary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source		9: Land behind the cent 0.27ha (8 units @ PH)
Social						1	
	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	++	Voting station 250m from site.
501	participation in democratic	buildings/ Village Halls (Voting stations)	-	Voting station within 2km of site	Overlays>Planning		
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar Store and Co-op store 400m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		nom site.
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	485m from site.
		Access to post onice	-	PO 2-5km of site			
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers	++	Bus stop at the Primary School 50m from the site.
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		
	0,000			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	Ν	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	1		
	To provide		++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones		
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	++	Site not in flood zone or >8m from body of water.
	home		Ν	Site within flood zone 1	Overlays)		

			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	70m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	CIS: Edan Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1020m from Kirkby Stephen
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		Grammar School.
				Secondary School >5km	Folicy 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 Heritage Centre neares facility, around 17km from town.
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).		28mins to town via 563 bus.
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
		% population with no qualifications	+	22-24%			
			Ν	25-39%	Census data	++	27%
			-	30-49%	_		
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	Ν	22-24%	Census data	Ν	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen medical Centre 960m from site.
			-	GP Surgery 2-5km	Local Information).		soom nom site.
	P5 Health and — Well being	-		GP Surgery >5km			
SP5			+	>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	Ν	81%
		very good nealth	_	<80% population in good or very good health			

	Number of residents with	++	<20% population with limited day-to-day activity	Census data	++	21%
	to-day activity	Ν	>20% population with limited day-to-day activity			
		++	Green space or play facility within 400m of site			
	Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Site is 320m from play area at Kirkby
	green spaces	-	Green space or play facility within 2km of site			Stephen Primary School.
			Green space or play facility >2km of site	Folicy Overlays)		
		++	Development would significantly enhance residential amenity			
		+	Development would enhance residential amenity			
	may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No issues.
	politilon	-	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	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	The site is on the edge of the settlement but is well related to surrounding residential
active,		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		developments.
open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
		++	2 Facilities within 6km			
history		+	Facility within 6km	GIS: Cultural Facilities		Town has a number of facilities
		Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	including a library, leisure centre etc.
		-	Facility within 10km	Overlays)		
			No Facilities within 10km			
,					++/+	
I	1		1			1
		++	No known issues and potential for biodiversity enhancements			
To protect		+	No known issues	GIS: Cumbria		
To protect and enhance biodiversity	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	on Biodiversity Evidence	-	Site is 70m from River Eden SAC/ SSSI.
			Significant adverse effect on nationally or internationally designated habitat			
	vibrant, active, inclusive and open-minded communities with a strong sense local history	Imited ability to do day- to-day activityDistance to children's play areas/ accessible green spacesNeighbouring uses which may affect human health (Light, noise, visual etc. pollution)To create vibrant, active, inclusive and open-minded communities with a strong sense local historyTo protect and enhanceTo protect and enhancePotential effects on local biodiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history   N   +++     To protect and enhance biodiversity   N   +++     To protect and enhance biodiversity   Potential effects on local biodiversity   N     To protect and enhance biodiversity   Potential effects on local biodiversity      To protect and enhance biodiversity   Potential effects on local biodiversity      To protect and enhance biodiversity   Potential effects on local biodiversity	To create vibrant, active, inclusive and open-minded communities with a strong sense local history     Location in relation to existing settlement biodiversity     ***     activity 20% population with limited day-to-day activity       To protect and enhance biodiversity     Distance to children's play areas/accessible green spaces     ++     Green space or play facility within 2km of site Green space or play facility within 2km of site Very play areas/accessible green spaces      Green space or play facility within 2km of site Green space or play facility within 2km of site Neighbouring uses which (Light, noise, visual etc. pollution)     +     Development would on the adt o any issues related to residential amenity       -     Potential issues which could give rise to problems associated with residential amenity       -     Development would have a significantly regative impact upon residential amenity       -     Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.       -     Site outside of settlement, though within 2km boundary of site adjacent to cluster of units related to cluster of units related to settlement.       -     Site outside of settlement, though within 12km boundary of site adjacent to cluster of units related to cluster of units related to settlement.       -     Site outside of settlement, though within 12km boundary of site adjacent to cluster of units related to settlement.	Number of residents with limited ability to do day- to-day activity     **     activity     Census data       N     >20% population with limited day-to-day activity     Census data     Census data       Distance to children's play areas/accessible green spaces     **     Green space or play facility within 400m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m of site - Green space or play facility within 200m - Development would on tead to any issues - Green space or play facility within 200m - Development would area not play facility within 200m - Development would area not play facility within 200m - Development would area not play facility within 200m - Site outside of settlement - Green coverally ablent - Site outside of settlement - Site outside of settlement - Gits: cultural facilities - Facility within 200m - No Facility	Number of residents with inited ability to do day: to day activity     **     activity     Census data     **       Distance to children's play areas/ accessible green spaces     **     Creen space or play facility within 400m of site (Generic Overlays)     Clis: Accessible Spaces (Generic Overlays)     Clis: Accessible Spaces (Generic Overlays)     **     **       Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)     *     Development would esignificantly enhance residential amenity     Development would on lead to any issues related to residential amenity     Desk based assessment of features that may affect human health     *       Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)     N     Development would on lead to any issues related to residential amenity     Desk based assessment of relatures that may affect human health     *       -     Development would on lead to any issues related to residential amenity     Visual analysis of siles incluses which could give rise to problems associated with residential amenity     Visual analysis of siles in relation to current     *       -     Site outside of settlement, though whith 2km boundary of site adjacent to cluster of existing settlement     Visual analysis of siles in relation to current     *       -     Site outside of settlement boundary adjacent of usite adjacent for existing buildings >2km     Visual analysis of siles in

