

Eden Preferred Local Plan Sustainability Appraisal Appendix 2f: Site Matrices (Employment)

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| Objective | Details | Indicator | Score | Appraisal Tool | Source | Gilwill | y 2a |
|-----------|--------------------------------|-------------------------------|-------|--|--|---------|--|
| Social | | | | | | | |
| | | | ++ | Motorway within 1km | | | |
| | | Distance to main road network | + | A road within 1km and motorway within 5km | GIS: (Generic | _ | Junction 40 approx 2.7km via town centre and A692, |
| | | rietwork | ı | A road >3km and motorway within 10km | Overlays> Eden LDF) | | Junction 41 approx 7.4km via A6. |
| | | | | Motorway >10km | | | |
| | | | ++ | Bus stop or rail station with regular service <400m from site | | | |
| | To improve access to services, | Access to public transport | + | Bus stop or rail station with regular service >800m from site | GIS: Bus Layers (Generic Overlays > Local Information) | + | Bus stop 500m from centre of site on Cowper Road |
| SP2 | facilities, the | | N | Within 2 km of bus or rail service | Local information) | | |
| | countryside and open | | - | Bus or rail <2km from site | | | |
| | spaces | | ++ | Public rights of way would be created and the network enhanced | | | Rights of way cross the site and would require diversion |
| | | | + | Good access to nearby Rights of Way | GIS: Rights of Way | | |
| | | | N | No impact or nearby access | definitive map (Generic Overlays > Local Information) | - | |
| | | | 1 | Public rights of way would be diverted as a result of development | | | |
| | | | - | Public rights of way would be lost as a result of development | | | |
| | | | ++ | >4% | | | |
| | | Approptionabina | + | 3.5-4% | Census data | + | 3.6% have undertaken an |
| | | Apprenticeships | - | <3.2% | Cerisus data | + | apprenticeship |
| | To improve | | | <3% | | | |
| SP4 | education and training | | ++ | Facilities within 5km of settlement | | | Lillawatar Cammunity |
| | | Access to colleges and | + | Facilities accessed by appropriate public transport within 30 mines. | GIS: Eden Educational Facilities (Generic | | Ullswater Community College is approximately 2.6km from the centre of |
| | | adult education centres | 1 | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | Overlays > Planning Policy Overlays). | ++ | the site and Newton Rigg approximately 2km from the centre of the site |

| i | 1 | 1 | | | 1 | i | 1 |
|-----|------------------------------------|---|----|---|---|----|---|
| | | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | | | |
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | | _ | |
| | | qualifications | N | 25-30% | Census data | + | 20% |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | 18.92% people have a |
| | | % population with NVQ4 and above | N | 22-24% | Census data | + | NVQ4 qualification or |
| | | una above | - | 20-22% | | | above. |
| | | | | <20% | | | |
| | | | + | >82% population in good or very good health | | | |
| | | %population in good or very good health | N | 80-81% population in good or very good health | Census data | N | 81.5% of ward in good or very good health |
| | | | - | <80% population in good or very good health | | | |
| | | Number of residents with limited ability to do day-to-day activity | + | <20% population with limited day-to-day activity | Census data | + | 16% |
| | | | - | >20% population with limited day-to-day activity | | | |
| SP5 | To improve the health and sense of | | ++ | Green space or play facility within 400m of site | | | There are a number of |
| | well-being of people | Distance to children's play areas/ accessible | + | Green space or play facility within 800m of site | GIS: Accessible Spaces (Generic Overlays>Planning | ++ | green spaces within 400m and Thacka Beck nature |
| | | green spaces | - | Green space or play facility within 2km of site | Policy Overlays) | | reserve is immediately to the east of the proposed site. |
| | | | | Green space or play facility >2km of site | | | |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc | ++ | Development would significantly enhance residential amenity | Desk based assessment of features that may affect human | | The site wraps around a dwelling which would |
| | | | + | Development would enhance residential amenity | | | experience a significant change and is considered a significant adverse |
| | | pollution) | N | Development would not lead to any issues related to residential amenity | health | | impact, the development is unlikely to have wider |

| 1 | 1 | | | | 1 | | amenity issues |
|----------------|--|---|----|--|--|---|--|
| | | | - | Potential issues which could give rise to problems associated with residential amenity | | | ao.my locaco |
| | | | | Development would have a significantly negative impact upon residents amenity | | | |
| | | | ++ | Site clearly defined within settlement | | | |
| | To create vibrant, | | + | Site well related, on the edge of the settlement | | | |
| SP6 | active, inclusive and open-minded communities | Location in relation to existing settlement | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current settlement. | + | The site is well related to the settlement but allows for a 200m buffer between it and the built up area to diffuse any amonity. |
| | with a strong sense local history | | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | | | diffuse any amenity impacts |
| | Thistory | | | Site outside of boundary, not related to cluster of units related to settlement | | | |
| Social Summary | 1 | | | | | + | |
| Environmental | | | | | | | |
| | | Potential effects on local biodiversity To protect | ++ | No known issues and potential for biodiversity enhancements | | | The site is 500m from a Priority Habitat but this is |
| | | | + | No known issues | GIS: Cumbria | | upstream and unlikely to |
| | | | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species, | - | be affected. There is a pond on site which may require further investigation and if |
| ENIA | | | | Significant adverse effect on nationally or internationally designated habitat | | | necessary mitigation |
| EN1 | and enhance biodiversity | | ++ | Would result in protected and increased tree cover, hedges etc | | | |
| | | Effects on trees and | + | would result in net increase in tree cover, hedge etc | oito vioit/ Trae Sun rove | | There a number of trees and hedgerows which |
| | | hedgerows | N | would not affect trees or hedges | site visit/ Tree Surveys | - | would be lost as a result of |
| | | | - | Would result in loss of tree cover, hedge etc | | | development |
| | | | | Would result in significant loss of tree cover, hedge etc | | | |
| EN2 | To preserve, enhance and | nhance and Effect on landscape character | ++ | Potential enhancement of landscape character | Site assessment/Cumbria Landscape Toolkit | | The land is between the WCML and M6 and is not sensitive to development |
| EN2 | manage landscape | | + | Site unlikely to have negative landscape considerations | | + | |

| i | | , , , , , , , , , , , , , , , , , , , | | | 1 | 1 | 1 |
|------|--|---|----|---|---|----|--|
| | quality and character for future | | - | Potential negative issues with landscape character | | | |
| | generations | | | Highly likely potential for negative effects on landscape character | | | |
| | | | ++ | Development does not affect designated landscape | | | |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | ++ | The development does not affect a designated landscape |
| | | | | Development directly affects designated landscape | | | шизсарс |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | |
| | | land and his basis | + | Potential for sympathetic development | GIS: Constraints | | No direct impacts on |
| | | Impact on historic features of interest (Conservation area, | N | Limited potential for improvement, negative effects unlikely | (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments | N | historic features. The conservation area is |
| | | Listed building, SAM, AAI) | - | Potential that site could lead to negative effects on interest feature(s) | | | approximately 700m away with no direct view |
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | |
| | To improve the quality of | | ++ | Potential to enhance the local character contributing to enhancements | | | |
| EN3 | the built | | + | Potential for sympathetic development | | | |
| | environment | Impact on local character, sense of place | N | Limited potential for improvement, negative effects unlikely | | N | The site is adjacent to an |
| | | etc etc | - | Potential that site could lead to negative effects on interest feature(s) | | | existing industrial area |
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | |
| | | % of identified site which is at risk of flooding | ++ | 0% | | | There is a 1.3% chance of |
| | | | + | Site margins | | + | flooding to the southern |
| | | | - | Up to 50% | | Т. | and south eastern part of the site |
| | | | | 50% | | | |
| NR1 | To improve local air | Effects upon air quality (proximity to areas with | ++ | Potential to address air quality issues through development | Evidence from | ? | There is no monitoring close to the site and on its |
| INKI | quality and respond to | known issues) | + | Site unlikely to have significant effects on air quality | Environmental Health | : | own the site is unlikely to cause a significant deterioration in air quality |

| | the effects of climate change | | - | Potential to negatively contribute towards air quality | | | standards | | | |
|-----|--|---|----|---|---|----|--|--|--|---|
| | Change | | | Site highly likely to negatively contribute towards air quality | | | | | | |
| | | | ++ | Clear potential for the application of renewable technologies | | | | | | |
| | | Potential for the installation of | + | Potential for the application of renewable technology | | | Scale of development | | | |
| | | decentralised renewable technologies (orientation, site size, | N | Limited knowledge or understanding of the application of technology on site | Desk based assessment | + | could make district heating, or other larger scale low energy schemes | | | |
| | | topography/natural assets) | - | Potential constraints for the development of renewable technology | | | viable. | | | |
| | | | | High constraints for the development of renewable technology | | | | | | |
| | | | ++ | No capacity issues | | | Recent correspondence | | | |
| | | | | | | + | Potential capacity issues (cumulative) | UU: Correspondence (SharePoint > Planning | | from UU has indicated that once the WWTW have |
| | | ater quality | - | Likely cumulative capacity issues (potential contribution) | Policy > LDF > Evidence Base > | ++ | been upgraded in Penrith, due for completion in late | | | |
| NR2 | To improve water quality and water | | | No Capacity. (private infrastructure required) | Infrastructure > UU > Draft LSC WW Capacity) | | 2013, there will not be any capacity issues given the proposed scale of development. | | | |
| | resources | | ++ | Favourable | | | | | | |
| | | | + | Unfavourable recovering | GIS layers. SSSI Unit | | Thacka Beck is adjacent | | | |
| | | Water quality (Biological and chemical) | N | Unfavourable no change | Data, planning policy | ? | but there is no available | | | |
| | | | - | Unfavourable declining | overlay | | water quality information | | | |
| | | | | Poor | | | | | | |
| | | | ++ | Greenfield site, previously undeveloped | | | | | | |
| | | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | ++ | No known contamination | | | |
| | To restore and protect land and soil | Site pased contaminants | - | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | *T | on site | | | |
| NR3 | | | | Possible significant contamination. | | | | | | |
| | | | ++ | ALC grade 5, or Urban | | | | | | |
| | | Agricultural Land | + | ALC grade 4 | CIC lavara | | Urban extension. Grade 3 | | | |
| | | Classification | - | ALC grade 3 (a & b) | GIS layers. | - | land. | | | |
| | | | | ALC grade 1-2 | | | | | | |

| | _ | | | D | | | | |
|-----------------|-----------------------------|--------------------------------|----|--|--|----|--|--|
| | To manage natural (was | | ++ | Brownfield within settlement | | | | |
| | mineral) | Site condition (Brownfield | + | Brownfield on edge of settlement | GIS: (Generic Overlays | | | |
| NR4 | resources | or Greenfield) | N | Greenfield within settlement | > Local Information) | + | | |
| | sustainably and minimise | · | - | Greenfield on edge of settlement | · | | | |
| | waste | | | Greenfield in rural area | | | | |
| Environmental S | Summary | | | | | + | | |
| Economic | | | | | | | | |
| | | Annual tourist days | + | Increase | | | The site would not impact | |
| | | expenditure Eden | - | Decrease | | N | on existing or future tourist attractions | |
| | | % tourism Jobs | + | Increase | | | It is unlikely that the | |
| | To retain | | - | Decrease | | N | scheme would provide additional tourism jobs. | |
| | existing jobs and create | | ++ | Average gross weekly pay >UK average | | | | |
| EC1 | new | | + | Average gross weekly pay >NW average | | | | |
| | employment opportunities | | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the NW average | |
| | | | - | Average gross weekly pay 80% of NW average | | | | |
| | | | | Average gross weekly <80% of NW average | | | | |
| | | | ++ | Employment centre within 5km of settlement | | | | |
| | | Distance to employment centres | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > Local Information) | | The site is adjacent to the existing employment centre at Gilwilly | |
| | To improve | | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | | ++ | | |
| EC2 | access to jobs | | - | Employment centre >10km of site not accessible by public transport | | | | |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | The ward is in the third | |
| | | | | + | Site in second from bottom quartile ward for deprivation | | + | from bottom ward for deprivation. It is ranked 8 out of 29 wards in Eden |
| | | | N | Site in ward in least deprived 50% of wards | | | where 1 is the most deprived. | |
| | To diversify and | sify Number of businesses in | ++ | 10% of all new businesses in emerging technologies | | ., | The site is unlikely to | |
| EC3 | strengthen the local | emerging technologies | + | 5% of all new businesses in emerging technology | | N | attract emerging technology businesses | |

| economy | | N | 0% new businesses in emerging technology | | |
|-------------------------|---|----|--|-----|--|
| | | | Net loss of businesses in emerging technology | | |
| | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | The site is unlikely to |
| | | + | 10% new jobs in finance, business, IT | N. | attract jobs in these |
| | | - | <10% new jobs in finance, business, IT | N | markets given the development on the site |
| | | | Net reduction in jobs in finance, business, IT | | adjacent to date |
| | | ++ | 30% new jobs in public admin, education and health | | |
| | increase in jobs in public | + | 25% new jobs in public admin, education and health | | Presumed an extension would offer similar job |
| | admin, education and health | | <23% new jobs in public admin, education and health | N | opportunities therefore no increase in these types of jobs |
| | | | net loss of businesses in public admin, education and health | | , |
| Economic Summary | | | | N/+ | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Gilwill | y 2b |
|-----------|--------------------------------|-------------------------------|-------|--|--|---------|--|
| Social | | | | | | | |
| | | | ++ | Motorway within 1km | | | The site is adjacent to the M6 but access would be gained from either J41 or |
| | | Distance to main road network | + | A road within 1km and motorway within 5km | GIS: (Generic Overlays> Eden LDF) | + | |
| | | Hetwork | - | A road >3km and motorway within 10km | Luen LDI) | | J40. |
| | | | | Motorway >10km | | | |
| | | | ++ | Bus stop or rail station with regular service <400m from site | | | |
| | To improve access to services. | Access to public transport | + | Bus stop or rail station with regular service >800m from site | GIS: Bus Layers (Generic Overlays > Local Information) | + | Bus stop 750m from site on Cowper Road. |
| SP2 | facilities, the | · | N | Within 2 km of bus or rail service | iniomation) | | |
| | countryside and open | | | Bus or rail <2km from site | | | |
| | spaces | • | ++ | Public rights of way would be created and the network enhanced | | | |
| | | | + | Good access to nearby Rights of Way | GIS: Rights of Way | | Rights of way cross the |
| | | | N | No impact or nearby access | definitive map (Generic Overlays > Local Information) | + | site and would require diversion |
| | | | - | Public rights of way would be diverted as a result of development | | | |
| | | | - | Public rights of way would be lost as a result of development | | | |
| | | | ++ | >4% | | | |
| | | Amanantiasahina | + | 3.5-4% | Census data | + | 3.6% have undertaken an |
| | | Apprenticeships | - | <3.2% | Census data | | apprenticeship |
| | To improve | | | <3% | | | |
| SP4 | education and | | ++ | Facilities within 5km of settlement | | | Ullswater Community |
| | | Access to colleges and | + | Facilities accessed by appropriate public transport within 30 mines. | GIS: Eden Educational Facilities (Generic | ++ | College is approximately 2.6km from the centre of the site and Newton Rigg approximately 2.2km from the centre of the site |
| | | adult education centres | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | Overlays > Planning Policy Overlays). | | |

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|-----|--|---|----|---|--|----|---|
| | | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | | | |
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | | + | 22% |
| | | qualifications | N | 25-30% | Census data | | |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | |
| | | % population with NVQ4 and above | N | 22-24% | Census data | + | 27.5% |
| | | una above | - | 20-22% | | | |
| | | | | <20% | | | |
| | | | + | >82% population in good or very good health | | | |
| | | %population in good or very good health | N | 80-81% population in good or very good health | Census data | N | 81.5% of ward in good or very good health |
| | | | - | <80% population in good or very good health | | | |
| | | Number of residents with limited ability to do day-to-day activity | + | <20% population with limited day-to-day activity | Census data | + | 16% |
| | | | - | >20% population with limited day-to-day activity | | | |
| SP5 | To improve the health and sense of well- | th and | ++ | Green space or play facility within 400m of site | | | There are a number of |
| | being of people | Distance to children's play areas/ accessible | + | Green space or play facility within 800m of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy | ++ | green spaces within 400m and Thacka Beck nature reserve is immediately to |
| | | green spaces | - | Green space or play facility within 2km of site | Overlays) | | the east of the proposed site. |
| | | | | Green space or play facility >2km of site | | | |
| | | Najahhauring usas which | ++ | Development would significantly enhance residential amenity | | | This is unknown until a |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc | + | Development would enhance residential amenity | Desk based assessment of features that may affect human health | ? | This is unknown until a layout and potential uses come forward |
| | | pollution) | N | Development would not lead to any issues related to residential amenity | aoct mannar modium | | |

| | 1 | 1 | | T | , , | | 1 |
|----------------|---|---|---|--|---|-------------|--|
| | | | - | Potential issues which could give rise to problems associated with residential amenity | | | |
| | | | - | Development would have a significantly negative impact upon residents amenity | | | |
| | | | ++ | Site clearly defined within settlement | | | |
| | To create | | + | Site well related, on the edge of the settlement | | | |
| SP6 | vibrant, active, inclusive and open-minded communities | Location in relation to existing settlement | Ν | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current | N | The site is not currently adjoining the town and is outside the settlement |
| | with a strong sense local history | Chairing Schlement | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | settlement. | | outside the settlement |
| | | | | Site outside of boundary, not related to cluster of units related to settlement | <u> </u> | | |
| Social Summary | y | | | | | + | |
| Environmental | | | | | | | |
| | | Potential effects on local biodiversity | ++ | No known issues and potential for biodiversity enhancements | | | A large section of the site |
| | | | + | No known issues | | | is coastal grazing marsh, there may be potential leaving wetland areas development free. Further studies would be required |
| | | | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species, | - | |
| | To protect and | | | Significant adverse effect on nationally or internationally designated habitat | | | |
| EN1 | enhance biodiversity | | ++ | Would result in protected and increased tree cover, hedges etc | | | |
| | | Effects on trees and | + | would result in net increase in tree cover, hedge etc | | | There a number of trees and hedgerows which |
| | | hedgerows | N | would not affect trees or hedges | site visit/ Tree Surveys | - | would be lost as a result of development |
| | | - | Would result in loss of tree cover, hedge etc | | | development | |
| | | - | Would result in significant loss of tree cover, hedge etc | | | | |
| ENO | To preserve, enhance and | Effect on landscape | ++ | Potential enhancement of landscape character | Site assessment/ Cumbria | -/N | Classed as intermediate farmland under county |
| EN2 | manage landscape | character | + | Site unlikely to have negative landscape considerations | Landscape Toolkit | | landscape toolkit. This site was not found to be |

| | quality and character for future | | - | Potential negative issues with landscape character | | | visually sensitive given its position affected by the WCML and M6. |
|-----|--|--|-----|---|--|-----------------|--|
| | generations | | | Highly likely potential for negative effects on landscape character | | | |
| | | | ++ | Development does not affect designated landscape | | | The development does not |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | ++ | The development does not affect a designated landscape |
| | | | | Development directly affects designated landscape | | | |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | |
| | | Impact on historic | + | Potential for sympathetic development | GIS: Constraints (Generic | -/N | Site is 350m from a listed building and 580m from |
| | | features of interest (Conservation area, Listed building, SAM, AAI) | N | Limited potential for improvement, negative effects unlikely | Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments | | the Penrith Conservation Area and could have a |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | | | potentially negative visua impact |
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | |
| | To improve the quality of | | ++ | Potential to enhance the local character contributing to enhancements | | | |
| EN3 | the built | | + | Potential for sympathetic development | | | |
| | environment | Impact on local | N | Limited potential for improvement, negative effects unlikely | | _ | The development would change the rural nature of |
| | | character, sense of place etc | - | Potential that site could lead to negative effects on interest feature(s) | | | the landscape at this location |
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | |
| | | | ++ | 0% | | | There are considerable |
| | | 0/ -6: | + | Site margins | | | There are considerable areas of the site at risk |
| | | % of identified site which is at risk of flooding | - | Up to 50% | | - | from flooding and could |
| | is at risk of flooding | | 50% | | | impact delivery | |

