

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 1.53ha (46 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 658m from site (KS Centenary chapel)
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op supermarket 108m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	PO 550m from site (Market St.)
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Market square is the closest bus stop which serves a frequent route at 411m
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Public Right of Way to north of site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zones, no evidence of standing water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	KS Primary school 793m from site.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	KSSCC 430m from site.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	++	Kirkby Stephen medical centre 367m from site. Site adjacent to Medical Centre so footpath routes could reduce this, but no plans.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Play area 780m from site, in Kirkby Stephen primary school grounds.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N/-	Site is adjacent to industrial area of employment in town. Residents may be affected from noise, light, vibration and traffic disturbance as a consequence of neighbouring uses.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.
+	Site well related, on the edge of the settlement						
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.						
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.						
--	Site outside of boundary, not related to cluster of units related to settlement						
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.
	+			Facility within 6km			
	N			Facility within 8km			
	-			Facility within 10km			
	--			No Facilities within 10km			
Social Summary						++/+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	-	Site is within 250m of the river Eden SAC. Potential for a number of other sensitive species to be present on site including a variety of bat species.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.				
			--	Would result in significant loss of tree cover, hedge etc.				
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+ / ++	The site is currently used for light industrial use, and as such, contains a steel framed building and storage yard. There is potential for strong design to enhance the landscape character of this area.	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++		Development does not affect designated landscape
			-	Development affects setting of designated landscape				
--	Development directly affects designated landscape							
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	Site is not in close proximity to listed buildings/SAMs. Though spatially close to the towns conservation area, the topography of the area screens any impacts associated with residential development.	
			+	Potential for sympathetic development				
			N	Limited potential for improvement, negative effects unlikely				
			-	Potential that site could lead to negative effects on interest feature(s)				
			--	Likely that development will lead to significant negative effects on interest feature(s).				
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues	
			+	Site unlikely to have significant effects on air quality				
			-	Potential to negatively contribute towards air quality				
			--	Site highly likely to negatively contribute towards air quality				
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
			+	Potential for the application of renewable technology				
			N	Limited knowledge or understanding of the application of technology on site				
			-	Potential constraints for the development of renewable technology				
			--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	United Utilities confirm no issues following modelling (Jan 2014).	
			+	Potential capacity issues (cumulative)				
			-	Likely cumulative capacity issues (potential contribution)				

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

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

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS3: Whitehouse Farm 1.8ha (54 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Voting station 379m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Spar store 295m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	500m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop on Nateby Road 500m from site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way runs through the site in the SW corner.
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	ite not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	KS primary school 512m from site. This may be reduced if a footpath was created to Nateby road, though not yet planned.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1025 m.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen Medical Centre 1km from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Site is 40m from Croglam Lane play area.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Part of the site borders the main road; therefore residents may be affected by noise, light and pollution disturbance.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.
+	Site well related, on the edge of the settlement						
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.						
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.						
--	Site outside of boundary, not related to cluster of units related to settlement						
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.
	+			Facility within 6km			
	N			Facility within 8km			
	-			Facility within 10km			
	--			No Facilities within 10km			
Social Summary						++/+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	-	Site is 350m from the River Eden SAC/ SSI. Potential for a number of other key species on site including bats in existing buildings.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	-	Mature trees on site constraining development- removal would be detrimental. TPO to be considered if development proposed.
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	Site forms part of tight field pattern with mature trees and hedges. Development has the potentially to dramatically alter the landscape character of the area.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	++	There has been a recent refusal of a planning application for the Northern aspect of this site, which would have involved development in the KS conservation area, and demolishing a farm house of significance. The wider development of the site may allow for sympathetic redevelopment of the farm house.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base >	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

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

Environmental Summary							++/-
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary							++/N

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS4: Land at Croglam Lane 0.2ha (7 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Voting station 340m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Spar store 250m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	430m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop on Nateby Road 500m from site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way on eastern edge
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	520m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	880m.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen Medical Centre 850m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