			++	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	Ν	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	+	Forms part of natural progression of existing development. Mitigation would be required to ensure no
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	т	visual impact from River Eden and footpaths.
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			1001/20113.
	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			
	<b>T</b> . (m. 1997)	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		
EN3	To improve the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	Ν	No historic features nearby.
	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	+	Site unlikely to have significant effects on air quality	Evidence from	++	Site is close to services, no issues
	To improve	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	local air quality and			Site highly likely to negatively contribute towards air quality			
NR1	respond to the effects of climate	Potential for the	++	Clear potential for the application of renewable technologies			
	change	installation of decentralised renewable	+	Potential for the application of renewable technology		N	Limited knowledge or understanding of the application of technology on
		technologies (orientation, site size, topography/natural	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment		site
		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 >		United Utilities confirm no issues
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	following modelling (Jan 2014).
	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 45m from the River Eder
		Water quality (Biological and chemical)	Ν	Unfavourable no change	Data, planning policy	+	SSSI - Unfavourable recovering
			-	Unfavourable declining	overlay		
		-		Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Greenfield site on the edge of the settlement.
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect	Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil		Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.		++	
			-	Possible significant contamination on site that could require significant remediation.			
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4		Ν	ALC grade 3
		Classification	Ν	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		Site 1050m from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local Information)	+	facilities
	sustainably and minimise	Centres	-	Recycle centre within 5km			
	waste	<u> </u>		Recycle centre >5km			
	To rotain		++	Median gross pay >UK average			
	To retain existing jobs	ļ Ī	+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	Ν	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average	]		
	employment facilities	l l		Median gross pay <80% Cumbria average			

Environmental	Summary		++/N						
Economic				-	_		-		
			++	Employment centre within 5km of settlement					
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++			
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			Settlement is an employment centre.		
			-	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.					
	To diversify		++	Site in ward in bottom quartile for deprivation					
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	Ν	Least deprived 50%		
	economy		N	Site is least deprived 50% of wards					
Economic Sum	Economic Summary ++/N								

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS20: Whitehouse farm extension 0.63ha (19 ur @ 30DPH)	
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	+	Voting station 450m from site.
011	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	Toncy Overlays)		
			++	Shop within 800m of site	-		
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar store 540m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic		
			+	PO within 2km of site		++	620m from site.
			-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		+	Bus stop at Primary School appro 500m from the site (depending or
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			access arrangements).
				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	Ν	No impact or nearby access	definitive map (Generic	Ν	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development	]		
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
SP3	SP3 To provide everyone with a decent	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays > Planning Policy	++	Site not in flood zone or >8m from body of water.
	home		Ν	Site within flood zone 1	Overlays)		
			-	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	+	600m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1200m from Kirkby Stephen
		school	-	Secondary school 2-5km	Overlays > Planning		Grammar School.
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic		
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.		+	Appleby Heritage Centre neare facility, around 17km from towr
SP4	levels of	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).		28mins to town via 563 bus.
				Facilities >10km of site not accessible within 30 mins by appropriate public transport.	-		
			++	<22%			
			+	22-24%			
		% population with no qualifications	Ν	25-39%	Census data	++	27%
			-	30-49%			
				50% +			
			++	30% +	_	N	24%
			+	25-29%			
		% population with NVQ4 and above	Ν	22-24%	Census data		
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen Medical Centr 1090m from site.
	SP5 Health and Well being		-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
SP5			+	>82% population in good or very good health			
		%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<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	++	21%

		to-day activity		> 200/ population with limited day to day			
			Ν	>20% population with limited day-to-day activity			
			++	Green space or play facility within 400m of site			
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Site is 140m from Croglam lane play
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning		area.
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
			+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No issues.
		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	vibrant, existing settlement active,	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	Site is on the edge of the settlement and would only be well related if site
	· · ·		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			KS3 was developed.
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km			
	history		+	Facility within 6km	GIS: Cultural Facilities		Town has a number of facilities
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	including a library, leisure centre etc
		Guitarar facilities	-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary	/					++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues			
EN1	To protect and enhance biodiversity	nhance	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites		-	Site is 3330m from River Eden SAC SSSI.
	biodiversity			Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	-	Mature trees on site constraining