| | 1 | 1 | | | 1 | | 1 | | | | | | | | | |
|-----|--|--|--|---|---|--|--|---|---|--|--|--|-------------------------|-----------------------|--|-------------------------|
| | | | ++ | Potential to address air quality issues through development | | | There is no monitoring | | | | | | | | | |
| | | Effects upon air quality (proximity to areas with | + | Site unlikely to have significant effects on air quality | Evidence from | ? | close to the site and on its own the site is unlikely to cause a significant | | | | | | | | | |
| | (proximity to areas with known issues) | - | Potential to negatively contribute towards air quality | Environmental Health | | deterioration in air quality standards | | | | | | | | | | |
| | To improve local air | | | Site highly likely to negatively contribute towards air quality | | | | | | | | | | | | |
| NR1 | quality and respond to the effects of | | ++ | Clear potential for the application of renewable technologies | | | | | | | | | | | | |
| | climate change | Potential for the installation of | + | Potential for the application of renewable technology | | | Scale of development could make district | | | | | | | | | |
| | | decentralised renewable technologies (orientation, | N | Limited knowledge or understanding of the application of technology on site | Desk based assessment | + | heating, or other larger scale low energy schemes | | | | | | | | | |
| | top | site size, topography/natural assets) | - | Potential constraints for the development of renewable technology | | | viable. | | | | | | | | | |
| | | | | High constraints for the development of renewable technology | | | | | | | | | | | | |
| | | ity | ++ | No capacity issues | UU: Correspondence | | Recent correspondence from UU has indicated that | | | | | | | | | |
| | | | + | Potential capacity issues (cumulative) | | | | | | | | | | | | |
| | | | - | Likely cumulative capacity issues (potential contribution) | (SharePoint > Planning Policy > LDF > Evidence | ++ | once the WWTW have been upgraded in Penrith, due for completion in late | | | | | | | | | |
| NR2 | To improve water quality and water | | | No Capacity. (private infrastructure required) | Base > Infrastructure > UU > Draft LSC WW Capacity) | | 2013, there will not be any capacity issues given the proposed scale of development. | | | | | | | | | |
| | resources | | ++ | Favourable | | | | | | | | | | | | |
| | | Water quality (Biological | | Water quality (Biological and chemical) | | | | | | | | | Unfavourable recovering | GIS layers. SSSI Unit | | Thacka Beck is adjacent |
| | | | | | | | Data, planning policy | ? | but there is no available water quality information | | | | | | | |
| | | and chemical) | • | Unfavourable declining | overlay | | water quality information | | | | | | | | | |
| | | | | Poor | | | | | | | | | | | | |
| | | | ++ | Greenfield site, previously undeveloped | | | | | | | | | | | | |
| NR3 | To restore and protect | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | ++ | No known contamination on site | | | | | | | | | |
| | land and soil | | - | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | | | | | | | | | | | |
| | | | | Possible significant contamination. | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | |

| | 1 | - T | | | | • | |
|---|---|--------------------------------------|----------------------------------|--|--|----------------------------|---|
| | | | ++ | ALC grade 5, or Urban | | | |
| | | Agricultural Land | + | ALC grade 4 | CIC lavara | - | Urban extension. Grade |
| | | Classification | - | ALC grade 3 (a & b) | GIS layers. | | land. |
| | | | | ALC grade 1-2 | | | |
| | To manage | | ++ | Brownfield within settlement | | | |
| natural (was mineral) NR4 resources sustainably | 3 | + | Brownfield on edge of settlement | | | The site is agricultural a | |
| | Site condition (Brownfield or Greenfield) | N | Greenfield within settlement | GIS: (Generic Overlays > Local Information) | | | |
| | or Greenileid) | - | Greenfield on edge of settlement | Local illioillation) | | surrounding developme | |
| | and minimise waste | | | Greenfield in rural area | | | |
| Environmental S | Summary | | | | | -/+ | |
| Economic | | | | | | | |
| | | Appual tourist days | + | Increase | | N | The site would not impa |
| | | Annual tourist days expenditure Eden | - | Decrease | | IN . | on existing or future tour attractions. |
| | | % tourism Jobs | + | Increase | | N | It is unlikely that the |
| | To retain | | - | Decrease | | IN. | scheme would provide additional tourism jobs |
| EC1 | existing jobs and create | | ++ | Average gross weekly pay >UK average | | | |
| ECI | new | employment | + | Average gross weekly pay >NW average | Nomis | N | The average salary is approximately 92% of the NW average |
| | opportunities | | N | Average gross weekly pay = 90% of NW average | | | |
| | | | - | Average gross weekly pay 80% of NW average | | | |
| | | | | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | |
| | | | + | Employment centre accessed by appropriate public transport within 30 mins | | | |
| F(") | To improve | Distance to employment centres | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | GIS: (Generic Overlays > Local Information) | ++ | The site is close to the town and a pool of potential employees |
| | access to jobs | • | - | Employment centre >10km of site not accessible by public transport | | | |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | . /5.1 | The site is split betwee |
| | Regeneration benef | | + | Site in second from bottom quartile ward for deprivation | | +/N | Penrith North and Penri West wards. Penrith We |

| | nary | | | | | |
|-----|------------------------------|--|----|---|------|--|
| | | increase in jobs in public admin, education and health | | net loss of businesses in public admin, education and health | N | attractive to public admin, education and health if there is a proven demand for this within the area. Although unlikely in the foreseeable future due to budget constraints |
| | | | - | <23% new jobs in public admin, education and health | | developed which would be appropriate for and |
| | | | + | 25% new jobs in public admin, education and health | | As a significant greenfield site, units could be |
| EC3 | strengthen the local economy | | ++ | 30% new jobs in public admin, education and health | | |
| F00 | To diversify and | | | Net reduction in jobs in finance, business, IT | | proven demand for this within the area. |
| | | | - | <10% new jobs in finance, business, IT | + | developed which would be appropriate for and attractive to finance, IT, business if there is a |
| | | | + | 10% new jobs in finance, business, IT | | |
| | | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | As a significant greenfield site, units could be |
| | | | | Net loss of businesses in emerging technology | | proven demand for this within the area. |
| | | emerging technologies | N | 0% new businesses in emerging technology | | attractive to emerging technologies if there is a |
| | | Number of businesses in | + | 5% of all new businesses in emerging technology | + | developed which would be appropriate for and |
| | | | ++ | 10% of all new businesses in emerging technologies | | As a significant greenfield site, units could be |
| | | | N | Site in ward in least deprived 50% of wards | | is the 8th most deprived ward in the district whilst Penrith North is ranked 24th. This puts Penrith West in the second quartile for deprivation whilst Penrith North is in the least deprived quartile. In the distribution of wards across the county, the two wards fall in the same quartiles. |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Master Penrit | rplan B, h |
|-----------|--|----------------------------|------------------------|--|--|------------------|--|
| Social | | | | | | | |
| | | | ++ Motorway within 1ki | Motorway within 1km | | | |
| | | Distance to main road | + | A road within 1km and motorway within 5km | GIS: (Generic Overlays> | ++ | The site is within 1km of the M6 and therefore has |
| | | network | - | A road >3km and motorway within 10km | Eden LDF) | | good transport links |
| | | | - | Motorway >10km | | | |
| | | | ++ | Bus stop or rail station with regular service <400m from site | | | |
| | To improve access to | Access to public transport | + | Bus stop or rail station with regular service >800m from site | GIS: Bus Layers (Generic Overlays > Local | ++ | Bus stop at Redhills within 400m of site |
| SP2 | services, facilities, the | · | N | Within 2 km of bus or rail service | - Information) | | |
| | countryside and open | | | Bus or rail <2km from site | | | |
| | spaces | · | ++ | Public rights of way would be created and the network enhanced | GIS: Rights of Way definitive map (Generic Overlays > Local Information) | | |
| | | | + | Good access to nearby Rights of Way | | | |
| | | | N | No impact or nearby access | | N | No Right of Way on site |
| | | | - | Public rights of way would be diverted as a result of development | | | |
| | | | | Public rights of way would be lost as a result of development | | | |
| | | | ++ | >4% | | | |
| | | A (1) 1 : | + | 3.5-4% | | + | 3.6% have undertaken an |
| | | Apprenticeships | ı | <3.2% | Census data | | apprenticeship |
| | To improve | | | <3% | | | |
| SP4 | education and training Access to colleges ar | | ++ | Facilities within 5km of settlement | | | Ullswater Community |
| | | Access to colleges and | + | Facilities accessed by appropriate public transport within 30 mines. | GIS: Eden Educational Facilities (Generic | ++ | College is approximately 2.8km from the centre of |
| | | adult education centres | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | Overlays > Planning Policy Overlays). | | the site and Newton Rigg approximately 4.2km from the centre of the site |

| i | Î | 1 | | | 1 | I | 1 |
|-----|--|---|----|---|--|----|---|
| | | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | | | |
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | | ++ | 20% |
| | | qualifications | N | 25-30% | Census data | | |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | |
| | | % population with NVQ4 and above | N | 22-24% | Census data | ++ | 27% |
| | | and above | - | 20-22% | | | |
| | | | | <20% | | | |
| | | | + | >82% population in good or very good health | | | |
| | | %population in good or very good health | N | 80-81% population in good or very good health | Census data | + | 82% |
| | | | - | <80% population in good or very good health | | | |
| | | Number of residents with | + | <20% population with limited day-to-day activity | Census data | + | 16% |
| | | limited ability to do day- to-day activity | - | >20% population with limited day-to-day activity | | | |
| SP5 | To improve the health and sense of well- | | ++ | Green space or play facility within 400m of site | | | |
| | being of people | Distance to children's play areas/ accessible | + | Green space or play facility within 800m of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy | ++ | The site is close to a golf course with the nearest accessible space less |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc | - | Green space or play facility within 2km of site | Overlays) | | than 2km away |
| | | | | Green space or play facility >2km of site | | | |
| | | | ++ | Development would significantly enhance residential amenity | | | The development will |
| | | | + | Development would enhance residential amenity | Desk based assessment of features that may affect human health | N | have to pay due regard to the existing tourist attraction at Rheged |
| | | pollution) | N | Development would not lead to any issues related to residential amenity | aook mamaan modium | | autablion at thioged |

| | | | | | <u>-</u> | | | | |
|----------------|--|---|----|--|---|-----------------|---|--|------------------------|
| | | | - | Potential issues which could give rise to problems associated with residential amenity | | | | | |
| | | | | Development would have a significantly negative impact upon residents amenity | | | | | |
| | | | ++ | Site clearly defined within settlement | | | | | |
| | To create vibrant, | | + | Site well related, on the edge of the settlement | | | | | |
| SP6 | active, inclusive and open-minded communities | Location in relation to existing settlement | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current settlement. | - | The site is not currently adjoining the town and is outside the settlement | | |
| | with a strong sense local history | | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | Setuement. | | | | |
| | Tilstory | | | Site outside of boundary, not related to cluster of units related to settlement | | | | | |
| Social Summary | 1 | | | | | ++/+ | | | |
| Environmental | | | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | There is a County Wildlife site adjacent to the site (Skirsgill Woods). The | | |
| | | | | | + | No known issues | | | River Eamont is to the |
| | | | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | | | south of the site and forms part of the River Eden SAC. Therefore it is imperative but there must | | |
| EN1 | To protect and enhance biodiversity | Potential effects on local biodiversity | | Significant adverse effect on nationally or internationally designated habitat | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species, | | be sufficient mitigation in place to prevent runoff from the site indirectly entering the River Eden. The smaller site has been identified to enable appropriate mitigation to be implemented which would eliminate any adverse effects on the SAC. These will need to be discussed with Natural England. | | |
| | E | Effects on trees and | ++ | Would result in protected and increased tree cover, hedges etc | site visit/ Tree Surveys | - | There a number of trees and hedgerows which would be lost as a result | | |
| | | hedgerows | + | would result in net increase in tree cover, hedge etc | , | | of development | | |

| ı | i | 1 | | <u>, </u> | • | I | 1 |
|-----|--|----------------------------------|----|---|---|---|--|
| | | | N | would not affect trees or hedges | | | |
| | | | - | Would result in loss of tree cover, hedge etc | | | |
| | | | | Would result in significant loss of tree cover, hedge etc | | | |
| | | | ++ | Potential enhancement of landscape character | | | The landscape character in this area is a mix of |
| | | | + | Site unlikely to have negative landscape considerations | | | Intermediate Farmland, characterised by extensive areas of |
| | | | - | Potential negative issues with landscape character | | | improved pasture with some arable farming, |
| EN2 | To preserve, enhance and manage landscape quality and character for future generations | Effect on landscape character | | Highly likely potential for negative effects on landscape character | Site assessment/Cumbria Landscape Toolkit | - | planned villages with greens and buildings built from sandstone and limestone and Rolling Fringe which comprises large-scale undulating topography with large fields of improved pasture divided by stone walls, occasional hedges and fence boundaries. There is already some industrial development on the edge of the site. This comprises carefully landscaped, traditional style office developments in a traditional building style. Similarly Rheged is carefully landscaped to minimise visual intrusion into the landscape. Employment development would change the rural character of the area although it is acknowledged that the site is near but not adjoining the edge of Penrith. Sympathetic building design and materials, and appropriate planting to retain the rural character might mitigate some of the adverse |

| 1 | i | 1 | | 1 | ı | Ī | r | |
|-----|--------------------------|--|----|---|---|----|---|---|
| | | | | | | | effects although overall such changes would be significantly adverse | |
| | | | ++ | Development does not affect designated landscape | | | | |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | ++ | The development does not affect a designated landscape | |
| | | | | Development directly affects designated landscape | | | · | |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | No Historic Environment issues; closet SAM is on | |
| | | | + | Potential for sympathetic development | | | the other side of M6, about 1500 m away, | |
| | | Impact on historic features of interest (Conservation area, Listed building, SAM, AAI) | N | Limited potential for improvement, negative effects unlikely | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation | - | possible visible from the site. There may a potential visual impact from a listed | |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | Areas/SAMs)/ Heritage Assessments | | building which is adjacent to the site, therefore | |
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | development would have to be sympathetic to this designation. | |
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | The site is predominantly rural with occasional scattered developments in | |
| | To improve | | + | Potential for sympathetic development | | | traditional materials. An | |
| EN3 | the quality of the built | | N | Limited potential for improvement, negative effects unlikely | | | allocation such as this would usually result in high density employment | |
| | environment | Impact on local character, sense of place etc | | - | Potential that site could lead to negative effects on interest feature(s) | | _ | uses which would be a significant change from |
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | - | the existing character of the locality. Such a proposal would lead to negative effects. Even low density small scale offices might be detrimental to the local character depending on the density, appearance and materials of the construction | |
| | | % of identified site which is at risk of flooding | ++ | 0% | | + | A southern part of the site is susceptible to Flood Zone 3. This affects the | |
| | | is at risk of flooding | + | Site margins | | | site margins | |

| | 1 | 1 | | | - | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---|--|---|---|---|--|--|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|---|---|--|--|
| | | | - | Up to 50% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 50% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | ++ | Potential to address air quality issues through development | | | The site is not within a designated AQMA. There | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + | Site unlikely to have significant effects on air quality | | | is no monitoring location close to the A66 which serve the sites and on | | | | | | | | | | | | | | | | | | | | | | | | | | |
| To improve local air quality and respond to the effects of climate change | | - | Potential to negatively contribute towards air quality | | | their own the sites are is unlikely to cause a significant deterioration in | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | al air ity and nd to the ects of mate | | Site highly likely to negatively contribute towards air quality | Evidence from Environmental Health | ? | air quality however a decrease in air quality is likely to occur, particularly if development here is combined with development at other sites also using the A66. Whether this would be significant depends on the current emission levels around the A66/M6 junction and whether they would breach current air quality standards | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets) | ++ | Clear potential for the application of renewable technologies | | | The site's location and its potential to be largely phased means it could | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + | Potential for the application of renewable technology | | | possibly deliver some renewable energy. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | decentralised renewable technologies (orientation, site size, topography/natural | N | Limited knowledge or understanding of the application of technology on site | Desk based assessment | + | Although there are strong objections to wind turbines in the area, related to the | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | topography/natural | - | Potential constraints for the development of renewable technology | | |
| | | | | High constraints for the development of renewable technology | | | potential for some solar energy on building roofs and walls as part of the wider development. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | ++ | No capacity issues | UU: Correspondence | | Recent correspondence | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | To improve | Water resources | + | Potential capacity issues (cumulative) | (SharePoint > Planning Policy > LDF > Evidence | ++ | from UU has indicated that once the WWTW | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NR2 | NR2 water quality (Correspo | (Correspondence from UU) | - | Likely cumulative capacity issues (potential contribution) | Base > Infrastructure > UU > Draft LSC WW Capacity) | | have been upgraded in Penrith, due for completion in late 2013, | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | No Capacity. (private infrastructure required) | | | there will not be any capacity issues given the proposed scale of development. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|--------------|---|----------------|--|---|----------------|---|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------------------------|----------------|----------------|----------------|----------------|----------------------------------|---|---------------------|-------------|--|
| | | | ++ | Favourable | | | There is a watercourse | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + | Unfavourable recovering | | | about 1.3 km from the centre of the site. This is | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | N | Unfavourable no change | | | the River Eamont, which | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - | Unfavourable declining | | | is a tributary of the River Eden and is part of the | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Water quality (Biological and chemical) | | Poor | GIS layers. SSSI Unit Data, planning policy overlay | N | River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | ++ | Greenfield site, previously undeveloped | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | ++ | No known contamination on site | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ND2 | To restore | Cito based contaminants | - | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | | OH SILE | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NR3 | land protect | and protect land and soil Agricultural Land Classification | - | Possible significant contamination. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | ++ | ALC grade 5, or Urban | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + | ALC grade 4 | CIS lovers | - | Urban extension. Grade 3 land. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Classification | Agricultural Land Classification | Classification | Classification | Classification | Classification | Agricultural Land Classification | - | ALC grade 3 (a & b) | GIS layers. | |
| | | | - | ALC grade 1-2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | To manage | | ++ | Brownfield within settlement | | | | | | | | | | | | | | |
|---------------|---|---|----|--|---|---|--|--|---|----------------|----------------|----------------|----------------|---|--|-------|--|-------------|
| | natural (was | | + | Brownfield on edge of settlement | | | The site is Greenfield and | | | | | | | | | | | |
| NR4 | mineral) resources | Site condition (Brownfield or | N | Greenfield within settlement | GIS: (Generic Overlays > | | is about 1.1 km from the | | | | | | | | | | | |
| TUC | sustainably | Greenfield) | - | Greenfield on edge of settlement | Local Information) | | edge of Penrith. | | | | | | | | | | | |
| | and minimise waste | | | Greenfield in rural area | | | | | | | | | | | | | | |
| Environmental | L. | | | 0.00 | | +/- | | | | | | | | | | | | |
| Economic | <u> </u> | | | | | -, | | | | | | | | | | | | |
| | | | + | Increase | | | The site is immediately | | | | | | | | | | | |
| EC1 | To retain existing jobs and create new | Annual tourist days expenditure Eden | - | Decrease | | N | next to Rheged, a substantial tourist attraction. Care must be taken that development does not adversely affect the tourism potential of this site. With care, the option site might be able to capitalise on the tourist potential and contribute to tourism expansion. However this would require careful planning and market testing. | | | | | | | | | | | |
| | employment | % tourism Jobs | + | Increase | | + | The site could provide | | | | | | | | | | | |
| | opportunities | | - | Decrease | | | additional jobs in tourism. | | | | | | | | | | | |
| | | | | | | ++ | Average gross weekly pay >UK average | | | | | | | | | | | |
| | | | + | Average gross weekly pay >NW average | | | | | | | | | | | | | | |
| | | Average Cales | N | Average gross weekly pay = 90% of NW average | | N | The average salary is approximately 92% of the | | | | | | | | | | | |
| | To improve Distance to er | | | | | | | | Average Salary | Average Salary | Average Salary | Average Salary | Average Salary | - | Average gross weekly pay 80% of NW average | Nomis | | NW average. |
| | | | | Average gross weekly <80% of NW average | | | | | | | | | | | | | | |
| | | | | | ++ | Employment centre within 5km of settlement | | | From the centre of the site, the nearest employment centre is | | | | | | | | | |
| EC2 | | | | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > Local Information) | ++ | about 960 m. Therefore the site is close to other employment centres and | | | | | | | | | | |
| | | | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | | | employment uses, which could help to boost the economic activity of the area. | | | | | | | | | | | |