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

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

NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).		
			+	Potential capacity issues (cumulative)					
			-	Likely cumulative capacity issues (potential contribution)					
			--	No Capacity. (private infrastructure required)					
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues		
			+	Unfavourable recovering					
			N	Unfavourable no change					
			-	Unfavourable declining					
			--	Poor					
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	N	Currently play area, previously undeveloped Greenfield land. Within the settlement.		
			+	Brownfield site on the edge of the settlement					
			N	Greenfield site clearly defined within settlement					
			-	Greenfield site on the edge of the settlement					
			--	Greenfield site outside the settlement boundary					
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	-	Previously developed		
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.					
			-	Possible significant contamination on site that could require significant remediation.					
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3		
			+	ALC grade 4					
			N	ALC grade 3 (a & b)					
			-	ALC grade 1-2					
		NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 920m from recycle/ waste facilities.
					+	Recycle centre in settlement			
N	No Recycle centre in settlement								
-	Recycle centre within 5km								
--	Recycle centre >5km								
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average		
			+	Median gross pay >Cumbria average					
			N	Median gross pay 90-100% Cumbria average					
			-	Median gross pay 80-90% Cumbria average					
			--	Median gross pay <80% Cumbria average					

Environmental Summary					++/N		
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			
			N	Site is least deprived 50% of wards			
Economic Summary					++/N		

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS5: Land adjacent Mountain Rescue Post 0.7ha (22 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 465m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op supermarket 50m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	500m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	2 bus stops (North Road and Kirkby Stephen Grammar School) within 200m of the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Public Right of Way to north of site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			

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

		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%		
			N	>20% population with limited day-to-day activity					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	550m from 'Frank's Bridge' recreational area (via foot bridge)		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N/-	Site is adjacent to industrial area of employment in town. Residents may be affected from noise, light, vibration and traffic disturbance as a consequence of neighbouring uses.		
			+	Development would enhance residential amenity					
			N	Development would not lead to any issues related to residential amenity					
			-	Potential issues which could give rise to problems associated with residential amenity					
			--	Development would have a significantly negative impact upon residents amenity					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N/+	The site is on the edge of the settlement. It would not be well related unless site KS2 is developed.
					+	Site well related, on the edge of the settlement			
					N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
					-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.		
	+			Facility within 6km					
	N			Facility within 8km					
	-			Facility within 10km					
	--			No Facilities within 10km					
Social Summary						++/+			
Environmental									
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	-	Site is 280m from the River Eden SAC/ SSSI.		
			+	No known issues					
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites					
			--	Significant adverse effect on nationally or internationally designated habitat					

		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Development of the site is unlikely to have negative implications on the landscape character.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
			-	Development affects setting of designated landscape			
	--		Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	Relatively close spatially to Conservation area but given topography there would be no impact of residential development on it.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
	+		Potential for the application of renewable technology				
	N		Limited knowledge or understanding of the application of technology on site				
	-		Potential constraints for the development of renewable technology				

			--	High constraints for the development of renewable technology					
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).		
			+	Potential capacity issues (cumulative)					
			-	Likely cumulative capacity issues (potential contribution)					
			--	No Capacity. (private infrastructure required)					
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues		
			+	Unfavourable recovering					
			N	Unfavourable no change					
			-	Unfavourable declining					
			--	Poor					
		NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
+	Brownfield site on the edge of the settlement								
N	Greenfield site clearly defined within settlement								
-	Greenfield site on the edge of the settlement								
--	Greenfield site outside the settlement boundary								
Site based contaminants	+			No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++			
	N			Possible contamination either onsite or nearby which could result in remedial enhancements.					
	-			Possible significant contamination on site that could require significant remediation.					
Agricultural Land Classification	++			ALC grade 5, or Urban	GIS layers.	N	ALC grade 3		
	+			ALC grade 4					
	N			ALC grade 3 (a & b)					
	-			ALC grade 1-2					
NR4	To manage natural (was mineral) resources sustainably and minimise waste			Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Site 430m from recycle/ waste facilities.
					+	Recycle centre in settlement			
		N	No Recycle centre in settlement						
		-	Recycle centre within 5km						
		--	Recycle centre >5km						
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average		
			+	Median gross pay >Cumbria average					
			N	Median gross pay 90-100% Cumbria average					
			-	Median gross pay 80-90% Cumbria average					
			--	Median gross pay <80% Cumbria average					

Environmental Summary							++/+
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary							++/N

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS6: Greenfield at Christian Head 0.7ha (22 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Voting station 395m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op supermarket 200m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	530m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	2 bus stops (North Road and Kirkby Stephen Grammar School) within 300m of the site.	
		+	Bus stop or rail station with regular service >800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m from site				
	Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Public Right of Way to north of site over road.	
		+	Good access to nearby Rights of Way				
		N	No impact or nearby access				
		-	Public rights of way would be diverted as a result of development				
--		Public rights of way would be lost as a result of development					
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			