			+	Would result in net increase in tree cover, hedge etc.			development- removal would be detrimental. TPO to be considered if
			Ν	would not affect trees or hedges			development proposed.
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character	-		Would require the development of
			+	Site unlikely to have negative landscape considerations	Site		site KS3 to be considered acceptable. Even then the
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	-	landscape character (tight field pattern, mature trees and boundary
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			hedging) is likely to be negatively affected by development.
	character for future	re	++	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			
	<b>T</b> . in	e built Listed building SAM	oric + Potential for sympathetic development GIS: Constraints (Generic Overlays >			Approximately 40m from the	
EN3	To improve the quality of the built		Ν	Limited potential for improvement, negative effects unlikely	Eisted Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	boundary of the town's conservation area.
	environment		-	Potential that site could lead to negative effects on interest feature(s)			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	+	Site unlikely to have significant effects on air quality	Evidence from	++	Site is close to services, no issues
		(proximity to areas with 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,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	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 >		United Utilities confirm no issues	
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	following modelling (Jan 2014).	
	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)	Ν	Unfavourable no change	Data, planning policy	++	No issues	
		and chomical)	-	Unfavourable declining	overlay			
				Poor				
			++	Brownfield site clearly defined within settlement	_			
			+	Brownfield site on the edge of the settlement				
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.	
			-	Greenfield site on the edge of the settlement				
				Greenfield site outside the settlement boundary				
NR3	To restore and protect	:	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from			
	land and soil		Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.		++		
			-	Possible significant contamination on site that could require significant remediation.	Environmental health			
			++	ALC grade 5, or Urban				
		Agricultural Land	+	ALC grade 4		Ν	ALC grade 3	
		Classification	Ν	ALC grade 3 (a & b)	GIS layers.		G	
			-	ALC grade 1-2				
	To manage		++	Site within 800m of centre				
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 1200m from recycle/ waste	
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	facilities	
	sustainably and minimise		-	Recycle centre within 5km	Information)			
	waste To retain			Recycle centre >5km				
		-	++	Median gross pay >UK average	-			
		-	+	Median gross pay >Cumbria average	-			
	existing jobs and create	Modion onevel seler:	Ν	Median gross pay 90-100% Cumbria average		Ν	100% Cumbrian average	
NR4	new	Median annual salary	-	Median gross pay 80-90% Cumbria average	CACI data			
	employment facilities			Median gross pay <80% Cumbria average				

Environmental S	Environmental Summary										
Economic											
			++	Employment centre within 5km of settlement							
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )						
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		++	Settlement is an employment centre.				
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.							
	To diversify		++	Site in ward in bottom quartile for deprivation							
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	Ν	Least deprived 50%				
	economy		N	Site is least deprived 50% of wards							
Economic Summary ++/N											

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS21: Land at Edensyde 0.5ha (15 units @ 30DPF	
Social				·			
	To increase		++	Voting station <400m to site	CIC: Dolling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	GIS: Polling station layer (Generic	+	Voting station 570m from site.
SFI	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site	-		
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op supermarket 170m from site.
		day to day needs	-	Shop 2-5km of site			
				Shop 5km+ from site			
			++	PO within 800m of site			
		Assess to past office	+	PO within 2km of site	GIS: Post Offices &	++	560m from site.
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site		++	Bus stop at the cemetery 60m from
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			the site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	Ν	No impact or nearby access	definitive map (Generic	+	ROW along eastern edge
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
			++	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 > Planning Policy	_	Site within flood zone 2.
SP3	with a decent	Risk of flooding	N	Site within flood zone 1		_	
	home		-	Site within flood zone 2	Overlays)		
				Site within flood zones 3a or 3b			

			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	-	900m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OlO: Edua Eduartianal		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	600m from Kirkby Stephen Grammar
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		School.
				Secondary School >5km	Folicy 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 Heritage Centre nearest facility, around 17km from town.
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).		28mins to town via 563 bus.
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.	_		
		% population with no qualifications % population with NVQ4 and above	++	<22%		++	
			+	22-24%	Census data		
			Ν	25-39%			27%
			-	30-49%			
				50% +			
			++	30% +	Census data		
			+	25-29%		N	24%
			Ν	22-24%			
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	Kirkby Stephen Medical Centre 570m from site.
			-	GP Surgery 2-5km	Local Information).		or off from site.
	Number of re limited ability			GP Surgery >5km			
			+	>82% population in good or very good health			
SP5		%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Conque data	++	21%
		limited ability to do day- to-day activity	Ν	>20% population with limited day-to-day activity	Census data		