| | | | - | Employment centre >10km of site not accessible by public transport | | |
|---------------|--|--|---|--|--|---|
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | Dacre is the third least |
| | | | + | Site in second from bottom quartile ward for deprivation | | deprived ward in Eden. Job creation here is unlikely to deliver the |
| | | | N | Site in ward in least deprived 50% of wards | N | range of regeneration benefits that would be experienced within a more deprived community (in terms of increasing employment, health, wealth, and so on). The increase in job availability would still have economic benefits but is considered neutral in terms of regeneration. |
| | | | ++ | 10% of all new businesses in emerging technologies | | As a significant greenfield site, units could be |
| | | Number of businesses in | + | 5% of all new businesses in emerging technology | + | developed which would be appropriate for and attractive to public admin, |
| | | emerging technologies | N | 0% new businesses in emerging technology | | education and health if |
| | | | | Net loss of businesses in emerging technology | | there is a proven demand for this within the area. |
| | | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | As a significant greenfield site, units could be |
| | To diversify | | + | 10% new jobs in finance, business, IT | + | developed which would be appropriate for and |
| EC3 | and strengthen the | | - | <10% new jobs in finance, business, IT | | attractive to public admin, |
| | local economy | | | Net reduction in jobs in finance, business, IT | | education and health if there is a proven demand for this within the area. |
| | | | ++ | 30% new jobs in public admin, education and health | | As a significant greenfield site, units could be |
| | increase in jobs in public admin, education and health | | + | 25% new jobs in public admin, education and health | + | developed which would be appropriate for and |
| | | - | <23% new jobs in public admin, education and health | | attractive to public admin, education and health if there is a proven demand | |
| | | | | net loss of businesses in public admin, education and health | | for this within the area. |
| Economic Summ | nary | | | | + | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Mastei | Masterplan B Option 1 | | |
|-----------|------------------------------------|--|-------|--|--|--------|--|--|--|
| Social | | | | | | | | | |
| | | | ++ | Motorway within 1km | | | | | |
| | | Distance to main road | + | A road within 1km and motorway within 5km | GIS: (Generic Overlays> | ++ | The site is within 1km of the M6 and therefore has good | | |
| | | network | - | A road >3km and motorway within 10km | Eden LDF) | | transport links | | |
| | | | - | Motorway >10km | | | | | |
| | | | ++ | Bus stop or rail station with regular service <400m from site | | | | | |
| | To improve access to services. | Access to public transport | + | Bus stop or rail station with regular service >800m from site | GIS: Bus Layers (Generic Overlays > Local Information) | ++ | Bus stop at Redhills within 400m of site | | |
| SP2 | facilities, the | · | N | Within 2 km of bus or rail service | iniomation) | | | | |
| | countryside and open | ountryside | | Bus or rail <2km from site | | | | | |
| | spaces | | ++ | Public rights of way would be created and the network enhanced | | | | | |
| | | | + | Good access to nearby Rights of Way | GIS: Rights of Way | | | | |
| | | | N | No impact or nearby access | definitive map (Generic | N | No Right of Way on site | | |
| | | | - | Public rights of way would be diverted as a result of development | Overlays > Local Information) | | | | |
| | | | | Public rights of way would be lost as a result of development | | | | | |
| | | | ++ | >4% | | | | | |
| | | A manantia a a bina | + | 3.5-4% | Canava data | + | 3.6% have undertaken an | | |
| | | Apprenticeships | - | <3.2% | Census data | | apprenticeship | | |
| | | | | <3% | | | | | |
| | To improve | | ++ | Facilities within 5km of settlement | | | | | |
| SP4 | the level of skills, education and | | + | Facilities accessed by appropriate public transport within 30 mines. | GIS: Eden Educational | | Ullswater Community College is approximately | | |
| | training | Access to colleges and adult education centres | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | Facilities (Generic Overlays > Planning Policy Overlays). | ++ | 2.8km from the centre of the site and Newton Rigg approximately 4.2km from the centre of the site. | | |
| | | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | | | | | |

| • | | | | | | | |
|------|--|--|----|--|--|----|---|
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | 0 | ++ | 20% |
| | | qualifications | N | 25-30% | Census data | | |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | 27% |
| | | % population with NVQ4 and above | N | 22-24% | Census data | ++ | |
| | | %population in good or very good health | - | 20-22% | | | |
| | | | | <20% | | | |
| | | | + | >82% population in good or very good health | | | |
| | | | N | 80-81% population in good or very good health | Census data | + | 82% |
| | | | - | <80% population in good or very good health | | | |
| | | Number of residents with limited ability to do day- to-day activity | + | <20% population with limited day-to-day activity | Occupandata | + | 16% |
| | | | - | >20% population with limited day-to-day activity | Census data | | |
| | | | ++ | Green space or play facility within 400m of site | GIS: Accessible Spaces (Generic | | The site is close to a golf course with the nearest accessible space less than 2km away |
| SP5 | To improve the health and sense of well- | Distance to children's play areas/ accessible | + | Green space or play facility within 800m of site | | ++ | |
| 31 3 | being of people | green spaces | - | Green space or play facility within 2km of site | Overlays>Planning Policy Overlays) | | |
| | | | | 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 | | | |
| | | | + | Development would enhance residential amenity | | | The development will have |
| | | | N | Development would not lead to any issues related to residential amenity | Desk based assessment of features that may | N | to pay due regard to the existing tourist attraction at |
| | | | - | Potential issues which could give rise to problems associated with residential amenity | affect human health | | Rheged |
| | | | | Development would have a significantly negative impact upon residents amenity | | | |

| | | | ++ | Site clearly defined within settlement | | | |
|----------------|--|---|----|--|---|------|--|
| | To create | | + | Site well related, on the edge of the settlement | | | |
| SP6 | vibrant, active, inclusive and open-minded | Location in relation to existing settlement | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current | - | The site is not currently adjoining the town and is outside the settlement |
| | communities with a strong sense local history | existing settlement | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | settlement. | | outside the settlement |
| | | | | Site outside of boundary, not related to cluster of units related to settlement | | | |
| Social Summary | у | | | | | ++/+ | |
| Environmental | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | There is a County Wildlife site (Skirsgill woods) |
| | | | + | No known issues | | | adjacent to the site and a RIGS within 320 m of the |
| | | | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | | | centre of the site but across the A66. The RIGS would be unaffected by the development and Skirsgill is the other side of the railway |
| EN1 | To protect and enhance biodiversity | Potential effects on local biodiversity | | Significant adverse effect on nationally or internationally designated habitat | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species, | | line from the development which reduced the risk of hard occurring. The River Eamont which forms the southern boundary of the site is a tributary of the River Eden, an SAC. Therefore it is imperative but there must be sufficient mitigation in place to prevent runoff from the site indirectly entering the River Eden. |
| | | | ++ | Would result in protected and increased tree cover, hedges etc | | | There are a number of trees |
| | | Effects on trees and hedgerows | + | would result in net increase in tree cover, hedge etc | site visit/ Tree Surveys | - | and hedgerows which would be lost as a result of development. |
| | | | N | would not affect trees or hedges | | | development. |
| | | | - | Would result in loss of tree cover, hedge etc | | | |

| I | İ | 1 | | | 1 | i | 1 |
|-----|--|----------------------------------|----|---|--|---|--|
| | | | | Would result in significant loss of tree cover, hedge etc | | | |
| | | | ++ | Potential enhancement of landscape character | | | The landscape character in this area is a mix of |
| | | | + | Site unlikely to have negative landscape considerations | | | Intermediate Farmland, characterised by extensive areas of improved pasture |
| | | | - | Potential negative issues with landscape character | | | with some arable farming, planned villages with greens and buildings built from |
| EN2 | To preserve, enhance and manage landscape quality and character for future generations | Effect on landscape character | | Highly likely potential for negative effects on landscape character | Site assessment/Cumbria Landscape Toolkit | - | sandstone and limestone and Rolling Fringe which comprises large-scale undulating topography with large fields of improved pasture divided by stone walls, occasional hedges and fence boundaries. There is already some industrial development on the edge of the site. This comprises carefully landscaped, traditional style office developments in a traditional building style. Similarly Rheged is carefully landscaped to minimise visual intrusion into the landscape. Employment development would change the rural character of the area although it is acknowledged that the site is near but not adjoining the edge of Penrith. Sympathetic building design and materials, and appropriate planting to retain the rural character might mitigate some of the adverse effects although overall such changes would be significantly adverse. |

| · | • | | | | | | |
|-----|--------------------------|--|----|---|--|----|--|
| | | | ++ | Development does not affect designated landscape | | | The development does not |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | ++ | affect a designated landscape |
| | | | 1 | Development directly affects designated landscape | | | |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | No Historic Environment issues; closet SAM is on the other side of M6, about |
| | | Impact on historic features of interest (Conservation area, Listed building, SAM, AAI) | + | Potential for sympathetic development | | | 1500m away, possible |
| | | | N | Limited potential for improvement, negative effects unlikely | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation | - | visible from the site. There may a potential visual impact from a listed building |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | Areas/SAMs)/ Heritage Assessments | | which is adjacent to the site, therefore development would have to be |
| | | | -1 | Likely that development will lead to significant negative effects on interest feature(s). | | | sympathetic to this designation |
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | The site is predominantly rural with occasional |
| | To improve | | + | Potential for sympathetic development | | | scattered buildings in traditional materials. An |
| EN3 | the quality of the built | | N | Limited potential for improvement, negative effects unlikely | | | allocation such as this would usually result in high density employment uses which would be a significant change from the existing |
| | environment | Impact on local | - | Potential that site could lead to negative effects on interest feature(s) | | | |
| | | character, sense of place etc | | Likely that development will lead to significant negative effects on interest feature(s). | | - | character of the locality. Such a proposal would lead to negative effects. Even low density small scale offices might be detrimental to the local character depending on the density, appearance and materials of the construction |
| | | | ++ | 0% | | | |
| | | % of identified site which | + | Site margins | | + | A southern part of the site is susceptible to Flood Zone 3. |
| | | % of identified site which is at risk of flooding | - | Up to 50% | | | This affects the site margins |
| | | | 1 | 50% | | | |
| | | | | | | | |

| | To improve | Effects upon air quality (proximity to areas with known issues) | ++ | Potential to address air quality issues through development Site unlikely to have significant effects on air quality Potential to negatively contribute towards air quality Site highly likely to negatively contribute | Evidence from Environmental Health | ? | The site is not within a designated AQMA. There is no monitoring location close to the A66 which serve the sites and on their own the sites are is unlikely to cause a significant deterioration in air quality however a decrease in air quality is likely to occur, particularly if development here is combined with development at other sites also using the A66. Whether this would be |
|-----|--|--|----|--|---|----|--|
| NR1 | local air quality and respond to the effects of climate change | | | towards air quality | | + | significant depends on the current emission levels around the A66/M6 junction and whether they would breach current air quality standards. |
| | | Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets) | ++ | Clear potential for the application of renewable technologies | | | The site's location and its potential to be largely |
| | | | + | Potential for the application of renewable technology | | | phased means it could possibly deliver some renewable energy. Although |
| | | | N | Limited knowledge or understanding of the application of technology on site | Desk based assessment | + | there are strong objections to wind turbines in the area, related to the Landscape |
| | | | - | Potential constraints for the development of renewable technology | | | Character Assessment there is potential for some |
| | | | | High constraints for the development of renewable technology | | | solar energy on building roofs and walls as part of the wider development. |
| | | | ++ | No capacity issues | | | Recent correspondence from UU has indicated that |
| | | | + | Potential capacity issues (cumulative) | UU: Correspondence (SharePoint > Planning | | once the WWtW have been |
| | To improve | Water resources (Correspondence from UU) | - | Likely cumulative capacity issues (potential contribution) | Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW | ++ | upgraded in Penrith, due for completion in late 2013, there will not be any |
| | water quality and water resources | | | No Capacity. (private infrastructure required) | Capacity) | | capacity issues given the proposed scale of development. |
| | | | ++ | Favourable | | | There is a watercourse |
| | | Water quality (Biological | + | Unfavourable recovering | GIS layers. SSSI Unit Data, planning policy | N | about 1.3km from the centre of the site. This is the River |
| | | and chemical) | N | Unfavourable no change | overlay | | Eamont, which is a tributary |
| | | | - | Unfavourable declining | | | of the River Eden and is |

| | | | | Poor | | | part of the River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution |
|-----------------|---|---|----|--|---|-----|--|
| | | | ++ | Greenfield site, previously undeveloped | | | |
| | | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | ++ | No known contamination on |
| NR3 | To restore and protect | | - | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | | site. |
| INIXO | land and soil | | | Possible significant contamination. | | | |
| | | | ++ | ALC grade 5, or Urban | GIS layers. | _ | |
| | | Agricultural Land | + | ALC grade 4 | | | Urban extension. Grade 3 |
| | | Classification | 1 | ALC grade 3 (a & b) | GIS layers. | - | land. |
| | | | - | ALC grade 1-2 | | | |
| | To manage | | ++ | Brownfield within settlement | | | |
| | natural (was mineral) | Site condition | + | Brownfield on edge of settlement | | | The site is Greenfield and is |
| NR4 | resources | (Brownfield or | N | Greenfield within settlement | GIS: (Generic Overlays > Local Information) | | about 1.1 km from the edge |
| | sustainably and minimise | Greenfield) | - | Greenfield on edge of settlement | , | | of Penrith |
| | waste | | | Greenfield in rural area | | | |
| Environmental S | Summary | | | | | +/- | |
| Economic | | | | | | | |
| | | | + | Increase | | | The site is immediately next |
| EC1 | To retain existing jobs and create new employment opportunities | Annual tourist days expenditure Eden | - | Decrease | | N | to Rheged, a substantial tourist attraction. Care must be taken that development does not adversely affect the tourism potential of this site. With care, the option site might be able to capitalise on the tourist potential and contribute to |

| | | | | | | | tourism expansion. However this would require careful planning and market testing. |
|-----|---------------------------|------------------------|----|--|--------------------------|----|---|
| | | % tourism Jobs | + | Increase | | + | The site could provide additional jobs in tourism. |
| | | | - | Decrease | | | additional jobs in tourism. |
| | | | ++ | Average gross weekly pay >UK average | | | |
| | | | + | Average gross weekly pay >NW average | | | |
| | | Average Salary | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the |
| | | Average Galary | - | Average gross weekly pay 80% of NW average | Nomis | | NW average. |
| | | | | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | From the centre of the site, |
| | | Distance to employment | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > | ++ | the nearest employment centre is about 960 m. Therefore the site is close to other employment centres |
| | | centres | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | Local Information) | | and employment uses, which could help to boost the economic activity of the area. |
| | | | - | Employment centre >10km of site not accessible by public transport | | | |
| | To improve | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | Dacre is the third least |
| EC2 | To improve access to jobs | | + | Site in second from bottom quartile ward for deprivation | | | deprived ward in Eden. Job creation here is unlikely to deliver the range of |
| | | | N | Site in ward in least deprived 50% of wards | | N | regeneration benefits that would be experienced within a more deprived community (in terms of increasing employment, health, wealth, and so on). The increase in job availability would still have economic benefits but is considered neutral in terms of regeneration |

| | | | ++ | 10% of all new businesses in emerging technologies | | As a significant greenfield site, units could be |
|---------------|--------------------|--|-----------------------|--|---|--|
| | | Number of businesses in | + | 5% of all new businesses in emerging technology | + | developed which would be appropriate for and |
| | | emerging technologies | emerging technologies | emerging technologies N 0% new businesses in emerging technology | | attractive to public admin, education and health if |
| | | | | Net loss of businesses in emerging technology | | there is a proven demand for this within the area. |
| | | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | As a significant greenfield site, units could be developed which would be |
| | To diversify | To diversify | + | 10% new jobs in finance, business, IT | + | appropriate for and attractive to public admin, education and health if |
| EC3 | and strengthen the | | - | <10% new jobs in finance, business, IT | | |
| | local economy | ů . | | Net reduction in jobs in finance, business, IT | | there is a proven demand for this within the area. |
| | | | ++ | 30% new jobs in public admin, education and health | | As a significant greenfield |
| | | increase in jobs in public | + | 25% new jobs in public admin, education and health | + | site, units could be developed which would be appropriate for and |
| | | admin, education and health | - | <23% new jobs in public admin, education and health | | attractive to public admin, education and health if there is a proven demand |
| | | | | net loss of businesses in public admin, education and health | | for this within the area. |
| Economic Sumr | nary | | | | + | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Master 2, Pen | rplan B Option rith | |
|-----------|------------------------------|---|-------|--|---|------------------|--|--|
| Social | | | | | | | | |
| | | | ++ | Motorway within 1km | | | | |
| | | Distance to main road network | + | A road within 1km and motorway within 5km | GIS: (Generic Overlays> Eden LDF) | ++ | The site is within 1km of the M6 and therefore has | |
| | | rietwork | - | A road >3km and motorway within 10km | Edell LDF) | | good transport links | |
| | | | | Motorway >10km | | | | |
| | | | ++ | Bus stop or rail station with regular service <400m from site | | | | |
| | To improve access to | Access to public transport | + | Bus stop or rail station with regular service >800m from site | GIS: Bus Layers (Generic Overlays > Local | ++ | Bus stop at Redhills within 400m of site | |
| SP2 | services, facilities, the | | N | Within 2 km of bus or rail service | - Information) | | | |
| | countryside and open | | | Bus or rail <2km from site | | | | |
| | spaces | · | ++ | Public rights of way would be created and the network enhanced | GIS: Rights of Way definitive map (Generic Overlays > Local Information) | | | |
| | | | + | Good access to nearby Rights of Way | | | | |
| | | | N | No impact or nearby access | | N | No Right of Way on site | |
| | | | - | Public rights of way would be diverted as a result of development | | | | |
| | | | | Public rights of way would be lost as a result of development | | | | |
| | | | ++ | >4% | | | | |
| | | A (1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1. | + | 3.5-4% | 0 11 | + | 3.6% have undertaken an | |
| | | Apprenticeships | - | <3.2% | Census data | | apprenticeship | |
| | To improve | | | <3% | | | | |
| SP4 | the level of skills, | | ++ | Facilities within 5km of settlement | | | Ullswater Community | |
| | education and training | Access to colleges and | + | Facilities accessed by appropriate public transport within 30 mines. | GIS: Eden Educational Facilities (Generic | ++ | College is approximately 2.8km from the centre of | |
| | | adult education centres | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | Overlays > Planning Policy Overlays). | | the site and Newton Rigg approximately 4.2km from the centre of the site | |