			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	760m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	KS Grammar School 40m from site.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	++	Kirkby Stephen Medical Centre 150m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			

		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%		
			N	>20% population with limited day-to-day activity					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	550m from 'Frank's Bridge' recreational area (via foot bridge)		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No issues.		
			+	Development would enhance residential amenity					
			N	Development would not lead to any issues related to residential amenity					
			-	Potential issues which could give rise to problems associated with residential amenity					
			--	Development would have a significantly negative impact upon residents amenity					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N/+	The site is on the edge of the settlement and would not be well related unless site KS5 and KS2 are developed.
					+	Site well related, on the edge of the settlement			
					N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
					-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.		
	+			Facility within 6km					
	N			Facility within 8km					
	-			Facility within 10km					
	--			No Facilities within 10km					
Social Summary						++/+			
Environmental									
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 320m from river Eden SAC/ SSSI.		
			+	No known issues					
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites					
			--	Significant adverse effect on nationally or internationally designated habitat					
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N			

			+	Would result in net increase in tree cover, hedge etc.				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc.				
			--	Would result in significant loss of tree cover, hedge etc.				
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	The site is currently not well related/ connected to the existing settlement, and if developed in isolation it would potentially have negative implications to the landscape character. If sites KS2 and 5 are also developed it is unlikely to have negative implications on the landscape.	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++		Development does not affect designated landscape
			-	Development affects setting of designated landscape				
--	Development directly affects designated landscape							
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	Relatively close spatially to Conservation area but given topography there would be no impact of residential development on it.	
			+	Potential for sympathetic development				
			N	Limited potential for improvement, negative effects unlikely				
			-	Potential that site could lead to negative effects on interest feature(s)				
			--	Likely that development will lead to significant negative effects on interest feature(s).				
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues	
			+	Site unlikely to have significant effects on air quality				
			-	Potential to negatively contribute towards air quality				
			--	Site highly likely to negatively contribute towards air quality				
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
			+	Potential for the application of renewable technology				
			N	Limited knowledge or understanding of the application of technology on site				
			-	Potential constraints for the development of renewable technology				

			--	High constraints for the development of renewable technology					
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).		
			+	Potential capacity issues (cumulative)					
			-	Likely cumulative capacity issues (potential contribution)					
			--	No Capacity. (private infrastructure required)					
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues		
			+	Unfavourable recovering					
			N	Unfavourable no change					
			-	Unfavourable declining					
			--	Poor					
		NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
+	Brownfield site on the edge of the settlement								
N	Greenfield site clearly defined within settlement								
-	Greenfield site on the edge of the settlement								
--	Greenfield site outside the settlement boundary								
Site based contaminants	+			No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++			
	N			Possible contamination either onsite or nearby which could result in remedial enhancements.					
	-			Possible significant contamination on site that could require significant remediation.					
Agricultural Land Classification	++			ALC grade 5, or Urban	GIS layers.	N	ALC grade 3		
	+			ALC grade 4					
	N			ALC grade 3 (a & b)					
	-			ALC grade 1-2					
NR4	To manage natural (was mineral) resources sustainably and minimise waste			Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Site 440m from recycle/ waste facilities
					+	Recycle centre in settlement			
		N	No Recycle centre in settlement						
		-	Recycle centre within 5km						
		--	Recycle centre >5km						
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average		
			+	Median gross pay >Cumbria average					
			N	Median gross pay 90-100% Cumbria average					
			-	Median gross pay 80-90% Cumbria average					
			--	Median gross pay <80% Cumbria average					

Environmental Summary							++/-
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary							++/N

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS7: Mark Johns Motors 0.18ha (5units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 700m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op supermarket 100m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	600m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at Cemetery adjacent site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way on eastern edge
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	-	All of site within flood zone 2.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	820m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	610m from KS Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	++	Kirkby Stephen medical Centre 430m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	670m from 'Frank's Bridge' recreational area (via footbridge).	
			+	Green space or play facility within 800m of site				
			-	Green space or play facility within 2km of site				
			--	Green space or play facility >2km of site				
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site borders main road. Residents could face noise, light and pollution disturbance.	
			+	Development would enhance residential amenity				
			N	Development would not lead to any issues related to residential amenity				
			-	Potential issues which could give rise to problems associated with residential amenity				
			--	Development would have a significantly negative impact upon residents amenity				
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is on the edge of the settlement and forms the natural boundary to the existing limits of development.	
			+	Site well related, on the edge of the settlement				
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.				
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.				
			--	Site outside of boundary, not related to cluster of units related to settlement				
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.	
	+		Facility within 6km					
	N		Facility within 8km					
	-		Facility within 10km					
	--		No Facilities within 10km					
Social Summary						++/+		
Environmental								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	--	Site borders river Eden SAC/ SSSI.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
			Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	
		+		Would result in net increase in tree cover, hedge etc.				
		N		would not affect trees or hedges				