			++	Green space or play facility within 400m of site				
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	750m from 'Frank's Bridge'	
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		recreational area (via footbridge).	
				Green space or play facility >2km of site	Folicy Overlays)			
			++	Development would significantly enhance residential amenity				
		Neighbouring uses which	+	Development would enhance residential amenity			Site borders main road. Residents	
		may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	Ν	could face noise, light and pollutio disturbance.	
		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 outside the main	
	To create	existing settlement and ed es	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	N	settlement- and is not well connected. Development of K would improve the connectivit	
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			the site, but it would still be locate outside of the settlement.	
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement				
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy			
	history		+	Facility within 6km			Town has a number of facilities	
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km		++	including a library, leisure centre e	
			-	Facility within 10km	Overlays)			
				No Facilities within 10km				
ocial Summary						++/+		
invironmental								
			++	No known issues and potential for biodiversity enhancements				
			+	No known issues	GIS: Cumbria			
	To protect and enhance biodiversity	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,		Site borders River Eden SAC/ SSS	
EN1				Significant adverse effect on nationally or internationally designated habitat				
			++	Would result in protected and increased tree cover, hedges etc.				
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	Ν		
			Ν	would not affect trees or hedges				

		]	-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			The site is located on the very edge
			+	Site unlikely to have negative landscape considerations			of the settlement, and the surrounding landscape is rural.
	To preserve,	Effect on landscape character	-	Potential negative issues with landscape character	Site assessment/Cumbria Landscape Toolkit	-	Development would extend the village beyond the natural boundary
EN2	enhance and manage landscape quality and			Highly likely potential for negative effects on landscape character			and potentially have negative implications for the landscape character.
	character for future generations		++	Development does not affect designated landscape			
	_	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 (Generic Overlays >		
EN3	the quality of the built	f (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	Ν	No historic features nearby.
	environment		-	Potential that site could lead to negative effects on interest feature(s)			
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development	-		
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	Site is close to services, no issues
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	To improve			Site highly likely to negatively contribute towards air quality			
NR1	local air quality and respond to		++	Clear potential for the application of renewable technologies			
	the effects of climate	Potential for the	+	Potential for the application of renewable technology			
		Installation of decentralised renewable technologies (orientation,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	Limited knowledge or understanding of the application of technology on
		site size, topography/natural	-	Potential constraints for the development of renewable technology			site
	assets)			High constraints for the development of renewable technology			
L							

			++	No capacity issues	UU: Correspondence (SharePoint > Planning		
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	United Utilities confirm no issues
	Talimanaua	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU > Draft LSC WW		following modelling (Jan 2014).
NR2	To improve water quality			No Capacity. (private infrastructure required)	Capacity)		
NIX2	and water resources		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		Site is adjacent to the River Eden
		Water quality (Biological and chemical)	Ν	Unfavourable no change	Data, planning policy	+	SSSI - Unfavourable recovering.
		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)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect	otect	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil		Ν	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		Ν	ALC grade 3
		Classification	Ν	ALC grade 3 (a & b)	GIS layers.		G
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 320m from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	facilities
	sustainably and minimise	Control	-	Recycle centre within 5km	Information)		
	To retain existing jobs and create			Recycle centre >5km			
			++	Median gross pay >UK average			
			+	Median gross pay >Cumbria average			
NR4		Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	Ν	100% Cumbrian average
111.14	new employment	wiculari annuai salai y	-	Median gross pay 80-90% Cumbria average			_
	employment facilities			Median gross pay <80% Cumbria average			

Environmental S	Summary					++/N	
Economic							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		
EC2	To improve access to jobs	ess to Distance to employment		Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays )	++	Settlement is an employment centre.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	Ν	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Sum	nary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source		2: Land at Mellbecks (165 units @ 30DPH)
Social							
	To increase		++	Voting station <400m to site	CIS: Dolling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	GIS: Polling station layer (Generic	++	Voting station 100m from site.
351	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes	, <b>,</b> ,		Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site	-		
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Co-op grocery store 150m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		A second to us at affine	+	PO within 2km of site	GIS: Post Offices &	++	160m from site.
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		Bus stop at the Primary School approx 100m from the site (depending on access
SP2	services, facilities, the countryside		+	Bus stop or rail station with regular service >800m from site		++	
	and open spaces		-	Bus stop or rail station with infrequent service <400m from site			(depending on access arrangements).
				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	Ν	No impact or nearby access	definitive map (Generic	Ν	
		6 ,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays > Planning Policy	+	Site at boundary of Flood Zone, and
SP3	with a decent	Risk of flooding	Ν	Site within flood zone 1			8m from body of water at places.
	home		-	Site within flood zone 2	Overlays)		
				Site within flood zones 3a or 3b			