| İ | 1 | 1 | | | 1 | i | 1 |
|-----|--|---|----|---|--|----|---|
| | | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | | | |
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | | ++ | 20% |
| | | qualifications | N | 25-30% | Census data | | |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | |
| | | % population with NVQ4 and above | N | 22-24% | Census data | ++ | 27% |
| | | and above | - | 20-22% | | | |
| | | | | <20% | | | |
| | | | + | >82% population in good or very good health | | | |
| | | %population in good or very good health | N | 80-81% population in good or very good health | Census data | + | 82% |
| | | | - | <80% population in good or very good health | | | |
| | | Number of residents with | + | <20% population with limited day-to-day activity | Census data | + | 16% |
| | | limited ability to do day- to-day activity | - | >20% population with limited day-to-day activity | | | |
| SP5 | To improve the health and sense of well- | | ++ | Green space or play facility within 400m of site | | | |
| | being of people | Distance to children's play areas/ accessible | + | Green space or play facility within 800m of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy | ++ | The site is close to a golf course with the nearest accessible space less |
| | | green spaces | - | Green space or play facility within 2km of site | Overlays) | | than 2km away |
| | | | | Green space or play facility >2km of site | | | |
| | | Neighbouring uses which | ++ | Development would significantly enhance residential amenity | | | The development will |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc | + | Development would enhance residential amenity | Desk based assessment of features that may affect human health | N | have to pay due regard to the existing tourist attraction at Rheged |
| | | pollution) | N | Development would not lead to any issues related to residential amenity | aook mamaan modium | | autablion at thioged |

| Ì | ı | 1 | | | 1 | I | ı |
|----------------|--|---|----|--|---|------|---|
| | | | - | Potential issues which could give rise to problems associated with residential amenity | | | |
| | | | | Development would have a significantly negative impact upon residents amenity | | | |
| | | | ++ | Site clearly defined within settlement | | | |
| | To create | | + | Site well related, on the edge of the settlement | | | |
| SP6 | vibrant, active, inclusive and open-minded | Location in relation to existing settlement | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current | + | The site is not currently adjoining the town and is outside the settlement |
| | communities with a strong sense local history | existing settement | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | settlement. | | cultide the settlement |
| | | | | Site outside of boundary, not related to cluster of units related to settlement | | | |
| Social Summary | / | | | | | ++/+ | |
| Environmental | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | The River Eamont is to the south of the site and |
| | | | + | No known issues | | | forms part of the River Eden SAC. Therefore it is |
| | | Potential effects on local | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | GIS: Cumbria Biodiversity | | imperative that there must be sufficient mitigation in place to prevent runoff from the site indirectly entering the River Eden. |
| EN1 | To protect and enhance biodiversity | biodiversity | | Significant adverse effect on nationally or internationally designated habitat | Evidence Base (SSSI, SAC, SPA, Key Species, | | The smaller site has been identified to enable appropriate mitigation to be implemented which would eliminate any adverse effects on the SAC. These will need to be discussed with Natural England. |
| | | | ++ | Would result in protected and increased tree cover, hedges etc | | | There are a number of |
| | | Effects on trees and hedgerows | + | would result in net increase in tree cover, hedge etc | site visit/ Tree Surveys | - | trees and hedgerows which would be lost as a result of development. |
| | | | N | would not affect trees or hedges | | | result of development. |
| | | | - | Would result in loss of tree cover, hedge etc | | | |

| | | | | Would result in significant loss of tree cover, hedge etc | | | |
|-----|--|----------------------------------|----|---|---|---|--|
| | | | ++ | Potential enhancement of landscape character | | | The landscape character in this area is a mix of |
| | | | + | Site unlikely to have negative landscape considerations | | | Intermediate Farmland, characterised by extensive areas of |
| | | | - | Potential negative issues with landscape character | | | improved pasture with some arable farming, planned villages with |
| EN2 | To preserve, enhance and manage landscape quality and character for future generations | Effect on landscape character | | Highly likely potential for negative effects on landscape character | Site assessment/Cumbria Landscape Toolkit | - | greens and buildings built from sandstone and limestone and Rolling Fringe which comprises large-scale undulating topography with large fields of improved pasture divided by stone walls, occasional hedges and fence boundaries. There is already some industrial development on the edge of the site. This comprises carefully landscaped, traditional style office developments in a traditional building style. Similarly Rheged is carefully landscaped to minimise visual intrusion into the landscape of Employment development would change the rural character of the area although it is acknowledged that the site is near but not adjoining the edge of Penrith. Sympathetic building design and materials, and appropriate planting to retain the rural character might mitigate some of the adverse effects although overall such changes would be significantly adverse. |

| | | | ++ | Development does not affect designated landscape | | | The development does | | | |
|-----|--|---|----|---|--|-----|---|--|--|---|
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | ++ | not affect a designated landscape | | | |
| | | | | Development directly affects designated landscape | | | | | | |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | No Historic Environment issues; closet SAM is on the other side of M6, | | | |
| | Impact on historic features of interest (Conservation area, Listed building, SAM, AAI) | lara est en bistado | + | Potential for sympathetic development | 010. 0 to-int- (0 i | | about 1500 m away, possible visible from the site. There may a potential visual impact from a listed building which is adjacent to the site, therefore development would have | | | |
| | | features of interest (Conservation area, | N | Limited potential for improvement, negative effects unlikely | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation | - | | | | |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | Areas/SAMs)/ Heritage Assessments | | | | | |
| | | | -1 | Likely that development will lead to significant negative effects on interest feature(s). | | | to be sympathetic to this designation. | | | |
| | | f t | ++ | Potential to enhance the local character contributing to enhancements | | | The site is predominantly rural with occasional | | | |
| | | | | | | + | Potential for sympathetic development | | | scattered developments in traditional materials. An |
| EN3 | To improve the quality of | | N | Limited potential for improvement, negative effects unlikely | | | allocation such as this would usually result in high density employment uses which would be a significant change from | | | |
| | the built environment | | - | Potential that site could lead to negative effects on interest feature(s) | | | | | | |
| | | Impact on local character, sense of place etc | - | Likely that development will lead to significant negative effects on interest feature(s). | | - | the existing character of the locality. Such a proposal would lead to negative effects. Even low density small scale offices might be detrimental to the local character depending on the density, appearance and materials of the construction | | | |
| | | % of identified site which | ++ | 0% | | ++ | No part of the site is at risk of flooding | | | |
| | | is at risk of flooding | + | Site margins | | | | | | |
| | | | - | Up to 50% | | | | | | |
| | 1 | 1 | | 1 | I . | l . | l . | | | |

| | İ | | | 50% | | | | | |
|---|-------------------------|---|---|---|---|---|---|--|----------------------------|
| | | | ++ | Potential to address air quality issues through development | | | The site is not within a designated AQMA. There is no monitoring location | | |
| | | | + | Site unlikely to have significant effects on air quality | | | close to the A66 which serve the sites and on | | |
| | | | - | Potential to negatively contribute towards air quality | | | their own the sites are is unlikely to cause a significant deterioration in | | |
| To improve local air quality and respond to the effects of climate change | | | Site highly likely to negatively contribute towards air quality | Evidence from Environmental Health | ? | air quality however a decrease in air quality is likely to occur, particularly if development here is combined with development at other sites also using the A66. Whether this would be significant depends on the current emission levels around the A66/M6 junction and whether they would breach current air quality standards. | | | |
| | | Potential for the installation of | ++ | Clear potential for the application of renewable technologies | Desk based assessment | | | | |
| | | | + | Potential for the application of renewable technology | | N | Renewables may be applied to site, however there are no conditions which advocate a certain | | |
| | | decentralised renewable technologies (orientation, site size. | N | Limited knowledge or understanding of the application of technology on site | | | | | |
| | | topography/natural assets) | | , | - | Potential constraints for the development of renewable technology | | | type of renewable on site. |
| | | | | High constraints for the development of renewable technology | | | | | |
| | To improve | NA/-4 | ++ | No capacity issues | UU: Correspondence (SharePoint > Planning | | Recent correspondence from UU has indicated | | |
| NR2 | water quality and water | Water resources (Correspondence from | + | Potential capacity issues (cumulative) | Policy > LDF > Evidence Base > Infrastructure > | ++ | that once the WWtW have been upgraded in Penrith, | | |
| | resources | UU) | - | Likely cumulative capacity issues (potential contribution) | UU > Draft LSC WW Capacity) | | due for completion in late 2013, there will not be any | | |

| | | | | No Capacity. (private infrastructure required) | | | capacity issues given the proposed scale of development. |
|-------|-------------------------------------|--|----|--|---|----|--|
| | | | ++ | Favourable | | | There is a watercourse |
| | | | + | Unfavourable recovering | | | about 1.3km from the centre of the site. This is |
| | | | N | Unfavourable no change | | | the River Eamont, which |
| | | | - | Unfavourable declining | | | is a tributary of the River Eden and is part of the |
| | | Water quality (Biological and chemical) | | Poor | GIS layers. SSSI Unit Data, planning policy overlay | N | River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution |
| | | | ++ | Greenfield site, previously undeveloped | | | |
| | | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | ++ | No known contamination on site |
| NR3 | To restore and protect | | - | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | | |
| CZINI | land and soil | | | Possible significant contamination. | | | |
| | | | ++ | ALC grade 5, or Urban | | | |
| | Agricultural Land Classification | Agricultural Land | + | ALC grade 4 | 010.1 | _ | Urban extension. Grade 3 |
| | | Classification | - | ALC grade 3 (a & b) | GIS layers. | | land. |
| | | | | ALC grade 1-2 | | | |

| | T - | | | 5 6.1 | | | | | | | |
|---------------|---|---|--|---|--|------------|--|--------------------------------------|--|--|--|
| | To manage natural (was | | ++ | Brownfield within settlement | - | | | | | | |
| | mineral) | Site condition | + | Brownfield on edge of settlement | GIS: (Generic Overlays > | | The site is Greenfield and is about 1.1 km from the | | | | |
| NR4 | resources | (Brownfield or | N | Greenfield within settlement | Local Information) | | edge of Penrith. | | | | |
| | sustainably and minimise | Greenfield) | - | Greenfield on edge of settlement | <u>'</u> | | | | | | |
| | waste | | | Greenfield in rural area | | | | | | | |
| Environmental | Summary | | | | | ++/- | | | | | |
| Economic | | | | | | | | | | | |
| 1 | | | + | Increase | | | The site is immediately | | | | |
| EC1 | To retain existing jobs and create new | Annual tourist days expenditure Eden | - | Decrease | | N | next to Rheged, a substantial tourist attraction. Care must be taken that development does not adversely affect the tourism potential of this site. With care, the option site might be able to capitalise on the tourist potential and contribute to tourism expansion. However this would require careful planning and market testing. | | | | |
| | employment | % tourism Jobs | + | Increase | | + | The site could provide | | | | |
| | opportunities | | - | Decrease | | · | additional jobs in tourism. | | | | |
| | | | ++ | Average gross weekly pay >UK average | | | | | | | |
| | | | | | | | + | Average gross weekly pay >NW average | | | |
| | | Average Salany | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the | | | | |
| | | Average Salary | Average gross weekly pay 80% of NW average | Norms | | NW average | | | | | |
| | | | | Average gross weekly <80% of NW average | | | | | | | |
| | | | ++ | Employment centre within 5km of settlement | | | From the centre of the site, the nearest | | | | |
| EC2 | To improve access to jobs | Distance to employment centres | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > Local Information) | ++ | employment centre is about 960 m. Therefore the site is close to other employment centres and | | | | |

| | | | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | | employment uses, which could help to boost the economic activity of the area. |
|-----|------------------------------|--|----|--|---|---|
| | | | 1 | Employment centre >10km of site not accessible by public transport | | |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | Dacre is the third least |
| | | | + | Site in second from bottom quartile ward for deprivation | | deprived ward in Eden. Job creation here is unlikely to deliver the |
| | | | Z | Site in ward in least deprived 50% of wards | N | range of regeneration benefits that would be experienced within a more deprived community (in terms of increasing employment, health, wealth, and so on). The increase in job availability would still have economic benefits but is considered neutral in terms of regeneration. |
| | | | ++ | 10% of all new businesses in emerging technologies | | As a significant greenfield site, units could be |
| | | Number of businesses in | + | 5% of all new businesses in emerging technology | + | developed which would be appropriate for and attractive to public admin. |
| | | emerging technologies | N | 0% new businesses in emerging technology | | education and health if |
| | | | | Net loss of businesses in emerging technology | | there is a proven demand for this within the area. |
| EC3 | To diversify and | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | As a significant greenfield site, units could be |
| LC3 | strengthen the local economy | | + | 10% new jobs in finance, business, IT | | developed which would be appropriate for and |
| | 1.50cm Coordinately | | - | <10% new jobs in finance, business, IT | + | attractive to public admin, education and health if |
| | | | | Net reduction in jobs in finance, business, IT | | there is a proven demand for this within the area. |
| | | increase in jobs in public admin, education and health | ++ | 30% new jobs in public admin, education and health | + | As a significant greenfield site, units could be developed which would be appropriate for and |

| | + | 25% new jobs in public admin, education and health | | attractive to public admin, education and health if there is a proven demand |
|------------------|---|--|---|--|
| | - | <23% new jobs in public admin, education and health | | for this within the area. |
| | | net loss of businesses in public admin, education and health | | |
| Economic Summary | | | + | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | | rplan C gill), Penrith |
|-----------|------------------------------------|----------------------------|-------|--|--|----|---|
| Social | | | | | | | |
| | | | ++ | Motorway within 1km | | | |
| | | Distance to main road | + | A road within 1km and motorway within 5km | GIS: (Generic Overlays> | ++ | The site is adjacent to the motorway with access via the A66 less than 1km |
| | | network | - | A road >3km and motorway within 10km | Eden LDF) | | the A66 less than 1km |
| | | | | Motorway >10km | | | |
| | | | ++ | Bus stop or rail station with regular service <400m from site | | | |
| | To improve access to services. | Access to public transport | + | Bus stop or rail station with regular service >800m from site | GIS: Bus Layers (Generic Overlays > Local Information) | N | Bus stop over 800m from site and across A66 |
| SP2 | facilities, the | facilities, the | N | Within 2 km of bus or rail service | | | |
| | countryside | | | Bus or rail <2km from site | | | |
| | spaces | 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) | | No Right of Way on site |
| | | | + | Good access to nearby Rights of Way | | N | |
| | | | 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 | | | |
| | | | ++ | >4% | | | |
| | | A (' 1 ' | + | 3.5-4% | | + | 3.8% have undertaken an |
| | | Apprenticeships | - | <3.2% | Census data | | apprenticeship |
| | To improve | | | <3% | | | |
| SP4 | the level of skills, education and | | ++ | Facilities within 5km of settlement | | | Ullswater Community |
| | | Access to colleges and | + | Facilities accessed by appropriate public transport within 30 mines. | GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays). | ++ | College is approximately 1.1km from the centre of |
| | | adult education centres | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | | | the site and Newton Rigg approximately 4.25km from the centre of the site |

| İ | 1 | 1 | | | 1 | i | 1 |
|-----|--|---|----|---|--|---|--|
| | | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | | | |
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | | N | 28% |
| | | qualifications | N | 25-30% | Census data | | |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | |
| | | % population with NVQ4 and above | N | 22-24% | Census data | | 16% |
| | | and above | - | 20-22% | | | |
| | | | | <20% | | | |
| | | | + | >82% population in good or very good health | | | |
| | | %population in good or very good health | N | 80-81% population in good or very good health | Census data | + | 82% |
| | | | - | <80% population in good or very good health | | | |
| | | Number of residents with | + | <20% population with limited day-to-day activity | Oanava data | - | 21% |
| | | limited ability to do day- to-day activity | - | >20% population with limited day-to-day activity | Census data | | |
| SP5 | To improve the health and sense of well- | | ++ | Green space or play facility within 400m of site | | | There are accessible spaces although these are |
| | being of people | Distance to children's play areas/ accessible | + | Green space or play facility within 800m of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy | + | across the A66 and difficult to access. Land to |
| | | green spaces | - | Green space or play facility within 2km of site | Overlays) | | the immediate East would remain undeveloped as a green space |
| | | | | Green space or play facility >2km of site | | | |
| | | Neighbouring uses which | ++ | Development would significantly enhance residential amenity | | | No neighbouring issues |
| | | may affect human health (Light, noise, visual etc | + | Development would enhance residential amenity | Desk based assessment of features that may affect human health | + | which would affect the amenity of residents |
| | | pollution) | N | Development would not lead to any issues related to residential amenity | aoor naman noam | | |

| I | 1 | I | | | 1 | İ | I |
|---|---|---|---|---|--|--|---|
| | | | - | Potential issues which could give rise to problems associated with residential amenity | | | |
| | | | | Development would have a significantly negative impact upon residents amenity | | | |
| | | | ++ | Site clearly defined within settlement | | | |
| | To create | create | + | Site well related, on the edge of the settlement | | | |
| vibrant, active, inclusive and SP6 open-minded | Location in relation to existing settlement | Ν | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current | N | The site is not currently adjoining the town and is outside the settlement | |
| | communities with a strong sense local history | existing settlement | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | settlement. | | |
| | | | 1 | Site outside of boundary, not related to cluster of units related to settlement | | | |
| Social Summary | 1 | | | | | +/N | |
| Environmental | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | The site is approx 250m from the R Eamont which |
| | | | + | No known issues | | | forms part of the R Eden |
| | | Potential effects on local biodiversity | | | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | | SAC. There are potentially significant issues in terms of run off and mitigation measures will need to be agreed. The site is also in |
| | | | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | Evidence Base (SSSI, | | significant issues in terms of run off and mitigation measures will need to be agreed. The site is also in |
| EN1 | To protect and enhance biodiversity | | - | fragmentation of key habitats, affect priority | Evidence Base (SSSI, | | significant issues in terms of run off and mitigation measures will need to be |
| EN1 | | | | fragmentation of key habitats, affect priority species or locally important wildlife sites Significant adverse effect on nationally or | Evidence Base (SSSI, | | significant issues in terms of run off and mitigation measures will need to be agreed. The site is also in the buffer zone for Whinfell Forest |
| EN1 | and enhance | biodiversity Effects on trees and | | fragmentation of key habitats, affect priority species or locally important wildlife sites Significant adverse effect on nationally or internationally designated habitat Would result in protected and increased tree | Evidence Base (SSSI, | | significant issues in terms of run off and mitigation measures will need to be agreed. The site is also in the buffer zone for |
| EN1 | and enhance | biodiversity | ++ | fragmentation of key habitats, affect priority species or locally important wildlife sites Significant adverse effect on nationally or internationally designated habitat Would result in protected and increased tree cover, hedges etc would result in net increase in tree cover, | Evidence Base (SSSI, SAC, SPA, Key Species | | significant issues in terms of run off and mitigation measures will need to be agreed. The site is also in the buffer zone for Whinfell Forest There a number of trees and hedgerows which |