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	++	The site is currently in use as a garage. Residential development of a high design standard has the potential to improve the landscape character of the area.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No historic features nearby.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

			--	No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	+	Site is adjacent to the River Eden SSSI - Unfavourable recovering.
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	+	Brownfield site, currently in use as a garage, on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	-	Previously developed
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Site 240m from recycle/ waste facilities
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/+	
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS9: Field adjacent to the crescent 0.9ha (28 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Voting station 150m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op grocery store 200m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	PO 225m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at the primary School approx. 50m from site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	+
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			

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

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

		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	If site KS8 is developed, this site would be suitable as further infill. Some mitigation required to reduce visual impact from the River Eden and footpaths including good design and landscaping.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
			-	Development affects setting of designated landscape			
	--		Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	40m from boundary of Kirkby Stephen Conservation Area. The sympathetic design of any residential development would ensure no negative effects on the conservation area.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
	+		Potential for the application of renewable technology				
	N		Limited knowledge or understanding of the application of technology on site				
	-		Potential constraints for the development of renewable technology				

			--	High constraints for the development of renewable technology					
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).		
			+	Potential capacity issues (cumulative)					
			-	Likely cumulative capacity issues (potential contribution)					
			--	No Capacity. (private infrastructure required)					
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	+	Site is 120m from the River Eden SSSI - Unfavourable recovering.		
			+	Unfavourable recovering					
			N	Unfavourable no change					
			-	Unfavourable declining					
			--	Poor					
		NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
+	Brownfield site on the edge of the settlement								
N	Greenfield site clearly defined within settlement								
-	Greenfield site on the edge of the settlement								
--	Greenfield site outside the settlement boundary								
Site based contaminants	+			No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++			
	N			Possible contamination either onsite or nearby which could result in remedial enhancements.					
	-			Possible significant contamination on site that could require significant remediation.					
Agricultural Land Classification	++			ALC grade 5, or Urban	GIS layers.	N	ALC grade 3		
	+			ALC grade 4					
	N			ALC grade 3 (a & b)					
	-			ALC grade 1-2					
NR4	To manage natural (was mineral) resources sustainably and minimise waste			Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 1km from recycle/ waste facilities
					+	Recycle centre in settlement			
		N	No Recycle centre in settlement						
		-	Recycle centre within 5km						
		--	Recycle centre >5km						
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average		
			+	Median gross pay >Cumbria average					
			N	Median gross pay 90-100% Cumbria average					
			-	Median gross pay 80-90% Cumbria average					
			--	Median gross pay <80% Cumbria average					

Environmental Summary							++/+
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary							++/N

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS10: Land off Bollam lane 0.28ha (8 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 450m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op grocery store 600m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	600m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	2 bus stops; Primary School and Station Road, approx 100m from the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Public Right of Way to the east
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	85m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1200m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen Medical Centre 1200m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	380m from Stenkrith Park.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No issues.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.
+	Site well related, on the edge of the settlement						
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.						
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.						
--	Site outside of boundary, not related to cluster of units related to settlement						
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.
	+			Facility within 6km			
	N			Facility within 8km			
	-			Facility within 10km			
	--			No Facilities within 10km			
Social Summary						++/+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	-	Site is 150m from River Eden SAC/ SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	Development of the site is likely to change the landscape character of the area. The site and surroundings currently have a rural feel, with dispersed detached housing.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No historic features nearby.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

			--	No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	+	Site is 170m from the River Eden SSSI - Unfavourable recovering.
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	--	Greenfield site outside of the settlement boundary.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N/+	Part of site ALC 3 and part ALC4
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 1250m from recycle/ waste facilities
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/-	
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS11: Land adjacent to Park Terrace 1.02ha (31 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 600m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Spar store 350m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	620m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at Station Road 390m from the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	-	Right of way runs through NE corner
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	700m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1220m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen Medical Centre 1200m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