			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	175m dependent on access to the site. Much shorter if access on to
		school	-	Primary School within 3km	Overlays > Planning		Nateby Road. No plans.
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	Olo: Edan Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	730m from Kirkby Stephen 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 Heritage Centre nearest facility, around 17km from town.
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).		28mins to town via 563 bus.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data		
		% population with no qualifications % population with NVQ4 and above	+	22-24%		++	27%
			Ν	25-39%			
			-	30-49%			
				50% +			
			++	30% +	Census data	N	24%
			+	25-29%			
			Ν	22-24%			
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	Kirkby Stephen Medical Centre 730m from site.
			-	GP Surgery 2-5km	Local Information).		
	very good health			GP Surgery >5km			
			+	>82% population in good or very good health			
SP5		%population in good or very good health	Ν	80-81% population in good or very good health	Census data	N	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Census data	++	21%
		to-day activity	Ν	>20% population with limited day-to-day activity			

			Ν	would not affect trees or hedges			
		hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	-	trees with appropriate design- consider TPO.
		Effects on trees and	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/Tree		Need to protect some significant
EN1	To protect and enhance biodiversity	d enhance		Significant adverse effect on nationally or internationally designated habitat			
		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		from River Eden SAC/ SSSI.
			+	No known issues	GIS: Cumbria		Parts of the site are as little as 10m
			++	No known issues and potential for biodiversity enhancements	_		
Environmental							
Social Summary	/					++/+	
				No Facilities within 10km			
		Cultural facilities	-	Facility within 10km	Planning Policy Overlays)		Town has a number of facilities including a library, leisure centre et
	,	Distance to Leisure or	N	Facility within 8km	GIS: Cultural Facilities (Generic Overlays >	++	
	sense local history		+	Facility within 6km			
	with a strong	d s g	++	2 Facilities within 6km			
SP6	vibrant, active, inclusive and open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
		existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	m ng in relation to current		settlement somewhat.
	To create		Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		+	Site is generally well related to the settlement, but given its scale, in it entirety it extends outside of the
			+	Site well related, on the edge of the settlement			
			++	Site clearly defined within settlement			
				Development would have a significantly negative impact upon residents amenity			
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No issues.
		Neighbouring uses which	+	Development would enhance residential amenity			
			++	Development would significantly enhance residential amenity			
				Green space or play facility >2km of site	r oncy overlays)		
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		Stephen Primary School.
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	280m from play area at Kirkby

			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Given the very large scale of the
			+	Site unlikely to have negative landscape considerations	Site		site, it is likely to have a dramatic impact on the landscape character
	To preserve, enhance and	Effect on landscape character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	-	of the area. In particular the visual impact from the River Eden and
EN2	EN2 manage landscape guality and			Highly likely potential for negative effects on landscape character			footpaths will be great.
	character for future		++	Development does not affect designated landscape			Development doop not offect
	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		Part of the site within Kirkby Stephen
EN3	the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	Conservation Area. Number of Listed buildings in close proximity
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)			site.
				Likely that development will lead to significant negative effects on interest feature(s).			
		Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health		
			+	Site unlikely to have significant effects on air quality		++	Site is close to services, no issues
			-	Potential to negatively contribute towards air quality			
	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.	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	of the application of technology on site
		site size, 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		
	To improve water quality	Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	United Utilities confirm no issues
NR2	and water resources	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	ΓT	following modelling (Jan 2014).
				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		

			++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		Site is adjacent to the River Eden
		Water quality (Biological and chemical)	Ν	Unfavourable no change	Data, planning policy	+	SSSI - Unfavourable recovering.
		,	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			One building on site, but majority
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield agricultural land. On the edge of the settlement.
			-	Greenfield site on the edge of the settlement			-
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	Ν	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.	at Environmental health		
			++	ALC grade 5, or Urban		N	
		Agricultural Land	+	ALC grade 4	GIS layers.		ALC grade 3
		Classification	Ν	ALC grade 3 (a & b)			
			-	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	++	Site 785m from recycle/ waste facilities
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement			
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	N	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental	Summary					++/-	
Economic	-						
			++	Employment centre within 5km of settlement			
EC2	To improve access to	Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.		++	Settlement is an employment centre
LOZ	jobs	centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	> Planning Policy Overlays)		Settlement is an employment cent
	1	1				1	