| 1 | Ì | 1 | | | 7 | ı | 1 |
|-----|--|---|---|---|--|---|---|
| | | | | Would result in significant loss of tree cover, hedge etc | | | |
| | | | ++ | Potential enhancement of landscape character | | | Employment will change the rural character of the |
| | Effect on landscape | + | Site unlikely to have negative landscape considerations | Site | _ | area although this is limited by the existing | |
| | To preserve, enhance and | character | - | Potential negative issues with landscape character | assessment/Cumbria Landscape Toolkit | | major road network, highways depot and houses along the southern |
| EN2 | manage landscape quality and | | | Highly likely potential for negative effects on landscape character | | | boundary |
| | character for future generations | | ++ | Development does not affect designated landscape | GIS layers. | | The development does |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | | ++ | not affect a designated landscape |
| | | | | Development directly affects designated landscape | | | |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | Site 850m from |
| | | | + | Potential for sympathetic development | | | conservation area, listed |
| | | Impact on historic features of interest (Conservation area, | N | Limited potential for improvement, negative effects unlikely | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation | N | buildings are in Penrith or Eamont Bridge with limited views, and views |
| | To improve | Listed building, SAM, AAI) | - | Potential that site could lead to negative effects on interest feature(s) | Areas/ŠAMs)/ Heritage Assessments | | from Mayburgh Henge SAM would be filtered through existing planting |
| EN3 | the quality of the built environment | | | Likely that development will lead to significant negative effects on interest feature(s). | | | anough oxiding planting |
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | The site is removed from the main centre of Penrith |
| | | Impact on local | + | Potential for sympathetic development | | | but adjacent to an existing |
| | | character, sense of place etc | N | Limited potential for improvement, negative effects unlikely | | N | highways depot, given proximity to this and the major road network it is |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | | | unlikely to affect the character of the area. |

| ı | ı | 1 | | T | 1 | I | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|--|--|----|---|--|----|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|---|------------------------|-------------------------------|--|---|
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | ++ | 0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | % of identified site which | + | Site margins | | ++ | No part of the site is at | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | is at risk of flooding | - | Up to 50% | | | risk of flooding | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | 50% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | ++ | Potential to address air quality issues through development | | | There is no monitoring | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Effects upon air quality | + | Site unlikely to have significant effects on air quality | Evidence from | ? | close to the site and on its own the site is unlikely to cause a significant deterioration in air quality standards | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | (proximity to areas with known issues) | - | Potential to negatively contribute towards air quality | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | To improve local air quality and respond to the effects of | | | Site highly likely to negatively contribute towards air quality | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NR1 | | o the of Potential for the | ++ | Clear potential for the application of renewable technologies | Desk based assessment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | climate change | | + | Potential for the application of renewable technology | | | It is unlikely that wind turbines would be | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | N | Limited knowledge or understanding of the application of technology on site | | | acceptable due to the landscape but solar could be a potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - | Potential constraints for the development of renewable technology | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | High constraints for the development of renewable technology | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | ++ | No capacity issues | | | Recent correspondence | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + | Potential capacity issues (cumulative) | UU: Correspondence | | from UU has indicated that once the WWtW have | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Water resources (Correspondence from | - | Likely cumulative capacity issues (potential contribution) | (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > | ++ | been upgraded in Penrith, due for completion in late | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NR2 | To improve water quality and water resources | UU) | | No Capacity. (private infrastructure required) | UU > Draft LSC WW Capacity) | | 2013, there will not be any capacity issues given the proposed scale of development. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | . 55541000 | | ++ | Favourable | | | There is a watercourse | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Water quality (Biological | + | Unfavourable recovering | GIS layers. SSSI Unit | N | directly adjacent to the | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | and chemical) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | N | Unfavourable no change | Data, planning policy overlay | | site. This is the River Eamont, which is a |
| | | | - | Unfavourable declining | , | | tributary of the River Eden | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | | Poor | | | and is part of the River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution. |
|---------------|------------------------------------|--------------------------------------|----|--|--|------|--|
| | | | ++ | Greenfield site, previously undeveloped | GIS: Historic Land Use | | |
| | | nd protect | + | Site previously developed but no known contamination on site | Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health | ++ | No known contamination on site |
| NR3 | To restore | | - | Possible contamination which could result in remedial enhancements | | | |
| | land and soil | | | Possible significant contamination. | | | |
| | | Agricultural Land Classification | ++ | ALC grade 5, or Urban | GIS layers. | - | |
| | | | + | ALC grade 4 | | | Urban extension. Grade 3 land. |
| | | | - | ALC grade 3 (a & b) | | | |
| | | | | ALC grade 1-2 | | | |
| | To manage | | ++ | Brownfield within settlement | | | The site is outside a |
| | natural (was | 077 | + | Brownfield on edge of settlement | | | settlement but within 2km |
| NR4 | mineral) resources | Site condition (Brownfield or | N | Greenfield within settlement | GIS: (Generic Overlays > | - | of Penrith although there are some residential |
| | sustainably | Greenfield) | - | Greenfield on edge of settlement | Local Information) | | buildings and employment |
| | and minimise waste | | | Greenfield in rural area | | | adjacent to the site which is adjacent to the M6 |
| Environmental | Summary | | | | | ++/- | |
| Economic | | , | | | | | |
| EC1 | To retain existing jobs and create | Annual tourist days expenditure Eden | - | Increase Decrease | | N | The site would not impact on existing or future tourist attractions. |
| | new | % tourism Jobs | + | Increase | | N | It is unlikely that the |
| | opportunities | | - | Decrease | | 14 | scheme would provide additional tourism jobs |

| | i | | | 1 | | ı | T |
|-----|---|--------------------------------|--|--|---|---|--|
| | | | ++ | Average gross weekly pay >UK average | | | |
| | | | + | Average gross weekly pay >NW average | | | |
| | | Average Salary | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the NW average |
| | | | - | Average gross weekly pay 80% of NW average | | | invv average |
| | | | | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | |
| | | Distance to construct | + | Employment centre accessed by appropriate public transport within 30 mins | Olo (Octobrio Octobrio N | | The site is approx 730m from the main employment centre of |
| EC2 | To improve | Distance to employment centres | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | GIS: (Generic Overlays > Local Information) | ++ | Penrith and well connected to wider transport links |
| | access to jobs | | - | Employment centre >10km of site not accessible by public transport | | | |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | |
| | | | + | Site in second from bottom quartile ward for deprivation | | | |
| | | | N | Site in ward in least deprived 50% of wards | | | |
| | | | ++ | 10% of all new businesses in emerging technologies | | | |
| | | Number of businesses in | + | 5% of all new businesses in emerging technology | | ? | Possible due to smaller units |
| | | emerging technologies | N | 0% new businesses in emerging technology | | | u |
| | | | | Net loss of businesses in emerging technology | | | |
| FC3 | EC3 To diversify and strengthen the local economy increase in jobs in business, finance, IT increase in jobs in public admin, education and health | | ++ | 20% new jobs finance, business, IT | | | It would be possible to |
| LOS | | | + | 10% new jobs in finance, business, IT | | + | accommodate office development given the |
| | | | ı | <10% new jobs in finance, business, IT | | | good links to the wider |
| | | | | Net reduction in jobs in finance, business, IT | | | NW |
| | | increase in jobs in public | ++ | 30% new jobs in public admin, education and health | | N | Given its location and the current restrictions on |
| | | + | 25% new jobs in public admin, education and health | | | public sector investment, the site is unlikely to be | |

| | - | <23% new jobs in public admin, education and health | | attractive to public admin, education and health during the lifetime of the | | | | | |
|------------------|----------------------|--|--|---|--|--|--|--|--|
| | | net loss of businesses in public admin, education and health | | plan. | | | | | |
| Economic Summary | Economic Summary N/+ | | | | | | | | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Kempl Penrit | ay Bank, h | | | | |
|-----------|--------------------------------------|----------------------------------|-------|---|--|-----------------|---|---------------------|--|--|-----------------------------|
| Social | | | | | | | | | | | |
| | | | | | | | ++ | Motorway within 1km | | | The site is adjacent to the |
| | | | + | A road within 1km and motorway within 5km | | | A66, although direct access to the trunk road would be via a south | | | | |
| | | | - | A road >3km and motorway within 10km | | | western access which is | | | | |
| | To improve access to services. | Distance to main road network | 1 | Motorway >10km | GIS: (Generic Overlays> Eden LDF) | + | about 350m from the centre of the site. The site is also less than 2km from the M6. The site is on the southern edge of Penrith and affords easy access to the trunk road network without having to go through the town centre. Its location would provide good access to the M6 and the rest of the NW and UK. | | | | |
| SP2 | facilities, the countryside and open | | ++ | Bus stop or rail station with regular service <400m from site | GIS: Bus Layers (Generic | | There is a bus stop about 700m from the centre of | | | | |
| | spaces | | + | Bus stop or rail station with regular service >800m from site | | | the site, using the South Western access. The location could be | | | | |
| | | Access to public transport | N | Within 2 km of bus or rail service | Overlays > Local | + | accessed by customers | | | | |
| | | uanoport | | Bus or rail <2km from site | Information) | | and employees by public transport which promotes sustainable development. Easier access will improve business viability. | | | | |
| | | | ++ | Public rights of way would be created and the network enhanced | CIS: Diabte of War | | | | | | |
| | | Bublic Bights of Way | + | Good access to nearby Rights of Way | GIS: Rights of Way definitive map (Generic | N | There is no public right of | | | | |
| | | Public Rights of Way | N | No impact or nearby access | Overlays > Local Information) | | way on the site | | | | |
| | | | - | Public rights of way would be diverted as a result of development | inionnation) | | | | | | |

| I | 1 | | | | | 1 | 1 |
|-----|--|--|----|--|---|----|---|
| | | | | Public rights of way would be lost as a result of development | | | |
| | | | ++ | >4% | | | 4.40/ of manufactor this |
| | | Annuantianahina | + | 3.5-4% | Comovin data | ++ | 4.4% of people in this ward have undertaken an |
| | | Apprenticeships | ı | <3.2% | Census data | | apprenticeship. |
| | | | - | <3% | | | |
| | | | ++ | Facilities within 5km of settlement | | | Ullswater Community |
| | | | + | Facilities accessed by appropriate public transport within 30 mines. | | | College is about 820m from the centre of the site and the University is about |
| | | | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | | | 4.5km from the centre of the site. Although further and higher education opportunities are close by, |
| SP4 | To improve the level of skills, education and training | Access to colleges and adult education centres | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays). | ++ | this has not resulted in high levels of qualifications among the local community. However employees at the site may wish to undertake further qualifications at a local establishment and the proximity would allow collaboration between the tertiary education institutes and any employment uses on the site. |
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | Census data | - | 39% |
| | | qualifications | N | 25-30% | Cerisus data | | |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | 9 | | + | 25-29% | | | 4654 |
| | | % population with NVQ4 and above | N | 22-24% | Census data | | 12% |
| | | and above | - | 20-22% | | | |
| | | | | <20% | | | |
| SP5 | To improve the health and | %population in good or very good health | + | >82% population in good or very good health | Census data | - | 71% |

| | sense of well- being of | | N | 80-81% population in good or very good health | | | |
|-----|----------------------------|--|----|--|---|---|--|
| | people | | - | <80% population in good or very good health | | | |
| | | Number of residents with | + | <20% population with limited day-to-day activity | Consula deta | - | 30% |
| | | limited ability to do day- to-day activity | - | >20% population with limited day-to-day activity | Census data | | |
| | | | ++ | Green space or play facility within 400m of site | | | There are accessible green spaces close to the |
| | | | + | Green space or play facility within 800m of site | | | site (with the closest being 650m from the centre of the site) but these are |
| | | Distance to children's play areas/ accessible | - | Green space or play facility within 2km of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays) | - | north of the A66 and therefore difficult to access from the site. To |
| | | green spaces | | Green space or play facility >2km of site | | | the south of the site, are open fields used for agriculture which provide green space and open views even if they are not accessible. |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc pollution) | ++ | Development would significantly enhance residential amenity | | | The site is adjacent to the A66 in the north, and to |
| | | | + | Development would enhance residential amenity | | | the A6 in the west. There is woodland with open fields beyond to the south |
| | | | N | Development would not lead to any issues related to residential amenity | Desk based assessment of features that may affect human health | | although a small cluster of dwellings fronts the A6. A new fire station has |
| | | | - | Potential issues which could give rise to problems associated with residential amenity | | N | recently been constructed to the east. There are no immediate residential |
| | | | | Development would have a significantly negative impact upon residents amenity | | | neighbours to the site and development here, subject to normal environmental controls is unlikely to impair the quality of life for residents. |
| SP6 | To create vibrant, | Location in relation to | ++ | Site clearly defined within settlement Site well related, on the edge of the | Visual analysis of sites in relation to current | N | The site is outside a settlement, but it is within |
| | active, | existing settlement | + | settlement | settlement. | | 2km of the existing Penrith |

| | inclusive and open-minded communities with a strong | | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | | | settlement. The site forms part of a continuous strip of development along the A66 east of the A6 which |
|----------------|---|---|---|--|---|--|--|
| | sense local history | | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | | | also comprises the fire station and Cumbria Police headquarters. |
| | | | | Site outside of boundary, not related to cluster of units related to settlement | | | |
| Social Summary | 1 | | | | | + | |
| Environmental | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | The site is adjacent to the River Eamont which is a |
| | | + | No known issues | | | short distance upstream from the River Eden SAC. | |
| | | | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | GIS: Cumbria Biodiversity | | Any contamination entering the R Eamont at this site would flow down into the designated site which would cause a |
| EN1 | To protect and enhance biodiversity | Potential effects on local biodiversity | | Significant adverse effect on nationally or internationally designated habitat | Evidence Base (SSSI, SAC, SPA, Key Species | | significant adverse effect. Due to the site's very close proximity to the River, and the risk to the SAC, there could be potentially significant issues from pollution and development of the site on SAC, which would require further analysis |
| | | | ++ | Would result in protected and increased tree cover, hedges etc | | | |
| | Effects on trees and hedgerows | | + | would result in net increase in tree cover, hedge etc | | | |
| | | Effects on trace and | N | would not affect trees or hedges | | N. | No leaves |
| | | | - | Would result in loss of tree cover, hedge etc | site visit/ Tree Surveys | N | No Issues |
| | | | Would result in significant loss of tree cover, hedge etc | 1 | | | |

| EN2 | To preserve, enhance and manage landscape quality and character for future generations | Effect on landscape character | ++ | Potential enhancement of landscape character Site unlikely to have negative landscape considerations Potential negative issues with landscape character Highly likely potential for negative effects on landscape character | Site assessment/Cumbria Landscape Toolkit | - | The landscape character in this area is described as Intermediate Farmland, characterised by transitional farmland between lowland and upland landscapes and, Extensive areas of improved pasture with some arable farming, planned villages with greens and buildings built from sandstone and limestone. This area of land is visually separated from the rest of the landscape type by a belt of woodland. Development of this site is therefore unlikely to have negative landscape considerations |
|--------|--|--|----|--|--|----|---|
| | | Effect on designated landscape | ++ | Development does not affect designated landscape | GIS layers. | | The development does |
| | | | - | Development affects setting of designated landscape | | ++ | not affect a designated landscape |
| | | | | Development directly affects designated landscape | | | |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | The site is close to historic environment features. There is a conservation area about 850m from the |
| | | | + | Potential for sympathetic development | | | centre of the site, but the |
| | To improve | Impact on historic | N | Limited potential for improvement, negative effects unlikely | GIS: Constraints (Generic | | distance and intervening structures mean this is unlikely to be affected by |
| EN3 th | the quality of the built | features of interest (Conservation area, Listed building, SAM, | - | Potential that site could lead to negative effects on interest feature(s) | Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage | N | development. Carleton hall, the police |
| | environment | Listed building, SAM, AAI) | | Likely that development will lead to significant negative effects on interest feature(s). | Assessments | | headquarters is a GrII* listed building however given the closer proximity of associated HQ development and the fire station, the Kemplay Bank site, is unlikely to affect the Hall. There is also a |

| | | | | | | | SAM (610m away from the centre of the site) but again existing buildings separate any visual linkage and no effects are envisaged |
|-----|---|---|----|---|---------------------------------------|----|---|
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | The site is now an isolated area of pasture |
| | | | + | Potential for sympathetic development | | | surrounded by trunk |
| | | Impact on local | N | Limited potential for improvement, negative effects unlikely | | N | roads, woodland and the fire station. The fragmentation of land uses |
| | | character, sense of place etc | - | Potential that site could lead to negative effects on interest feature(s) | | | means that there is little sense of place and development of the site is |
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | unlikely to have any effect on local character. |
| | | % of identified site which | ++ | 0% | | ++ | The site is not susceptible |
| | | is at risk of flooding | + | Site margins | | | to flooding |
| | | | - | Up to 50% | | | |
| | | | | 50% | | | |
| | | | ++ | Potential to address air quality issues through development | | | The site is not within a designated AQMA. There |
| | | | + | Site unlikely to have significant effects on air quality | | | is a monitoring point at Eamont Bridge on the A6 to the south of the site. |
| | To improve | | - | Potential to negatively contribute towards air quality | | | Monitoring at this site in 2010 identified am exceedences of the |
| NR1 | local air quality and respond to the effects of climate change | Effects upon air quality (proximity to areas with known issues) | | Site highly likely to negatively contribute towards air quality | Evidence from Environmental Health | -/ | annual mean target at this location. If the A6 is to provide the access for this site then it is likely that air quality in this location may deteriorate further as traffic along the A6 would increase to the site. However, if the access is provided from the A66, a significant deterioration in air quality is unlikely to occur although an impact |

| | | | | | | | on air quality is still likely to occur, particularly if development here is combined with other developments which require access via the A66 such as MPC C and MPC B. Whether this would be significant depends on the current emission levels around the A66 and whether they would breach current air quality standards. |
|-----|---|---|------------------------|---|---|--|--|
| | | | ++ | Clear potential for the application of renewable technologies | | | Given the proximity of two |
| | | Potential for the installation of | + | Potential for the application of renewable technology | | | trunk roads and the risk of driver distraction and shadow flicker the site is |
| | | decentralised renewable technologies (orientation, site size, | N | Limited knowledge or understanding of the application of technology on site | Desk based assessment | N | unlikely to be able to accommodate wind turbines. Solar energy or |
| | | topography/natural assets) | - | Potential constraints for the development of renewable technology | | | ground source heat have be viable on this site. |
| | | | | High constraints for the development of renewable technology | | | |
| | | | ++ | No capacity issues | | | Recent correspondence |
| | | | + | Potential capacity issues (cumulative) | UU: Correspondence | | from UU has indicated that once the WWtW have |
| | | Water resources (Correspondence from | - | Likely cumulative capacity issues (potential contribution) | (SharePoint > Planning Policy > LDF > Evidence | ++ | been upgraded in Penrith, due for completion in late |
| | To improve | · UU) | | No Capacity. (private infrastructure required) | Base > Infrastructure > UU > Draft LSC WW Capacity) | | 2013, there will not be any capacity issues given the proposed scale of development. |
| NR2 | water quality and water | | ++ | Favourable | | | There is a watercourse |
| | resources | | + | Unfavourable recovering | | | about 210m from the centre of the site. This is |
| | Water quality (Biological and chemical) | N | Unfavourable no change | | | the River Eamont, which | |
| | | - | Unfavourable declining | GIS layers. SSSI Unit Data, planning policy | N | is a tributary of the River Eden and is part of the | |
| | | | | Poor | overlay | N | River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River |