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

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Site is currently a green gap in development along South Road. Development would alter landscape character but with good design it should not have negative implications.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No historic features nearby.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

			--	No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 1300m from recycle/ waste facilities
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/+	
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS13: Land to west of Faraday road 4.09ha (123 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Voting station 390m from the site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op grocery store 213m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	430m from site (dependent on access arrangements)
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at market Street 450m from site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Public Right of Way to north of site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			

			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	520m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	450m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	++	KS medical centre 400m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	360m from ply area at Croglam lane.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N/-	Site adjacent auction mart. Residents may be affected by noise, odour and traffic disturbance.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.
+	Site well related, on the edge of the settlement						
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.						
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.						
--	Site outside of boundary, not related to cluster of units related to settlement						
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.
	+			Facility within 6km			
	N			Facility within 8km			
	-			Facility within 10km			
	--			No Facilities within 10km			
Social Summary						++/+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 200m from River Eden SAC/ SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Although the site is of a large scale and on the edge of the settlement, it is felt development of a good design would not have negative implications on the landscape character.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	Eastern boundary of site shared with boundary of Kirkby Stephen Conservation Area. Listed Buildings along Market Street are in close proximity to the site, but are separated by the buildings on Faraday Road.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

			--	No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	-	Buildings on edge of site only so likelihood of contamination low.
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Site 515m from recycle/ waste facilities
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/-	
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS15: Land adjacent to Croglam lane 2.8ha (84 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 460m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Spar store 215m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	565m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop at Station Road 430m from the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	ROW along eastern edge
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	+	Site not in flood zone or >8m from body of water. Surface water issues within 8m. Mention of flooding at a drop in event
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	550m.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	930m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen Medical Centre 890m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Site is adjacent Croglam Lane play area.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No issues.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.
+	Site well related, on the edge of the settlement						
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.						
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.						
--	Site outside of boundary, not related to cluster of units related to settlement						
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.
	+			Facility within 6km			
	N			Facility within 8km			
	-			Facility within 10km			
	--			No Facilities within 10km			
Social Summary						++/+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 500m from River Eden SAC/ SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	The site does not have many visual receptors and is well screened by existing features. Boundary hedging should be retained to screen any development.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	North Eastern boundary of the site shared with Kirkby Stephen Conservation Area
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			

		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 970m from recycle/ waste facilities
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/+	
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS17: Land behind Park Terrace 0.75ha (23 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 800m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Spar store 600m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	775m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at Station Road 270m from the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	-	Right of way runs through E corner
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	465m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1400m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen Medical Centre 1375m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

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

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	The development of site KS1 (adjacent) makes this site logical for development.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No historic features nearby.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			

		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 1475m from recycle/ waste facilities.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/-	
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS18: Land adjacent to Croglam park 1.17ha (35 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	Voting station 950m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Spar store 900m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	1km from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at Station Road 50m from the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	+	Site not in flood zone or >8m from body of water. Some surface water issues on site.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	1100m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1600m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen Medical Centre 1500m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

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

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

NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).		
			+	Potential capacity issues (cumulative)					
			-	Likely cumulative capacity issues (potential contribution)					
			--	No Capacity. (private infrastructure required)					
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues		
			+	Unfavourable recovering					
			N	Unfavourable no change					
			-	Unfavourable declining					
			--	Poor					
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.		
			+	Brownfield site on the edge of the settlement					
			N	Greenfield site clearly defined within settlement					
			-	Greenfield site on the edge of the settlement					
			--	Greenfield site outside the settlement boundary					
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++			
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.					
			-	Possible significant contamination on site that could require significant remediation.					
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N/+	Part of site ALC 3 and part ALC4		
			+	ALC grade 4					
			N	ALC grade 3 (a & b)					
			-	ALC grade 1-2					
		NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 1500m from recycle/ waste facilities
					+	Recycle centre in settlement			
N	No Recycle centre in settlement								
-	Recycle centre within 5km								
--	Recycle centre >5km								
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average		
			+	Median gross pay >Cumbria average					
			N	Median gross pay 90-100% Cumbria average					
			-	Median gross pay 80-90% Cumbria average					
			--	Median gross pay <80% Cumbria average					

Environmental Summary						++/N	
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			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS19: Land behind the crescent 0.27ha (8 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Voting station 250m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Spar Store and Co-op store 400m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	485m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at the Primary School 50m from the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			