				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			
Economic Sum	nary					++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Cem	3: Land adjacent the etery 2.31ha (70 units DPH)	
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	+	Voting station 570m from site.	
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Voting station of on nom site.	
	processes			Voting station more than 2km away from site				
			++	Shop within 800m of site				
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Co-op supermarket 170m from site.	
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)			
				Shop 5km+ from site				
			++	PO within 800m of site				
			+	PO within 2km of site	GIS: Post Offices &		ECOm from site	
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)	++	560m from site.	
				PO 5km+ from site				
	To improve access to	e Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)			
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site			Bus stop at the cemetery 50m from	
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site		++	the site.	
				Bus stop or rail station with infrequent service <800m from site				
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	ROW along western edge	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)			
				Public rights of way would be lost as a result of development	-			
			++	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 >		North eastern tip of site within Floor	
SP3	with a decent home	Risk of flooding	Ν	Site within flood zone 1	Planning Policy Overlays)	-	Zone 2	
			-	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	-	900m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
		Distance from secondary	++	Secondary School <800m to site	OlQ: Edua Eduartianal		
			+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	600m from Kirkby Stephen Grammar
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		School.
				Secondary School >5km	Folicy 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 Heritage Centre nearest facility, around 17km from town.
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).		28mins to town via 563 bus.
	education and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data	++	
			+	22-24%			070/
		% population with no qualifications % population with NVQ4 and above	Ν	25-39%			27%
			-	30-49%			
				50% +			
			++	30% +	Census data	N	
			+	25-29%			24%
			Ν	22-24%			
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	++	Kirkby Stephen Medical Centre 570m from site.
			-	GP Surgery 2-5km	Local Information).		
	Number of re limited ability			GP Surgery >5km			
			+	>82% population in good or very good health			
SP5		%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Conque data	++	21%
		limited ability to do day- to-day activity	Ν	>20% population with limited day-to-day activity	Census data		

			++	Green space or play facility within 400m of site			
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	750m from 'Frank's Bridge'
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		recreational area (via footbridge).
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity			Site borders main road. Residents
		may affect human health (Light, noise, visual etc. pollution)	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	Ν	could face noise, light and pollution disturbance.
		poliution)	-	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	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	N	The site is outside the main settlement- and is not well
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			connected.
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy		
	history		+	Facility within 6km		++	Town has a number of facilities
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km			including a library, leisure centre etc
			-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary	,					++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
	To protoct	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		Parts of the site are as little as 20m from River Eden SAC/ SSSI.
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc.		_	
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	N	
			Ν	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.				
				Would result in significant loss of tree cover, hedge etc.				
			++	Potential enhancement of landscape character			Given the very large scale of the	
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	_	site, it is likely to have a dramatic impact on the landscape character	
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	-	of the area. In particular the visual impact from the River Eden and	
EN2	EN2 manage landscape guality and			Highly likely potential for negative effects on landscape character			footpaths will be great.	
	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				
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints			
EN3	To improve the quality of the built	f features of interest (Conservation area, Listed building, SAM	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No historic features nearby.	
	environment		-	Potential that site could lead to negative effects on interest feature(s)				
				Likely that development will lead to significant negative effects on interest feature(s).				
			++	Potential to address air quality issues through development	Evidence from		Site is close to services, no issues	
		Effects upon air quality	+	Site unlikely to have significant effects on air quality		++		
		(proximity to areas with 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,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	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				
	To improve		++	No capacity issues	UU: Correspondence			
NR2	water quality	Water resources (Correspondence from	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >	++	United Utilities confirm no issues following modelling (Jan 2014).	
	and water resources		-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU >		tollowing modelling (Jan 2014).	

				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
			++	Favourable			
			+	Unfavourable recovering			Site is 45m from the River Eden
		Water quality (Biological and chemical)	Ν	Unfavourable no change	GIS layers. SSSI Unit Data, planning policy	+	SSSI - Unfavourable recovering.
		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)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect land and soil		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soli	Site based contaminants	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	++	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban	_		
		Agricultural Land	+	ALC grade 4	GIS layers.	Ν	ALC grade 3
		Classification	Ν	ALC grade 3 (a & b)	Olo layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 320m from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	facilities
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	Ν	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental	Summary					++/N	
conomic							
F.02	To improve	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	Settlement is an employment centr
EC2	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	> Planning Policy Overlays)		
				accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible within 30 mins by appropriate			
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				public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		Ν	Site is least deprived 50% of wards			