| | | | | | | | Eden SSSI/SAC described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution |
|-----------------|---|-------------------------|----|--|---|----|---|
| | | | ++ | Greenfield site, previously undeveloped | | | |
| | | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | ++ | The site is previously undeveloped land on the |
| NR3 | To restore and protect | | - | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | | edge of the Penrith |
| | land and soil | | | Possible significant contamination. | | | |
| | | | ++ | ALC grade 5, or Urban | | | |
| | | Agricultural Land | + | ALC grade 4 | CIC lavere | - | ALC Grade 3 |
| | | Classification | - | ALC grade 3 (a & b) | GIS layers. | | |
| | | | | ALC grade 1-2 | | | |
| | To manage | | ++ | Brownfield within settlement | | | The site is outside but |
| | natural (was mineral) | Site condition | + | Brownfield on edge of settlement | | | within 2km of Penrith. It is adjacent to main roads |
| NR4 | resources | (Brownfield or | N | Greenfield within settlement | GIS: (Generic Overlays > Local Information) | - | and existing development |
| | sustainably and minimise | Greenfield) | - | Greenfield on edge of settlement | - Local Information) | | so is well related to the town and is on the edge of |
| | waste | | | Greenfield in rural area | | | the settlement. |
| Environmental S | Summary | | | | | ++ | |
| Economic | 1 | | | | | | |
| | | Annual tourist days | + | Increase | | N | The site is unlikely to |
| | | expenditure Eden | - | Decrease | | IN | impact on existing or likely future tourist attractions. |
| | To retain | % tourism Jobs | + | Increase | | | It is unlikely that the scheme would provide |
| EC1 | existing jobs and create new employment opportunities | | - | Decrease | | N | additional jobs in tourism. The size of the site and the scale of jobs likely to be created at the site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created on the site might reduce unemployment |

| | | | ++ | Average gross weekly pay >UK average | | | |
|-----|---|---|----|--|---|-------|--|
| | | | + | Average gross weekly pay >NW average | | | |
| | | Average Salary | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the |
| | | , , | - | Average gross weekly pay 80% of NW average | | | NW average |
| | | | | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | The main employment centres in Penrith are in |
| | | Distance to ample ment | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > Local Information) | ++ | the south, and the site is close to the settlement and about 1.5km from an existing employment uses. Therefore t is well situated in the context of employment and transport |
| | | Distance to employment centres | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | | | |
| EC2 | EC2 To improve access to jobs | s to jobs | - | Employment centre >10km of site not accessible by public transport | | | connections and significantly positive. |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | Pategill is the most |
| | | | + | Site in second from bottom quartile ward for deprivation | | ++ | district. Any jobs created here are likely to have a |
| | | | N | Site in ward in least deprived 50% of wards | | *** | significant benefit to the community in terms of increasing job opportunities |
| | | | ++ | 10% of all new businesses in emerging technologies | | | The site is greenfield. It |
| | | Number of businesses in | + | 5% of all new businesses in emerging technology | | + | connections and could be |
| | | emerging technologies | N | 0% new businesses in emerging technology | | | types of employment. |
| | | | | Net loss of businesses in emerging technology | | | Emerging technologies could locate here. |
| EC3 | To diversify and | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | | It would be possible to |
| 200 | strengthen the local economy increase in jobs in pul | , , | + | 10% new jobs in finance, business, IT | | + | close to the settlement and about 1.5km from an existing employment uses. Therefore t is well situated in the context of employment and transport connections and significantly positive. Pategill is the most deprived ward in the district. Any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities The site is greenfield. It has excellent transport connections and could be suitable for many different types of employment. Emerging technologies could locate here. |
| | | | - | <10% new jobs in finance, business, IT | | , | |
| | | | | Net reduction in jobs in finance, business, IT | | | |
| | | increase in jobs in public | ++ | 30% new jobs in public admin, education and health | | h. | |
| | | admin, education and health | + | 25% new jobs in public admin, education and health | | N | public sector investment, |

| | | - | <23% new jobs in public admin, education and health | | attractive to public admin, education and health during the lifetime of the |
|---------------|------|---|--|---|---|
| | | 1 | net loss of businesses in public admin, education and health | | plan. |
| Economic Summ | nary | | | + | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Newton Rigg Campus, Penrith | |
|-----------|--------------------------------|-------------------------------|-------|--|---|--------------------------------|--|
| Social | | | | | | | |
| | | | ++ | Motorway within 1km | | | The nearest access to the |
| | | Distance to main road network | + | A road within 1km and motorway within 5km | GIS: (Generic Overlays> | + | M6 is Junction 40 which is approximately 2.9km |
| | | Hetwork | - | A road >3km and motorway within 10km | Eden LDF) | | away |
| | | | | Motorway >10km | | | |
| | | | ++ | Bus stop or rail station with regular service <400m from site | | | |
| | To improve access to services. | Access to public transport | + | Bus stop or rail station with regular service >800m from site | GIS: Bus Layers (Generic Overlays > Local Information) | ++ | Bus stop on site |
| SP2 | facilities, the | · | N | Within 2 km of bus or rail service | | | |
| | countryside and open | | | Bus or rail <2km from site | | | |
| | spaces | | ++ | Public rights of way would be created and the network enhanced | GIS: Rights of Way definitive map (Generic Overlays > Local Information) | | Public Rights of way are adjacent to the site but would not require diversion |
| | | | + | Good access to nearby Rights of Way | | + | |
| | | Public Rights of Way | N | No impact or nearby access | | | |
| | | Tublic ragins of way | - | Public rights of way would be diverted as a result of development | | | |
| | | | | Public rights of way would be lost as a result of development | | | |
| | | | ++ | >4% | | | |
| | | A manantia a a bina | + | 3.5-4% | Canava data | + | 3.6% have benefitted from |
| | | Apprenticeships | - | <3.2% | Census data | | apprenticeships |
| | To improve | | | <3% | | | |
| SP4 | the level of skills, | | ++ | Facilities within 5km of settlement | | | |
| | education and | Access to colleges and | + | Facilities accessed by appropriate public transport within 30 mines. | GIS: Eden Educational Facilities (Generic | ++ | The site is an educational facility which offers both |
| | | adult education centres | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | Pacilities (Generic Overlays > Planning Policy Overlays). | ++ | further and higher education opportunities |

| I | Ĭ | 1 | | T | 1 | I | I |
|-----|--|---|----|---|--|----|--|
| | | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | | | |
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | | ++ | The percentage of people above 16 with no |
| | | qualifications | N | 25-30% | Census data | | qualifications is 19.3% |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | The site is within Skelton |
| | | | + | 25-29% | | | Ward which has 34.7% of |
| | | % population with NVQ4 and above | N | 22-24% | Census data | ++ | residents with an educational attainment at |
| | | una above | - | 20-22% | | | 34.7% |
| | | | | <20% | | | |
| | | | + | >82% population in good or very good health | | | 97% of the population of |
| | | %population in good or very good health | N | 80-81% population in good or very good health | Census data | + | the ward are in good or very good health |
| | | | - | <80% population in good or very good health | | | |
| | | Number of residents with | + | <20% population with limited day-to-day activity | Census data | + | 16.4% of population of the ward have limited ability to |
| | | limited ability to do day- to-day activity | - | >20% population with limited day-to-day activity | | | carry out day to day tasks |
| SP5 | To improve the health and sense of well- | | ++ | Green space or play facility within 400m of site | | | It is approximately 1.8km |
| | being of people | Distance to children's play areas/ accessible | + | Green space or play facility within 800m of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy | - | to the nearest designated green space although the site relates well to Public |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc | - | Green space or play facility within 2km of site | Overlays) | | Rights of Way to the surrounding countryside |
| | | | | Green space or play facility >2km of site | | | |
| | | | ++ | Development would significantly enhance residential amenity | Desk based assessment of features that may affect human health | | The site is an educational facility with on-site |
| | | | + | Development would enhance residential amenity | | N | accommodation. It is not considered that the development of business |
| | | pollution) | N | Development would not lead to any issues related to residential amenity | anost numan noutti | | premises would impact this |

| | | | | Detential issues which sould size it - 4- | 1 | | 1 |
|--------------------|---|--|---|---|--|--|---|
| | | | - | Potential issues which could give rise to problems associated with residential amenity | | | |
| | | | | Development would have a significantly negative impact upon residents amenity | | | |
| | | | ++ | Site clearly defined within settlement | | | |
| | To create vibrant, active, inclusive and open-minded Location in relation to | | + | Site well related, on the edge of the settlement | | | |
| SP6 | | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current | N | The site is approximately 1.5km from the edge of Penrith but is an | |
| | communities with a strong sense local history | existing settlement | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | settlement. | | established site |
| | | | | Site outside of boundary, not related to cluster of units related to settlement | | | |
| Social Summary | / | | | | | ++/+ | |
| | | | | | | | |
| Environmental | | <u>, </u> | | | , | | |
| Environmental | | | ++ | No known issues and potential for biodiversity enhancements | | | The Diver Eden lies 3 2km |
| Environmental | | | ++ | | | | The River Eden lies 3.2km away and Newbiggin |
| Environmental | | Potential effects on local biodiversity | | biodiversity enhancements | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | + | |
| Environmental EN1 | To protect and enhance biodiversity | | + | Development may cause loss or fragmentation of key habitats, affect priority | Evidence Base (SSSI, | + | away and Newbiggin Moss (SSSI) 1.43km away. It is not considered that there would be any significant effects on these |
| | | | + | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites Significant adverse effect on nationally or | Evidence Base (SSSI, | + | away and Newbiggin Moss (SSSI) 1.43km away. It is not considered that there would be any significant effects on these sites It is considered that any |
| | and enhance | biodiversity Effects on trees and | - | 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 Would result in protected and increased tree | Evidence Base (SSSI, | + N | away and Newbiggin Moss (SSSI) 1.43km away. It is not considered that there would be any significant effects on these sites It is considered that any development may impact on hedgerows but would also offer the opportunity |
| | and enhance | biodiversity | + | 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 Would result in protected and increased tree cover, hedges etc would result in net increase in tree cover, | Evidence Base (SSSI, SAC, SPA, Key Species | | away and Newbiggin Moss (SSSI) 1.43km away. It is not considered that there would be any significant effects on these sites It is considered that any development may impact on hedgerows but would |

| 1 | Ì | 1 | | | 1 | i | 1 |
|-----|---|---|---|---|--|---|--|
| | | | | Would result in significant loss of tree cover, hedge etc | | | |
| | | | ++ | Potential enhancement of landscape character | | | Development of the site would be occurring in the |
| | | Effect on landscape | + | Site unlikely to have negative landscape considerations | Site | _ | rural area and it would require careful consideration of how design and materials might mitigate the landscape impact |
| | To preserve, enhance and | character | - | Potential negative issues with landscape character | assessment/Cumbria Landscape Toolkit | | |
| EN2 | manage landscape quality and | | | Highly likely potential for negative effects on landscape character | 1 | | |
| | character for future generations | | ++ | Development does not affect designated landscape | | | No designated landscape |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | + | would be lost as a result of development |
| | | | | Development directly affects designated landscape | | | |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | There are two designated sites at Moss Cairn and Newton Reigny. It is not anticipated that there would be any negative |
| | | | + | Potential for sympathetic development | | | |
| | | Impact on historic features of interest (Conservation area, | N | Limited potential for improvement, negative effects unlikely | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation | N | |
| | To improve | Listed building, SAM, AAI) | - | Potential that site could lead to negative effects on interest feature(s) | Areas/SAMs)/ Heritage Assessments | | impacts on these sites which are approximately 1km away |
| EN3 | the quality of the built environment | | | Likely that development will lead to significant negative effects on interest feature(s). | | | anay |
| | Impact on local character, sense of place etc | ++ | Potential to enhance the local character contributing to enhancements | | | Development of the site would be likely to change | |
| | | + | Potential for sympathetic development | | | the rural character of the | |
| | | N | Limited potential for improvement, negative effects unlikely | | - | area further but could be mitigated through careful design and material | |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | | | choice |

| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | |
|-----|--|---|----|---|--|----|---|
| | | | ++ | 0% | | | |
| | | % of identified site which | + | Site margins | | ++ | No flooding constraints affect the site |
| | | is at risk of flooding | - | Up to 50% | | | anect the site |
| | | | | 50% | | | |
| | | | ++ | Potential to address air quality issues through development | | | The site is not within or adjacent to an AQMA but depending on the amount of use could have an impact on air quality. It is not possible to comment |
| | | Effects upon air quality | + | Site unlikely to have significant effects on air quality | Evidence from | ? | |
| | | (proximity to areas with known issues) | - | Potential to negatively contribute towards air quality | Environmental Health | | |
| | To improve local air | | | Site highly likely to negatively contribute towards air quality | | | at present |
| NR1 | quality and respond to the effects of | | ++ | Clear potential for the application of renewable technologies | | | |
| | climate change | Potential for the installation of | + | Potential for the application of renewable technology | Desk based assessment | + | There is the potential for the deployment of some renewable technologies on site. |
| | | decentralised renewable technologies (orientation, site size, | N | Limited knowledge or understanding of the application of technology on site | | | |
| | | topography/natural assets) | 1 | Potential constraints for the development of renewable technology | | | |
| | | | 1 | High constraints for the development of renewable technology | | | |
| | | | ++ | No capacity issues | | | |
| | | | + | Potential capacity issues (cumulative) | UU: Correspondence | | |
| NR2 | To improve water quality and water | Water resources (Correspondence from | - | Likely cumulative capacity issues (potential contribution) | (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > | ++ | No capacity issues have been identified |
| | resources | UU) | | No Capacity. (private infrastructure required) | UU > Draft LSC WW Capacity) | | |

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|----------------|--|---|----|--|---|----|---|
| | | | ++ | Favourable | | | |
| | | | + | Unfavourable recovering | GIS layers. SSSI Unit | | Due to the distance to the River Eden, it is |
| | | Water quality (Biological and chemical) | N | Unfavourable no change | Data, planning policy | N | considered that this would |
| | | | - | Unfavourable declining | overlay | | be neutral |
| | | | | Poor | | | |
| | | | ++ | Greenfield site, previously undeveloped | Olo Historia Larad Ha | | |
| | | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | ++ | No known contamination on site |
| NR3 | To restore and protect | | - | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | | |
| Milo | land and soil | | | Possible significant contamination. | | | |
| | | | ++ | ALC grade 5, or Urban | | | |
| | | Agricultural Land | + | ALC grade 4 | GIS layers. | _ | Land is Grade 3 |
| | | Classification | - | ALC grade 3 (a & b) | | | |
| | | | | ALC grade 1-2 | | | |
| | To manage | | ++ | Brownfield within settlement | | | |
| | natural (was | Cita condition | + | Brownfield on edge of settlement | GIS: (Generic Overlays > Local Information) | | The site is greenfield although could involve brownfield redevelopment but is in the rural area |
| NR4 | minera <u>l</u>) resources | Site condition (Brownfield or | N | Greenfield within settlement | | | |
| | sustainably | Greenfield) | - | Greenfield on edge of settlement | | | |
| | and minimise waste | | | Greenfield in rural area | | | |
| Environmental: | Summary | | | | | + | |
| Economic | | | | | | | |
| | | A manual tax mint along | + | Increase | | Ν | The site would not have |
| | | Annual tourist days expenditure Eden | - | Decrease | | IN | an impact on tourist attractions within Eden |
| | To retain | % tourism Jobs | + | Increase | | N | The site would not have |
| | existing jobs | 76 Gallelii 3333 | - | Decrease | - | | an impact on tourist jobs within Eden |
| EC1 | and create new | | ++ | Average gross weekly pay >UK average | | | |
| | employment opportunities Average Salary | | + | Average gross weekly pay >NW average | 1 | | The average salary is |
| | | rtunities | N | Average gross weekly pay = 90% of NW average | Nomis | N | approximately 92% of the NW average. |
| | | | - | Average gross weekly pay 80% of NW average | | | |

| Í | ĺ | | | Ī | 1 | 1 |] |
|---------------|------------------|--|----|--|--------------------------|-----|--|
| | | | - | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | |
| | | Distance to employment | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > | + | There is a bus stop on site which provides transport |
| EC2 | To improve | centres | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | Local Information) | | to Penrith |
| LOZ | access to jobs | | - | Employment centre >10km of site not accessible by public transport | | | |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | |
| | | | + | Site in second from bottom quartile ward for deprivation | | + | Hesket is the 13 th most deprived ward in Eden. |
| | | | N | Site in ward in least deprived 50% of wards | | | |
| | | | ++ | 10% of all new businesses in emerging technologies | | | As the site would provide an opportunity to site |
| | | Ni walion of hardings are in | + | 5% of all new businesses in emerging technology | | + | appropriate businesses next to the college so both |
| | | Number of businesses in emerging technologies | N | 0% new businesses in emerging technology | | т | could benefit, it is anticipated that the site |
| | | | - | Net loss of businesses in emerging technology | | | would be attracted to emerging technology businesses |
| | | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | | |
| | To diversify and | | + | 10% new jobs in finance, business, IT | | + | As above |
| EC3 | strengthen the | | - | <10% new jobs in finance, business, IT | | | |
| | local economy | | | Net reduction in jobs in finance, business, IT | | | |
| | | | ++ | 30% new jobs in public admin, education and health | | | |
| | | increase in jobs in public | + | 25% new jobs in public admin, education and health | | _ | As a site to offer the growth of the existing college, it is anticipated |
| | | admin, education and health | - | <23% new jobs in public admin, education and health | | | that educational employment could rise |
| | | | | net loss of businesses in public admin, education and health | | | |
| Economic Sumn | mary | | | | | +/N | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | | gillside shops, Alston |
|-----------|---|----------------------------------|-------|---|--|---|---|
| Social | | | | | | | |
| | | | ++ | Motorway within 1km | | | The site and its access |
| | | | + | A road within 1km and motorway within 5km | | | are directly onto the A689, which is about 140m from the centre of the site. |
| | | | - | A road >3km and motorway within 10km | | | However for wider |
| SP2 | To improve access to services, facilities, the countryside and open | Distance to main road network | | Motorway >10km | GIS: (Generic Overlays> Eden LDF) | | distribution of materials or acquisition of raw materials, it is over 30km from the M6 and therefore this would make it an unsustainable location. Given its location, it is possible to access markets in the North East without having to pass through town but for other directions vehicles would have to pass through the town centre. Its distance from fast, multi lane routes might make it unattractive for businesses dependent |
| | spaces | | ++ | Bus stop or rail station with regular service <400m from site | | | From the centre of the site, the closet bus stop is |
| | | Access to public | + | Bus stop or rail station with regular service >800m from site | GIS: Bus Layers (Generic Overlays > Local | N | about 750m although bus services to Alston are limited. Whilst the site |
| | | transport | N | Within 2 km of bus or rail service | Information) | | could be accessed by customers and employees |
| | | | | Bus or rail <2km from site | | | using public transport, this is unlikely. |
| | | | ++ | Public rights of way would be created and the network enhanced | Olo, Diakter of Wes | | |
| | | Dublic Diabte of W. | + | Good access to nearby Rights of Way | GIS: Rights of Way definitive map (Generic | N | There is no public right of |
| | | Public Rights of Way | N | No impact or nearby access | Overlays > Local | | way on the site. |
| | | | - | Public rights of way would be diverted as a result of development | Information) | | |