			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	70m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1020m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
--	50% +						
% population with NVQ4 and above	++	30% +	Census data	N	24%		
	+	25-29%					
	N	22-24%					
	-	20-22%					
	--	<20%					
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen medical Centre 960m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			

		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%		
			N	>20% population with limited day-to-day activity					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Site is 320m from play area at Kirkby Stephen Primary School.		
			+	Green space or play facility within 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No issues.		
			+	Development would enhance residential amenity					
			N	Development would not lead to any issues related to residential amenity					
			-	Potential issues which could give rise to problems associated with residential amenity					
			--	Development would have a significantly negative impact upon residents amenity					
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is on the edge of the settlement but is well related to surrounding residential developments.
					+	Site well related, on the edge of the settlement			
					N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
					-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
--	Site outside of boundary, not related to cluster of units related to settlement								
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.		
	+			Facility within 6km					
	N			Facility within 8km					
	-			Facility within 10km					
	--			No Facilities within 10km					
Social Summary						++/+			
Environmental									
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 70m from River Eden SAC/ SSSI.		
			+	No known issues					
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites					
			--	Significant adverse effect on nationally or internationally designated habitat					

		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Forms part of natural progression of existing development. Mitigation would be required to ensure no visual impact from River Eden and footpaths.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape
			-	Development affects setting of designated landscape			
	--		Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No historic features nearby.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site
	+		Potential for the application of renewable technology				
	N		Limited knowledge or understanding of the application of technology on site				
	-		Potential constraints for the development of renewable technology				

			--	High constraints for the development of renewable technology					
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).		
			+	Potential capacity issues (cumulative)					
			-	Likely cumulative capacity issues (potential contribution)					
			--	No Capacity. (private infrastructure required)					
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	+	Site is 45m from the River Eden SSSI - Unfavourable recovering.		
			+	Unfavourable recovering					
			N	Unfavourable no change					
			-	Unfavourable declining					
			--	Poor					
		NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
+	Brownfield site on the edge of the settlement								
N	Greenfield site clearly defined within settlement								
-	Greenfield site on the edge of the settlement								
--	Greenfield site outside the settlement boundary								
Site based contaminants	+			No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++			
	N			Possible contamination either onsite or nearby which could result in remedial enhancements.					
	-			Possible significant contamination on site that could require significant remediation.					
Agricultural Land Classification	++			ALC grade 5, or Urban	GIS layers.	N	ALC grade 3		
	+			ALC grade 4					
	N			ALC grade 3 (a & b)					
	-			ALC grade 1-2					
NR4	To manage natural (was mineral) resources sustainably and minimise waste			Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 1050m from recycle/ waste facilities
					+	Recycle centre in settlement			
		N	No Recycle centre in settlement						
		-	Recycle centre within 5km						
		--	Recycle centre >5km						
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average		
			+	Median gross pay >Cumbria average					
			N	Median gross pay 90-100% Cumbria average					
			-	Median gross pay 80-90% Cumbria average					
			--	Median gross pay <80% Cumbria average					

Environmental Summary					++/N		
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			
			N	Site is least deprived 50% of wards			
Economic Summary					++/N		

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS20: Whitehouse farm extension 0.63ha (19 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 450m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Spar store 540m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	620m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop at Primary School approx 500m from the site (depending on access arrangements).
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			

			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	600m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1200m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen Medical Centre 1090m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	21%