Objective	Details	Indicator	Score	Appraisal Tool	Source		4: Land adjacent Manor rt 1.20ha (36 units @ PH)
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	Voting station 250m from site.
JF I	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar Store and Co-op store 400m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		nom site.
				Shop 5km+ from site			
			++	PO within 800m of site			
		A second to us at a ffine	+	PO within 2km of site	GIS: Post Offices &	++	485m from site.
		Access to post office	-	PO 2-5km of site	Shops layer (Generic Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the		+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at the Primary School 50m
	and open		-	Bus stop or rail station with infrequent service <400m from site			from the site.
	spaces			Bus stop or rail station with infrequent service <800m from site	-		
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	Ν	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
			++	Site not in a flood zone and >8m from any bodies of water/surface water			
000	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 flood zone or >8m from
SP3	with a decent home	Risk of flooding	Ν	Site within flood zone 1	Planning Policy Overlays)		body of 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	++	100m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	OIC: Edge Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1020m from Kirkby Stephen
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		Grammar School.
				Secondary School >5km	Folicy 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 Heritage Centre nearest facility, around 17km from town.
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).		28mins to town via 563 bus.
	and training			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
		% population with no qualifications	+	22-24%	Census data	++	070/
			Ν	25-39%			27%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			0.00
		% population with NVQ4 and above	Ν	22-24%	Census data	N	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			Kielder Otenberg medient Orater
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen medical Centre 960m from site.
			-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
			+	>82% population in good or very good health			
SP5	Health and Well being	%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity	Consue data	++	21%
		limited ability to do day- to-day activity	Ν	>20% population with limited day-to-day activity	Census data		

			++	Green space or play facility within 400m of site			
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Site is 100m from play area at Kirkby
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		Stephen Primary School.
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity			
		may affect human health (Light, noise, visual etc. pollution)	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No issues.
		politition	-	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	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	+	The site is on the edge of the settlement but is well related to surrounding residential developments.
	vibrant, active, inclusive and	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities		
	history		+	Facility within 6km			Town has a number of facilities
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km	(Generic Overlays > Planning Policy	++	including a library, leisure centre etc
			-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary						++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
	To protect	Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 150m from River Eden SAC/ SSSI.
EN1	To protect and enhance biodiversity	nance		Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc.			Mature trees on site constraining development- removal would be
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc.	Housing Matrices/ Tree Surveys	-	detrimental. TPO to be considered i development proposed.
			Ν	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.				
				Would result in significant loss of tree cover, hedge etc.				
			++	Potential enhancement of landscape character			Site forme part of tight field pattern	
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site		Site forms part of tight field pattern with mature trees and hedges. Development has the potentially to	
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	-	dramatically alter the landscape character of the area.	
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character				
	character for future		++	Development does not affect designated landscape				
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	Development does not affect designated landscape	
				Development directly affects designated landscape				
			++	Potential to enhance the historic environment, contributing to enhancements				
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints			
EN3	To improve the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	Ν	No historic features nearby.	
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/ŠAMs)/ 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 Environmental Health	++	Site is close to services, no issues	
		known issues)	-	Potential to negatively contribute towards air quality				
	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,	Ν	Limited knowledge or understanding of the application of technology on site	Desk based assessment	Ν	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				
	To improve		++	No capacity issues	UU: Correspondence			
NR2	water quality and water	Water resources (Correspondence from	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >	++	United Utilities confirm no issues following modelling (Jan 2014).	
	and water	ŬU)		Likely cumulative capacity issues (potential	Evidence Base >		Tonowing modelling (Jan 2014).	

				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
			++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	Ν	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)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	Ν	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		Ν	ALC grade 3
		Classification	Ν	ALC grade 3 (a & b)	GIS layers.		, j
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 1050m from recycle/ waste
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	facilities
	sustainably and minimise		-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	Ν	Median gross pay 90-100% Cumbria average	CACI data	Ν	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
invironmental	Summary					++/-	
conomic							
EC2	To improve access to	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	Settlement is an employment centr
E02	jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	> Planning Policy Overlays)		

onomic Sumr	economy		N	Site is least deprived 50% of wards		++/N	
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	To diversify and		++	Site in ward in bottom quartile for deprivation			
				Employment centre >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			

Objective	Details	Indicator	Score	Appraisal Tool	Source		5: Land west of Nateby d 5.06ha (152 units @ PH)
Social							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Voting station 450m from site.
	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site			
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Co-op grocery store 600m from site.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	600m from site.
		Access to post onice	-	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	, the side Access to public transport	+	Bus stop or rail station with regular service >800m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	2 bus stops; Primary School and Station Road, approx 100m from the
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			site.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	Public Right of Way to south west 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	•		
			++	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 flood zone or >8m from
SP3	with a decent home	Risk of flooding	Ν	Site within flood zone 1	Planning Policy Overlays)		body of water.
			-	Site within flood zone 2	, , , , , , , , , , , , , , , , , , ,		
				Site within flood zones 3a or 3b			