| ı | 1 | | T | • | Í | 1 |
|--|---|--|--|--|-----------------|--|
| | | | Public rights of way would be lost as a result of development | | | |
| | | ++ | >4% | | | 2 COV of magning in this |
| | A some settle and blue | + | 3.5-4% | 0 | + | 3.6% of people in this ward have undertaken an |
| | Apprenticeships | 1 | <3.2% | Census data | | apprenticeship |
| | | - | <3% | | | |
| | | ++ | Facilities within 5km of settlement | | | Fellside Community |
| | | + | Facilities accessed by appropriate public transport within 30 mines. | | | Development Centre with its adult education facilities is about 25km |
| | | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | | | from the centre of the site and Melmerby Village Hall is about 18km from the centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Alston to easily access further education and higher level qualifications. This may have a significantly detrimental impact on employment development site, as people with the correct skills may not be located in Alston and therefore appropriate skills for employment may not exist |
| To improve the level of skills, education and training Access to colleges and adult education centres | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays). | | |
| | | ++ | <22% | | | |
| | % population with no | + | 22-25% | Comovin data | + | 23% |
| | qualifications | N | 25-30% | Census data | | |
| | | - | >30% | | | |
| | | ++ | >30% + | | | |
| | % population with NVQ4 | + | 25-29% | | | |
| | | N | 22-24% | Census data | + | 28% |
| | and above | | 20-22% | | | |
| | | | <20% | | | |
| To improve the health and | %population in good or very good health | + | >82% population in good or very good health | Census data | N | 80% |
| | the level of skills, education and training | To improve the level of skills, education and training % population with no qualifications % population with NVQ4 and above To improve %population in good or | Apprenticeships | Apprenticeships | Apprenticeships | Apprenticeships |

| sense of well- being of people | | N | 80-81% population in good or very good health | | | |
|--------------------------------------|---|----|--|---|---|--|
| роорю | | - | <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 | - | 20% |
| | | - | >20% population with limited day-to-day activity | Census data | | |
| | | ++ | Green space or play facility within 400m of site | | | From the centre of the site it is about 450m to an |
| | | + | Green space or play facility within 800m of site | | | area of accessible green space. The impact of this is generally positive, as |
| | | - | Green space or play facility within 2km of site | | | access to such space makes the development more desirable, as people |
| | Distance to children's play areas/ accessible green spaces | | Green space or play facility >2km of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays) | + | would like to have access to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and wellbeing objectives. Arguably, since the site is surrounded by open fields on three sides, the attraction of accessible green space is less important than for a built up area. |
| | | ++ | Development would significantly enhance residential amenity | | | The adjoining site currently is used as small |
| | | + | Development would enhance residential amenity | | | scale offices/workshop, it is on the edge of the |
| | Neighbouring uses which may affect human health (Light, noise, visual etc pollution) | N | Development would not lead to any issues related to residential amenity | Desk based assessment of features that may | N | settlement fronting the main road where it adjoins a row of residential |
| | | - | Potential issues which could give rise to problems associated with residential amenity | affect human health | | properties. As long as a similar use is allocated on this site there will be |
| | | | Development would have a significantly negative impact upon residents amenity | | | little/no impact on the quality of life for residents |

| | | , | | 1 | 1 | | | |
|----------------|---|---|---|--|--|----------------|--|-----------|
| | | | ++ | Site clearly defined within settlement | | | | |
| | To create | | + | Site well related, on the edge of the settlement | | | | |
| SP6 | vibrant, active, inclusive and SP6 open-minded | Location in relation to existing settlement | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current | + | The site is a greenfield site on the edge of the settlement. | |
| | communities with a strong sense local history | existing settlement | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | settlement. | | settlement. | |
| | | | | Site outside of boundary, not related to cluster of units related to settlement | | | | |
| Social Summary | <i>.</i> | | | | | +/N | | |
| Environmental | | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | Data suggests that the site has potential for | |
| | | | + | No known issues | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | - | Water Vole, therefore any development should | |
| | | Potential effects on local biodiversity | , | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | | | provide an ecological survey to check for the presence of protected species and ensure that such species are not | |
| | To protect | | | Significant adverse effect on nationally or internationally designated habitat | | | harmed or their habitat destroyed. | |
| EN1 | and enhance biodiversity | | ++ | Would result in protected and increased tree cover, hedges etc | | | | |
| | | | + | would result in net increase in tree cover, hedge etc | | | | |
| | Effects on trees and hedgerows | Effects on trees and | Effects on trees and | N | would not affect trees or hedges | -iti-it/ T Our | N | No Issues |
| | | hedgerows | - | Would result in loss of tree cover, hedge etc | site visit/ Tree Surveys | | | |
| | | | Would result in significant loss of tree cover, hedge etc | | | | | |
| ENIO. | To preserve, enhance and Effect on | Effect on landscape | ++ | Potential enhancement of landscape character | Site | - | The site is within the AONB. | |
| EN2 | manage landscape | character | + | Site unlikely to have negative landscape considerations | assessment/Cumbria Landscape Toolkit | | The landscape character in this area is described | |

| | quality and character for future generations | | - | Potential negative issues with landscape character Highly likely potential for negative effects on landscape character | | | as the Dales, characterised by wide V shaped upland valleys, which are dominated by rough pasture, stone walls with main built features being farms, small traditional villages and rural roads Large scale employment development in this area would change the character of the area. Therefore any employment development would need to be appropriate to the setting in this rural upland landscape. Therefore mitigation measures would be required to ensure that development is environmentally sensitive, sympathetic |
|-----|---|--|----|---|--|----|---|
| | | | ++ | Development does not affect designated landscape | | | building design and materials, and appropriate planting to retain its character of the area. The site is within the AONB, therefore |
| | | | - | Development affects setting of designated landscape | | | inappropriate development could significantly affect the |
| | | Effect on designated landscape | | Development directly affects designated landscape | GIS layers. | | designated landscape. Any development would need to be carefully designed to be of a scale, orientation and materials that it would have a minimal effect on the AONB. |
| | To improve | Impact on historic features of interest | ++ | Potential to enhance the historic environment, contributing to enhancements | GIS: Constraints (Generic Overlays > Listed | N. | The site does not directly impact on any historic environment features. The |
| EN3 | the quality of the built | (Conservation area, Listed building, SAM, | + | Potential for sympathetic development | Buildings/Conservation Areas/SAMs)/ Heritage | N | site would not be visible |
| | environment | AAI) | N | Limited potential for improvement, negative effects unlikely | Assessments | | from the conservation area (which is 480m from |

| | | | | 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). | | | the centre of the site) or any of the listed buildings (the closest is 640 m from the centre of site), which are all located in the main settlement, as there are a number of buildings between the site and the designated features. |
|-----|----------------------------------|---|----|--|---------------------------------------|----|---|
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | The proposed site is adjacent to an existing |
| | | | + | Potential for sympathetic development | | | small employment development. Any future |
| | | | N | Limited potential for improvement, negative effects unlikely | | | development should be of a similar size and scale to |
| | | Impact on local | - | Potential that site could lead to negative effects on interest feature(s) | | N | the existing; if it isn't then it would have an adverse effect on the openness of |
| | | character, sense of place etc | | Likely that development will lead to significant negative effects on interest feature(s). | | | the site and the open countryside. Further development of an appropriate type and scale would reinforce the sense of place being created by the existing units and would therefore have a positive effect. |
| | | | ++ | 0% | | | |
| | | % of identified site which | + | Site margins | | ++ | The site is not susceptible |
| | | is at risk of flooding | - | Up to 50% | | | to flooding |
| | | | | 50% | | | |
| | To improve local air quality and | | ++ | Potential to address air quality issues through development | | | Eden DC undertakes monitoring of Nitrogen Dioxide in Alston. The |
| NR1 | respond to the effects of | Effects upon air quality (proximity to areas with known issues) | + | Site unlikely to have significant effects on air quality | Evidence from Environmental Health | + | annual average for 2010 (the latest data available) |
| | climate change | Michin Idaday | - | Potential to negatively contribute towards air quality | | | suggests that Annual mean Nitrogen Dioxide |

| | | | | Site highly likely to negatively contribute towards air quality | | | Concentrations in Alston were 19.9µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality |
|-----|---|--|--|---|---|--|--|
| | | | ++ | Clear potential for the application of renewable technologies | | | The site could deliver Renewable energy, but |
| | | | + | Potential for the application of renewable technology | | | due the Landscape Character Area assessment of wind |
| | | Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets) | N | Limited knowledge or understanding of the application of technology on site | | | turbines in this area, it states "large scale wind energy schemes will be |
| | | | - | Potential constraints for the development of renewable technology | | - | strongly resisted in national landscape |
| | | | | High constraints for the development of renewable technology | Desk based assessment | | designations as they would cause significant harm to the landscape character and the purposes of designation. Solar panels on buildings and ground source heat might offer opportunities for renewable and low carbon energy on the site. The former could easily be retrofitted to the existing site. |
| | NR2 To improve water quality and water resources (Correspondence from UU) | | ++ | No capacity issues | UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence | | There are no known capacity issues for potable |
| NR2 | | + | Potential capacity issues (cumulative) | Base > Infrastructure > | | or industrial water supplies in Alston. | |
| | | - | Likely cumulative capacity issues (potential contribution) | UU > Draft LSC WW Capacity) | | | |
| | | | | No Capacity. (private infrastructure required) | | | |

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|---------------|---|---|----|--|---|-----|---|
| | | | ++ | Favourable | | | The nearest water course |
| | | | + | Unfavourable recovering | | | is the River Nent which is situated 0.5km from the |
| | | | Ν | Unfavourable no change | | | site across open fields. |
| | | | - | Unfavourable declining | | | The distance between the |
| | | Water quality (Biological and chemical) | | Poor | GIS layers. SSSI Unit Data, planning policy overlay | n/a | site and river means that it is unlikely that development at Skelgillside would adversely affect the biological quality of the river. There is no data available for water quality. |
| | | | ++ | Greenfield site, previously undeveloped | | | |
| | | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | ++ | The site is greenfield and unlikely to be contaminated |
| NR3 | To restore and protect | | ı | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | | contaminated |
| 1110 | land and soil | | | Possible significant contamination. | | | |
| | | | ++ | ALC grade 5, or Urban | | | |
| | | Agricultural Land Classification | + | ALC grade 4 | GIS layers. | + | ALC Classification 4 |
| | | | - | ALC grade 3 (a & b) | | | , LEO GIACOMORMON I |
| | | | | ALC grade 1-2 | | | |
| | | | ++ | Brownfield within settlement | | | The site is greenfield and |
| | To manage natural (was | | + | Brownfield on edge of settlement | | | located on the eastern edge of Alston, it is |
| | mineral) | Site condition | N | Greenfield within settlement | CIS: (Conorio Overlava > | | adjacent to an existing |
| NR4 | resources | (Brownfield or | - | Greenfield on edge of settlement | GIS: (Generic Overlays > Local Information) | - | employment site but is |
| | sustainably and minimise waste | Greenfield) | | Greenfield in rural area | , | | detached from the rest of the village. It is therefore considered to be a negative location. |
| Environmental | Summary | | | | | + | |
| Economic | | | | | | | |
| | To retain | | + | Increase | | | The site is unlikely to |
| EC1 | existing jobs and create new employment opportunities | Annual tourist days expenditure Eden | - | Decrease | | N | impact on existing or likely future tourist attractions in Alston or the wider area. |
| | • | • | | | • | • | |

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|-----|---------------------------|--------------------------------|----|--|---|----|---|
| | | % tourism Jobs | - | Increase Decrease | | N | It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment |
| | | | ++ | Average gross weekly pay >UK average | | | |
| | | | + | Average gross weekly pay >NW average | | | |
| | | Average Salany | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the |
| | | Average Salary | - | Average gross weekly pay 80% of NW average | Nomis | | NW average |
| | | | | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | The site is on the eastern edge of Alston and the |
| | | | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > Local Information) | ++ | nearest existing employment site is immediately adjacent. It is also close to Bonds |
| | | Distance to employment centres | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | | | Foundry. The site is an extension to the existing office/workshop development, therefore it |
| EC2 | To improve access to jobs | | - | Employment centre >10km of site not accessible by public transport | | | is close to other employment uses, and it would be well situated in the context of employment and could potentially boost economic activity in the area. |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | Alston Moor is the third |
| | | | + | Site in second from bottom quartile ward for deprivation | | ++ | most deprived ward in Eden and is within the most deprived quartile, |
| | | | N | Site in ward in least deprived 50% of wards | | | although on a county basis, it is within the second most deprived quartile in Cumbria. It |

| | | | | | | scores particularly badly for crime, income and employment so any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities. |
|-----|---------------------------------|---|--|--|---|---|
| | | | ++ | 10% of all new businesses in emerging technologies | | New technologies may be appropriate on this site |
| | | | + | 5% of all new businesses in emerging technology | | providing they require a small scale unit and do |
| | | | N | 0% new businesses in emerging technology | | not release emissions to air or water. No such uses |
| EC3 | To diversify and strengthen the | Number of businesses in emerging technologies | | Net loss of businesses in emerging technology | + | are currently accommodated on the site but could be in future. The scale of the site would mean that should any emerging technologies be accommodated on the site, they would be unlikely to contribute substantially to increasing the number of people employed in the new technologies sector across the district. |
| | local economy | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | There is potential to develop units into office |
| | | | + | 10% new jobs in finance, business, IT | | space for these uses or provide other service |
| | | | - | <10% new jobs in finance, business, IT | NI. | sector functions however |
| | | | | Net reduction in jobs in finance, business, IT | N | it is likely that such users are likely to prefer a more central location They are unlikely to provide high levels of employment particularly in this sector. |
| | increase in jobs in public | ++ | 30% new jobs in public admin, education and health | N | There is potential to develop units into office | |
| | | admin, education and health | + | 25% new jobs in public admin, education and health | IN IN | space for these uses or provide other service sector functions however |

| | | <23% new jobs in public admin, education and health net loss of businesses in public admin, education and health | | it is likely that such users are likely to prefer a more central location. They are unlikely to provide high levels of employment particularly in this sector. | | | | |
|-------------------------|-----------------------|---|--|---|--|--|--|--|
| Economic Summary | Economic Summary ++/N | | | | | | | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Bonds Alstor | Foundry, |
|-----------|---|----------------------------------|-------|---|--|-----------------|--|
| Social | | | | | | | |
| | | | ++ | Motorway within 1km | | | From the centre of the |
| | | | + | A road within 1km and motorway within 5km | | 275m awa | site, the A689 is about 275m away. However for wider distribution of |
| | | | - | A road >3km and motorway within 10km | | | materials or acquisition of |
| SP2 | To improve access to services, facilities, the countryside and open | Distance to main road network | | Motorway >10km | GIS: (Generic Overlays> Eden LDF) | | raw materials, it is over 30km from the M6 and therefore this would make it an unsustainable location. Given its location, it is possible to access markets in the North East without having to pass through town but for other directions vehicles would have to pass through the town centre. Its distance from multi-lane routes might make it unattractive for businesses dependent on road haulage. |
| | spaces | | ++ | Bus stop or rail station with regular service <400m from site | | | There is a bus stop about 630m from the centre of |
| | | Access to public | + | Bus stop or rail station with regular service >800m from site | GIS: Bus Layers (Generic Overlays > Local | N | the site, although bus services to Alston are limited. Whilst the site |
| | | transport | N | Within 2 km of bus or rail service | Information) | | could be accessed by customers and employees |
| | | | | Bus or rail <2km from site | | | using public transport, this is unlikely. |
| | | | ++ | Public rights of way would be created and the network enhanced | CIS: Bighto of Way | | |
| | | Dublic Dights of Way | + | Good access to nearby Rights of Way | GIS: Rights of Way definitive map (Generic | N | There is no public right of |
| | | Public Rights of Way | N | No impact or nearby access | Overlays > Local | | way on the site. |
| | | | - | Public rights of way would be diverted as a result of development | Information) | | |

| | | | | Public rights of way would be lost as a result of development | | | |
|-----|--|--|----|--|--|---|---|
| | | | ++ | >4% | | | 2 CO/ of poorle in this |
| | | A | + | 3.5-4% | 0 | + | 3.6% of people in this ward have undertaken an |
| | | Apprenticeships | - | <3.2% | Census data | | apprenticeship |
| | | | | <3% | | | |
| | | | ++ | Facilities within 5km of settlement | | | Fellside Community |
| | | | + | Facilities accessed by appropriate public transport within 30 mines. | | | Development Centre in Langwathby with its adult education facilities is |
| | | | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | | | about 25km from the centre of the site and Melmerby Village Hall where other adult education courses take place is about 18km from the centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Alston to easily access further education and higher level qualifications. This may have a significantly detrimental effect on employment development, as people with the appropriate skills may not be located in Alston. |
| SP4 | To improve the level of skills, education and training | Access to colleges and adult education centres | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays). | | |
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | Canalia data | + | 23% |
| | | qualifications | N | 25-30% | Census data | | |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | |
| | | % population with NVQ4 | N | 22-24% | Census data | + | 28% |
| | | and above | - | 20-22% | Census data | | |
| | | | | <20% | | | |

| | | | + | >82% population in good or very good health | | | |
|--|--|--|----|--|---|----|--|
| | | %population in good or very good health | N | 80-81% population in good or very good health | Census data | N | 80% |
| | | | - | <80% population in good or very good health | | | |
| | | Number of residents with | + | <20% population with limited day-to-day activity | Occasion data | | 20% |
| | | limited ability to do day- to-day activity | - | >20% population with limited day-to-day activity | Census data | - | |
| | | | ++ | Green space or play facility within 400m of site | | | The centre of the site is about 210m from an area of accessible green |
| | | | + | Green space or play facility within 800m of site | | ++ | spaces. The impact of this is generally positive, as access to such space makes the development more desirable, as people generally appreciate access to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and well-being objectives. Arguably, since the site is surrounded by open fields on three sides, the attraction of accessible green space is less important than for a built up area. |
| | | nealth and se of well-leing of Distance to children's play areas/ accessible | 1 | Green space or play facility within 2km of site | | | |
| To improve the health and sense of wellbeing of people | the health and sense of well- being of | | | Green space or play facility >2km of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays) | | |
| | | | ++ | Development would significantly enhance residential amenity | | | The site is immediately south of the existing foundry. The nearest |
| | | Neighbouring uses which may affect human health | + | Development would enhance residential amenity | Desk based assessment | N | residential dwellings are to the north east of the |
| | | (Light, noise, visual etc pollution) | N | Development would not lead to any issues related to residential amenity | of features that may affect human health | IN | existing industrial development. Given the existing use of the site, it |
| | | | - | Potential issues which could give rise to problems associated with residential amenity | | | is unlikely that there would be any impact on the quality of life for residents. |