		to-day activity	N	>20% population with limited day-to-day activity				
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Site is 140m from Croglam lane play area.	
			+	Green space or play facility within 800m of site				
			-	Green space or play facility within 2km of site				
			--	Green space or play facility >2km of site				
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No issues.	
			+	Development would enhance residential amenity				
			N	Development would not lead to any issues related to residential amenity				
			-	Potential issues which could give rise to problems associated with residential amenity				
			--	Development would have a significantly negative impact upon residents amenity				
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Site is on the edge of the settlement and would only be well related if site KS3 was developed.	
				+				Site well related, on the edge of the settlement
				N				Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.
				-				Site outside of settlement boundary adjacent to cluster of existing buildings >2km.
				--				Site outside of boundary, not related to cluster of units related to settlement
			Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.
				+	Facility within 6km			
				N	Facility within 8km			
				-	Facility within 10km			
				--	No Facilities within 10km			
Social Summary						++/+		
Environmental								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 3330m from River Eden SAC/ SSSI.	
				+				No known issues
				-				Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites
				--				Significant adverse effect on nationally or internationally designated habitat
			Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	-	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 development proposed.	
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc.				
			--	Would result in significant loss of tree cover, hedge etc.				
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	Would require the development of site KS3 to be considered acceptable. Even then the landscape character (tight field pattern, mature trees and boundary hedging) is likely to be negatively affected by development.	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++		Development does not affect designated landscape
			-	Development affects setting of designated landscape				
--	Development directly affects designated landscape							
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	Approximately 40m from the boundary of the town's conservation area.	
			+	Potential for sympathetic development				
			N	Limited potential for improvement, negative effects unlikely				
			-	Potential that site could lead to negative effects on interest feature(s)				
			--	Likely that development will lead to significant negative effects on interest feature(s).				
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues	
			+	Site unlikely to have significant effects on air quality				
			-	Potential to negatively contribute towards air quality				
			--	Site highly likely to negatively contribute towards air quality				
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
			+	Potential for the application of renewable technology				
			N	Limited knowledge or understanding of the application of technology on site				
			-	Potential constraints for the development of renewable technology				
			--	High constraints for the development of renewable technology				

NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).		
			+	Potential capacity issues (cumulative)					
			-	Likely cumulative capacity issues (potential contribution)					
			--	No Capacity. (private infrastructure required)					
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues		
			+	Unfavourable recovering					
			N	Unfavourable no change					
			-	Unfavourable declining					
			--	Poor					
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.		
			+	Brownfield site on the edge of the settlement					
			N	Greenfield site clearly defined within settlement					
			-	Greenfield site on the edge of the settlement					
			--	Greenfield site outside the settlement boundary					
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++			
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.					
			-	Possible significant contamination on site that could require significant remediation.					
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3		
			+	ALC grade 4					
			N	ALC grade 3 (a & b)					
			-	ALC grade 1-2					
		NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 1200m from recycle/ waste facilities
					+	Recycle centre in settlement			
N	No Recycle centre in settlement								
-	Recycle centre within 5km								
--	Recycle centre >5km								
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average		
			+	Median gross pay >Cumbria average					
			N	Median gross pay 90-100% Cumbria average					
			-	Median gross pay 80-90% Cumbria average					
			--	Median gross pay <80% Cumbria average					

Environmental Summary							
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			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 @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 570m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op supermarket 170m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	560m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at the cemetery 60m from the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	ROW along eastern edge
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	-	Site within flood zone 2.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	900m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	600m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	++	Kirkby Stephen Medical Centre 570m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

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

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

NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).		
			+	Potential capacity issues (cumulative)					
			-	Likely cumulative capacity issues (potential contribution)					
			--	No Capacity. (private infrastructure required)					
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	+	Site is adjacent to the River Eden SSSI - Unfavourable recovering.		
			+	Unfavourable recovering					
			N	Unfavourable no change					
			-	Unfavourable declining					
			--	Poor					
		NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
+	Brownfield site on the edge of the settlement								
N	Greenfield site clearly defined within settlement								
-	Greenfield site on the edge of the settlement								
--	Greenfield site outside the settlement boundary								
Site based contaminants	+			No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++			
	N			Possible contamination either onsite or nearby which could result in remedial enhancements.					
	-			Possible significant contamination on site that could require significant remediation.					
Agricultural Land Classification	++			ALC grade 5, or Urban	GIS layers.	N	ALC grade 3		
	+			ALC grade 4					
	N			ALC grade 3 (a & b)					
	-			ALC grade 1-2					
NR4	To manage natural (was mineral) resources sustainably and minimise waste			Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Site 320m from recycle/ waste facilities
					+	Recycle centre in settlement			
		N	No Recycle centre in settlement						
		-	Recycle centre within 5km						
		--	Recycle centre >5km						
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average		
			+	Median gross pay >Cumbria average					
			N	Median gross pay 90-100% Cumbria average					
			-	Median gross pay 80-90% Cumbria average					
			--	Median gross pay <80% Cumbria average					

Environmental Summary					++/N		
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			
			N	Site is least deprived 50% of wards			
Economic Summary					++/N		