			++	Primary School <400m to site	OlO: Edua Eduardi		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	100m
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010: Edua Eduational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1200m from Kirkby Stephen
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays)		Grammar School.
				Secondary School >5km	Folicy 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 Heritage Centre nearest facility, around 17km from town.
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).		28mins to town via 563 bus.
	and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	Ν	25-39%	Census data	++	27%
			-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			0.4%
		% population with NVQ4 and above	Ν	22-24%	Census data	Ν	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Kirkby Stephen Medical Centre 1200m from site.
			-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km			
			+	>82% population in good or very good health			
SP5	Health and Well being	%population in good or very good health	Ν	80-81% population in good or very good health	Census data	Ν	81%
			-	<80% population in good or very good health			
		Number of residents with	++	<20% population with limited day-to-day activity		++	21%
		limited ability to do day- to-day activity	Ν	>20% population with limited day-to-day activity	Census data	- •	2.70

			++	Green space or play facility within 400m of site			
		Distance to children's			GIS: Accessible Spaces		
		play areas/ accessible	+	Green space or play facility within 800m of site	(Generic Overlays>Planning	++	380m from Stenkrith Park.
		green spaces	-	Green space or play facility within 2km of site	Policy Overlays)		
				Green space or play facility >2km of site			
			++	Development would significantly enhance residential amenity			
		Noighbouring upon which	+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc.	Ν	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	+	No issues.
		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	Ν	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current settlement.	N	Located outside of the main settlement on Nateby Road, and of a scale out of character with previous
	vibrant, active, inclusive and		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			development.
SP6	open-minded communities			Site outside of boundary, not related to cluster of units related to settlement			
	with a strong sense local		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)		
	history		+	Facility within 6km			Town has a number of facilities
		Distance to Leisure or Cultural facilities	Ν	Facility within 8km		++	including a library, leisure centre etc
		Cultural lacinities	-	Facility within 10km			
				No Facilities within 10km			
Social Summar	y					++/+	
Environmental							
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		
	To protect	enhance	-	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 200m from River Eden SAC/ SSSI.
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc.			Mature trees on site constraining
					Housing Matrices/ Tree Surveys	-	development- removal would be detrimental. TPO to be considered
			+	Would result in net increase in tree cover, hedge etc.		-	detrimental. TPO to be considered if development proposed.

			-	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 is likely to
			+	Site unlikely to have negative landscape considerations			change the landscape character of the area. The site and surroundings
	To preserve,	Effect on landscape character	-	Potential negative issues with landscape character	Site assessment/Cumbria Landscape Toolkit		currently have a rural feel, with dispersed detached housing. The
EN2	enhance and manage landscape quality and			Highly likely potential for negative effects on landscape character			site is of a large scale, out of character with previous development.
	character for future generations		++	Development does not affect designated landscape			
		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	the quality of the built	features of interest (Conservation area,	Ν	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	No historic features nearby.
	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	++	Site is close to services, no issues
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	To improve			Site highly likely to negatively contribute towards air quality			
	local air quality and		++	Clear potential for the application of renewable technologies	_		
NR1	respond to the effects of climate	Potential for the	+	Potential for the application of renewable technology			
	change	installation of decentralised renewable	Ν	Limited knowledge or understanding of the application of technology on site	Deckhared	N	Limited knowledge or understanding of the application of technology on
		technologies (orientation, site size, topography/natural	-	Potential constraints for the development of renewable technology	Desk based assessment	-	site
		assets)		High constraints for the development of renewable technology			

			++	No capacity issues	UU: Correspondence			
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		United Utilities confirm no issues	
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	following modelling (Jan 2014).	
	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)	Ν	Unfavourable no change	Data, planning policy	++	No issues	
		and chomical)	-	Unfavourable declining	overlay			
				Poor				
			++	Brownfield site clearly defined within settlement				
			+	Brownfield site on the edge of the settlement				
		Site condition (Brownfield or Greenfield)	Ν	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based		Greenfield site outside of the settlement boundary.	
			-	Greenfield site on the edge of the settlement				
				Greenfield site outside the settlement boundary				
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use			
	land and soil	Site based contaminants	Ν	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		Ν	ALC grade 3	
		Classification	Ν	ALC grade 3 (a & b)	GIS layers.		5	
			-	ALC grade 1-2				
	To manage	-	++	Site within 800m of centre				
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Site 1250m from recycle/ waste	
NR4	resources	Proximity to local recycle centres	Ν	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	facilities	
	sustainably and minimise		-	Recycle centre within 5km	Information)			
	waste			Recycle centre >5km				
			++	Median gross pay >UK average				
	To retain		+	Median gross pay >Cumbria average				
	existing jobs and create		Ν	Median gross pay 90-100% Cumbria average		Ν	100% Cumbrian average	
NR4	new	Median annual salary	-	Median gross pay 80-90% Cumbria average	CACI data			
	employment facilities			Median gross pay <80% Cumbria average				

Environmental Summary						++/-	
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++	Settlement is an employment centre.
			+	Employment centre accessed by appropriate public transport within 30 mins.			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			Ν	Site is least deprived 50% of wards			
Economic Summary ++/N							