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS22: Land at Mellbecks 5.48 (165 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Voting station 100m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op grocery store 150m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	160m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at the Primary School approx 100m from the site (depending on access arrangements).
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	+	Site at boundary of Flood Zone, and 8m from body of water at places.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	175m dependent on access to the site. Much shorter if access on to Nateby Road. No plans.
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	730m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	++	Kirkby Stephen Medical Centre 730m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	280m from play area at Kirkby Stephen Primary School.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No issues.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Site is generally well related to the settlement, but given its scale, in its entirety it extends outside of the settlement somewhat.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
Social Summary						++/+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	--	Parts of the site are as little as 10m from River Eden SAC/ SSSI.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	-	Need to protect some significant trees with appropriate design-consider TPO.
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	Given the very large scale of the site, it is likely to have a dramatic impact on the landscape character of the area. In particular the visual impact from the River Eden and footpaths will be great.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	Part of the site within Kirkby Stephen Conservation Area. Number of Listed buildings in close proximity to site.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			

		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	+	Site is adjacent to the River Eden SSSI - Unfavourable recovering.
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	One building on site, but majority Greenfield agricultural land. On the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Site 785m from recycle/ waste facilities
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/-	
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS23: Land adjacent the Cemetery 2.31ha (70 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 570m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op supermarket 170m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	560m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at the cemetery 50m from the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	ROW along western edge
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	-	North eastern tip of site within Flood Zone 2
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	900m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	600m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	++	Kirkby Stephen Medical Centre 570m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

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

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	Given the very large scale of the site, it is likely to have a dramatic impact on the landscape character of the area. In particular the visual impact from the River Eden and footpaths will be great.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No historic features nearby.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

			--	No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	+	Site is 45m from the River Eden SSSI - Unfavourable recovering.
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Site 320m from recycle/ waste facilities
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/N	
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			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS24: Land adjacent Manor Court 1.20ha (36 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Voting station 250m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Spar Store and Co-op store 400m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	485m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at the Primary School 50m from the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	100m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1020m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen medical Centre 960m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

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

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	Site forms part of tight field pattern with mature trees and hedges. Development has the potentially to dramatically alter the landscape character of the area.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No historic features nearby.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

			--	No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-	Greenfield site on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
		NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)
+	Recycle centre in settlement						
N	No Recycle centre in settlement						
-	Recycle centre within 5km						
--	Recycle centre >5km						
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++/-	
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary						++/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS25: Land west of Nateby Road 5.06ha (152 units @ 30DPH)	
Social							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Voting station 450m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op grocery store 600m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	600m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	2 bus stops; Primary School and Station Road, approx 100m from the site.
			+	Bus stop or rail station with regular service >800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Public Right of Way to south west of site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			

SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	100m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	1200m from Kirkby Stephen Grammar School.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 bus.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Kirkby Stephen Medical Centre 1200m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	21%
			N	>20% population with limited day-to-day activity			

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

			-	Would result in loss of tree cover, hedge etc.			
			--	Would result in significant loss of tree cover, hedge etc.			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	--	Development of the site is likely to change the landscape character of the area. The site and surroundings currently have a rural feel, with dispersed detached housing. The site is of a large scale, out of character with previous development.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect designated landscape	
		-	Development affects setting of designated landscape				
--		Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	No historic features nearby.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	++	Site is close to services, no issues
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Limited knowledge or understanding of the application of technology on site	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				

NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	United Utilities confirm no issues following modelling (Jan 2014).		
			+	Potential capacity issues (cumulative)					
			-	Likely cumulative capacity issues (potential contribution)					
			--	No Capacity. (private infrastructure required)					
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues		
			+	Unfavourable recovering					
			N	Unfavourable no change					
			-	Unfavourable declining					
			--	Poor					
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	--	Greenfield site outside of the settlement boundary.		
			+	Brownfield site on the edge of the settlement					
			N	Greenfield site clearly defined within settlement					
			-	Greenfield site on the edge of the settlement					
			--	Greenfield site outside the settlement boundary					
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++			
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.					
			-	Possible significant contamination on site that could require significant remediation.					
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3		
			+	ALC grade 4					
			N	ALC grade 3 (a & b)					
			-	ALC grade 1-2					
		NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 1250m from recycle/ waste facilities
					+	Recycle centre in settlement			
N	No Recycle centre in settlement								
-	Recycle centre within 5km								
--	Recycle centre >5km								
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average		
			+	Median gross pay >Cumbria average					
			N	Median gross pay 90-100% Cumbria average					
			-	Median gross pay 80-90% Cumbria average					
			--	Median gross pay <80% Cumbria average					

Environmental Summary							++/-
Economic							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	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			
			N	Site is least deprived 50% of wards			
Economic Summary							++/N