| 1 | | 7 | | T | 1 | i | ı |
|----------------|--|---|----|--|---|-----|---|
| | | | | Development would have a significantly negative impact upon residents amenity | | | |
| | | | ++ | Site clearly defined within settlement | | | |
| | To create | | + | Site well related, on the edge of the settlement | | | Alston has no defined settlement boundary and historic development has |
| SP6 | vibrant, active, inclusive and open-minded | Location in relation to existing settlement | Ν | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current | +/N | left a fairly ragged edge to the village. The site is well related to the settlement although it is slightly isolated as there is open countryside around the site and the adjacent |
| | communities with a strong sense local history | existing settlement | 1 | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | settlement. | | |
| | | | - | Site outside of boundary, not related to cluster of units related to settlement | | | foundry. |
| Social Summary | 1 | | | | | ++ | |
| Environmental | | | | | | | |
| | | Potential effects on local biodiversity | ++ | No known issues and potential for biodiversity enhancements | | | Data suggests that the site has potential for |
| | | | + | No known issues | | | Water Vole, therefore any development should |
| | | | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species, | - | provide an ecological survey to check for the presence of protected species and ensure that such species are not harmed or their habitat destroyed. |
| | | | | Significant adverse effect on nationally or internationally designated habitat | | | |
| EN1 | To protect and enhance biodiversity | | ++ | Would result in protected and increased tree cover, hedges etc | | | |
| | | | + | would result in net increase in tree cover, hedge etc | | | |
| | | | N | would not affect trees or hedges | | | |
| | | Effects on trees and hedgerows | 1 | Would result in loss of tree cover, hedge etc | site visit/ Tree Surveys | N | No Issues |
| | | | | Would result in significant loss of tree cover, hedge etc | | | |

| | | | 1 | | | | 1 |
|--------|--|---|----|---|---|--|--|
| | | | ++ | Potential enhancement of landscape character | | | The site is within the AONB. The landscape character in this area is |
| | | | + | Site unlikely to have negative landscape considerations | | | described as the Dales, characterised by wide V |
| | | | - | Potential negative issues with landscape character | | | shaped upland valleys, which are dominated by rough pasture, stone walls |
| EN2 | To preserve, enhance and manage landscape quality and character for future generations | d | | Highly likely potential for negative effects on landscape character | Site assessment/Cumbria Landscape Toolkit | with main built features being farms, small traditional villages and rural roads Large scale employment development in this area would change the character of the area. Therefore any employment development would need to be appropriate to the setting in this rural upland landscape. Therefore mitigation measures would be required to ensure that development was environmentally sensitive, sympathetic building design and materials, and appropriate planting to retain its character of the area. | |
| | | | ++ | Development does not affect designated landscape | | | The site is within the |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | | AONB, therefore it could significantly affect the designated landscape. |
| | | | | Development directly affects designated landscape | | | accignated fandoupe. |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | From the centre of the site, the conservation area |
| EN3 th | To improve | Impact on historic | + | Potential for sympathetic development | GIS: Constraints (Generic | | is about 320m away and a listed building is about |
| | To improve the quality of the built | features of interest (Conservation area, | N | Limited potential for improvement, negative effects unlikely | Overlays > Listed Buildings/Conservation | N | 470m away. Due to the presence of the existing |
| | environment | Listed building SAM | - | Potential that site could lead to negative effects on interest feature(s) | Areas/ŠAMs)/ Heritage Assessments | | foundry, the site would not be visible from the listed building or the Conservation area. |

| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | | | |
|-----|--|---|---|---|---------------------------------------|---|--|--|--|
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | Due to its slightly isolated | | |
| | | Impact on local character, sense of place etc | | | + | Potential for sympathetic development | | | location, it may not add |
| | | | N | Limited potential for improvement, negative effects unlikely | | N | anything further to the sense of place within Alston although by | | |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | | | extending the employment area it would reinforce the industrial character of the | | |
| | | | -1 | Likely that development will lead to significant negative effects on interest feature(s). | | | adjoining site. | | |
| | | % of identified site which | ++ | 0% | | ++ | The site is not susceptible | | |
| | | is at risk of flooding | + | Site margins | | | to flooding | | |
| | | - | Up to 50% | | | | | | |
| | | | | 50% | | | | | |
| | | | | | ++ | Potential to address air quality issues through development | | | Eden DC undertakes monitoring of Nitrogen Dioxide in Alston. The |
| | | | + | Site unlikely to have significant effects on air quality | | | annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide Concentrations in Alston | | |
| | | | - | Potential to negatively contribute towards air quality | | | | | |
| NR1 | To improve local air quality and respond to the effects of climate change | Effects upon air quality (proximity to areas with known issues) | - | Site highly likely to negatively contribute towards air quality | Evidence from Environmental Health | + | were 19.9µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality | | |
| | Potential for the installation of decentralised renewable technologies (orientation, | | ++ | Clear potential for the application of renewable technologies | Dook boood aggaggment | - | The site could deliver Renewable energy, but | | |
| | | + | Potential for the application of renewable technology | Desk based assessment | | due the Landscape Character Area | | | |

| | | site size, topography/natural assets) | N - | Limited knowledge or understanding of the application of technology on site Potential constraints for the development of renewable technology | | | assessment of wind turbines in this area, it states "large scale wind energy schemes will be strongly resisted in | | | |
|-------|------------------------------|--|-------------------------|--|---|-----|---|------------------------|----|--|
| | | | | High constraints for the development of renewable technology | | | national landscape designations as they would cause significant harm to the landscape character and the purposes of designation. Solar panels on buildings and ground source heat might offer opportunities for renewable and low carbon energy on the site. The former could easily be retrofitted to the existing site. | | | |
| | | | ++ | No capacity issues | III I. O | | | | | |
| | | 10/-4 | + | Potential capacity issues (cumulative) | UU: Correspondence (SharePoint > Planning | | There are no known | | | |
| | | Water resources (Correspondence from UU) | - | Likely cumulative capacity issues (potential contribution) | Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW | ++ | capacity issues for potable or industrial water supplies in Alston. | | | |
| | | | | No Capacity. (private infrastructure required) | Capacity) | | Supplies III 7 lieterii. | | | |
| | | | ++ | Favourable | | | The site is about 700m | | | |
| | To improve | | + | Unfavourable recovering | | | from both the River Nent to the north (across open | | | |
| NR2 | water quality | | N | Unfavourable no change | | | fields) and the River South | | | |
| IVIXZ | and water resources | | - | Unfavourable declining | | | Tyne to the west (across open fields and two small | | | |
| | resources | Water quality (Biological and chemical) | | Poor | GIS layers. SSSI Unit Data, planning policy overlay | n/a | housing estates). The distance between the site and rivers means that it unlikely that further development adjacent to the Bonds site would adversely affect the biological quality of either river. There is no data available for water quality. | | | |
| | | | ++ | Greenfield site, previously undeveloped | CIC: Historia Land Has | | . , | | | |
| NR3 | To restore NR3 and protect S | Site based contaminants | Site based contaminants | Site based contaminants | | + | Site previously developed but no known contamination on site | GIS: Historic Land Use | ++ | The site is greenfield and unlikely to be contaminated |
| | land and soil | | - | Possible contamination which could result in remedial enhancements | Overlays) advice from | | Contaminated | | | |

| | • | | | | | • | • |
|-----------------|---|--------------------------------------|----|--|--------------------------|--|---|
| | | | | Possible significant contamination. | | | |
| | | | ++ | ALC grade 5, or Urban | | | |
| | | Agricultural Land | + | ALC grade 4 | CIC lavara | + | ALC Classification 4 |
| | | Classification | - | ALC grade 3 (a & b) | GIS layers. | | |
| | | | | ALC grade 1-2 | | | |
| | To manage | | ++ | Brownfield within settlement | | | The site is greenfield and |
| | natural (was mineral) | Site condition | + | Brownfield on edge of settlement | | | located on the edge of Alston. However it is close |
| NR4 | resources | (Brownfield or | N | Greenfield within settlement | GIS: (Generic Overlays > | -/N | to residential dwellings, |
| | sustainably | Greenfield) | - | Greenfield on edge of settlement | Local Information) | | public transport and the |
| | and minimise waste | | | Greenfield in rural area | | | village centre. |
| Environmental S | Summary | | | | | ++ | |
| Economic | j | | | | | | |
| | | | + | Increase | | | The site is unlikely to |
| | | Annual tourist days expenditure Eden | - | Decrease | | N | impact on existing or likely future tourist attractions in Alston or the wider area. |
| | | % tourism Jobs | + | Increase | | | It is unlikely that the |
| EC1 | To retain existing jobs and create new | | - | Decrease | | N | scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment |
| | employment | | ++ | Average gross weekly pay >UK average | | | |
| | opportunities | | + | Average gross weekly pay >NW average | | | |
| | | Average Salary | N | Average gross weekly pay = 90% of NW average | | | |
| | | | - | Average gross weekly pay 80% of NW average | Nomis N | The average salary is approximately 92% of the | |
| | | | | Average gross weekly <80% of NW average | | | NW average |

| EC2 To improve access to jobs Regeneration benefits Regeneration benefits ++ Site in bottom quartile for deprivation + Site in second from bottom quartile ward for deprivation and the second the second provided quartile although on a county basis, it is within the second most deprived quartile although on a county basis, it is within the second most deprived quartile in Cumbria. It scores particularly badi for crime, income and employment so any job upportunities To diversify and strengthen the local economy To diversify and stre | | Distance to employment centres | ++ | Employment centre within 5km of settlement Employment centre accessed by appropriate public transport within 30 mins Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | GIS: (Generic Overlays > Local Information) | ++ | The main employment centres in Alston are in the south, with the closest being directly adjacent to the site Therefore it is close to other employment uses, it is well situated in the context of employment and although slightly isolated on the edge of the | |
|--|------------------------|--------------------------------|-----------------------|---|--|----|---|---|
| ## Site in bottom quartile for deprivation ## Site in second from bottom quartile ward for deprivation ## Site in second from bottom quartile ward for deprivation ## Site in second from bottom quartile ward for deprivation ## Alston Moor is the third most deprived quartile although on a county basis, it is within the second most deprived quartile in Cumbria. Its scores particularly badifor crime, income and employment so any job created here are likely! have a significant bene to the community in term of increasing job opportunities ## To diversify and strengthen the local economy **Number of businesses in emerging technologies** **Number of businesses in emerging technologies** **Number of businesses in emerging technologies** **Is in bottom quartile for deprivation ## Site in bottom quartile for deprivation ## Site in second from bottom quartile ward for Eden and is within the most deprived quartile in Cumbria. It is excores particularly badifor crime, income and employment so any job created here are likely! have a significant benefit to the community in term of increasing job opportunities* **To diversify and strengthen the local economy** **Number of businesses in emerging technologies** **To diversify and strengthen the local economy** **Number of businesses in emerging technologies** **In addition to the thirt was a significant benefit at the size might be suitable for small scale emerging technologies it really depends on loc demand. Given its local and access to main distributions and access to main distributions. **To diversify and suitable for small scale emerging technologies it really depends on loc demand. Given its local and access to main distributions. **To diversify and suitable for small scale emerging technologies it really depends on loc demand. Given its local and access to main distributions. **To diversify and suitable for small scale emerging technologies it really depends on loc demand. Given its local endors. **To diversify and suitable for small scale endors. **T | | To improve | | - | Employment centre >10km of site not | | | settlement if an appropriate use could be found it could potentially boost economic activity in the area. |
| + Site in second from bottom quartile ward for deprivation N Site in ward in least deprived 50% of wards N Site in ward in least deprived 50% of wards N Site in ward in least deprived 50% of wards To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the local economy Number of businesses in emerging technologies To diversify and strengthen the economy depends on local economy Number of businesses in emerging technologies To diversify and strengthen the economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy depends on local economy d | EC2 | | Regeneration benefits | ++ | ' ' | | | Alston Moor is the third most deprived ward in |
| Basis, it is within the second most deprived quartile in Cumbra. It scores particularly bad for crime, income and employment so any job created here are likely I have a significant bene to the community in term of increasing job opportunities To diversify and strengthen the local economy To diversify the economy and strengthen the local economy To diversify the economy and strengthen the local economy and access to main diversified the economy and access to main diversified the economy and access to main diversified the economy and access to main diversified the economy and access to main diversified the economy and access to main diversified the economy and access to main diversified the economy and access to main diversified the economy and access to main diversified the economy and access to main diversified the economy and access to main diversified th | | | | + | | | ++ | Eden and is within the most deprived quartile, |
| EC3 To diversify and strengthen the local economy To diversify and strengthen the local economy To diversify and strengthen the local economy To diversify and strengthen the local economy To diversify and strengthen the local economy To diversify and strengthen the local economy To diversify and strengthen the local economy To diversify and strengthen the local economy To diversify and strengthen the local economy To diversify and strengthen the local economy To diversify technologies To diversify technologies To diversify and strengthen the local economy Number of businesses in emerging technologies It is possible that the site might be suitable for small scale emerging technologies it really depends on local demand. Given its locating and access to main distribution routes. Also, the contains a foundry. Future development of this site likely to be expansion of Bonds or an allied business. It is possible that the site might be suitable for small scale emerging technologies it really depends on local demand. Given its locating distribution routes. Also, the contains a foundry. Future development of this site likely to be expansion or Bonds or an allied business. It is possible that the site might be suitable for small scale emerging technologies. | | | | N | Site in ward in least deprived 50% of wards | | | basis, it is within the second most deprived quartile in Cumbria. It scores particularly badly for crime, income and employment so any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities |
| distribution routes. Alste | EC3 and strengthen the | and strengthen the | | ++ | | | N | business. It is possible that the site might be suitable for small scale emerging technologies but it really depends on local demand. Given its location and access to main |
| + 5% of all new businesses in emerging is unlikely to attract in | | | | + | 5% of all new businesses in emerging | | | distribution routes, Alston is unlikely to attract in |
| N 0% new businesses in emerging technology business from out of the area unless it could | | | | N | Ŭ/ | 1 | | business from out of the area unless it could |

| | | | Net loss of businesses in emerging technology | | capitalise on either the existing business or the surrounding environment. |
|-------------------------|---|----|--|----|--|
| | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | The adjacent site currently contains a foundry. |
| | | + | 10% new jobs in finance, business, IT | | Further development on this site is likely to attract |
| | | - | <10% new jobs in finance, business, IT | - | similar uses. |
| | | | Net reduction in jobs in finance, business, IT | | Business support functions are not likely to locate here. |
| | | ++ | 30% new jobs in public admin, education and health | | The adjacent site currently contains a foundry. |
| | increase in jobs in public | + | 25% new jobs in public admin, education and health | _ | Further development on this site is likely to attract similar uses. |
| | admin, education and health | - | <23% new jobs in public admin, education and health | | Public admin etc functions |
| | | | net loss of businesses in public admin, education and health | | are not likely to locate here. |
| Economic Summary | | | | ++ | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | High N | /lill, Alston |
|-----------|---|----------------------------------|----------------------------|---|--|-----------------------------|---|
| Social | | | | | | | |
| | | | ++ | Motorway within 1km | | | From the centre of the |
| | | | + | A road within 1km and motorway within 5km | | | site, the A689 is about 50m away. Therefore its |
| | | | - | A road >3km and motorway within 10km | | | position within Alston, makes its location |
| | To improve access to | Distance to main road network | | Motorway >10km | GIS: (Generic Overlays> Eden LDF) | | advantageous, as it means transport to the wider area is possible. It would be located well for a town centre use. For wider distribution all vehicles heading to or from all parts of the county or the UK would have to drive along cobbled streets to the town centre to get to the trunk road network. This may restrict its suitability for heavily trafficked uses. |
| SP2 | services, facilities, the countryside | acilities, the | ++ | Bus stop or rail station with regular service <400m from site | GIS: Bus Layers (Generic Overlays > Local | N | There is a bus stop about 200m from the centre of the site although bus services to Alston are limited. Whilst the site |
| | | | + | Bus stop or rail station with regular service >800m from site | | | |
| | | | N | Within 2 km of bus or rail service | Information) | | could be accessed by customers and employees |
| | | | | Bus or rail <2km from site | | | using public transport, this is unlikely. |
| | | | ++ | Public rights of way would be created and the network enhanced | | | |
| | | | + | Good access to nearby Rights of Way | | | |
| | | N | No impact or nearby access | GIS: Rights of Way | | There is no public right of | |
| | | Public Rights of Way | | Public rights of way would be diverted as a result of development | Information) | N | way on the site |
| | | | | Public rights of way would be lost as a result of development | | | |

| |] | | | . 40/ | | | |
|-----|--|--|--------|--|--|---|--|
| | | | ++ | >4% | | | 3.6% of people in this |
| | | Apprenticeships | + | 3.5-4% | Census data | + | ward have undertaken an |
| | | | - | <3.2% | | | apprenticeship. |
| | | | | <3% | | | |
| | | | ++ | Facilities within 5km of settlement | | | The nearest school with sixth form facilities is |
| | | | + | Facilities accessed by appropriate public transport within 30 mines. | | | Haydon Bridge High School and Sports |
| | | | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | | | College, Hexham. This school is about 30km from the centre of the site and is outside the District. |
| SP4 | To improve the level of skills, education and training | Access to colleges and adult education centres | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays). | | Adult education courses (in subjects such as IT, numeracy and literacy) are located slightly closer. Fellside Community Development Centre in Langwathby has adult education facilities and is about 25km from the Alston and Melmerby Village Hall which is also used to deliver courses is about 18km from Alston. Due to the distance and lack of efficient public transport, it is more difficult for people in Alston to easily access further education and higher level qualifications. The increased challenge of further education opportunities may result in lower skill levels within Alston and local people may not be appropriately qualified for jibs which are created here. |
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | Conque data | + | 23% |
| | % population with no qualifications | N | 25-30% | Census data | | | |
| | | | - | >30% | | | |

| | 1 | | | T | | 1 | ı |
|-----|--|--|--|--|---|-----|--|
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | |
| | | % population with NVQ4 and above | N | 22-24% | Census data | + | 27% |
| | | und above | - | 20-22% | | | |
| | | | - | <20% | | | |
| | | | + | >82% population in good or very good health | | | |
| | | %population in good or very good health | N | 80-81% population in good or very good health | Census data | N | 80% |
| | | | - | <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 | Consus data | - | 20% | |
| | | | - | >20% population with limited day-to-day activity | Census data | | |
| | | To improve the health and sense of wellbeing of people Neighbouring uses which may affect human health (Light, noise, visual etc pollution) | ++ | Green space or play facility within 400m of site | GIS: Accessible Spaces (Generic | | From the centre of the site it is about 180m to an area of accessible green |
| | To improve | | + | Green space or play facility within 800m of site | | | space. The impact of this is positive, as access to |
| SP5 | the health and sense of well- | | - | Green space or play facility within 2km of site | | ++ | such space makes the development more desirable, as people |
| | people green spaces Neighbouring uses | | I UVeriavs>Planning Policy I | | would like to have access to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and well-being objectives. | | |
| | | | | Development would significantly enhance residential amenity | Desk based assessment of features that may affect human health | | The site is surrounded by other employment uses |
| | | | + | Development would enhance residential amenity | | _ | and residential uses, with farmland to the east. |
| | | | N | Development would not lead to any issues related to residential amenity | | | Given the proximity of the development to other sensitive receptors and the access issues, care will be required with regard to noise, emissions |
| | | | - | Potential issues which could give rise to problems associated with residential amenity | | | |

| ı | i | 1 | | | 1 | İ | and transport in all officers |
|----------------|--|---|----|--|--|-----|--|
| | | | | Development would have a significantly negative impact upon residents amenity | | | and transport including parking needs if the site were to be developed for future employment use. |
| | | | ++ | Site clearly defined within settlement | | | |
| | To create | | + | Site well related, on the edge of the settlement | | | The site is situated in the centre of town, although situated on the edge of the built environment it is |
| SP6 | vibrant, active, inclusive and open-minded | Location in relation to existing settlement | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current | ++ | |
| | communities with a strong sense local history | existing settlement | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | settlement. | | close to the centre of the town. |
| | | | | Site outside of boundary, not related to cluster of units related to settlement | | | |
| Social Summary | 1 | | | | | + | |
| Environmental | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | Data suggests that the |
| | | Potential effects on local biodiversity | + | No known issues | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | + | site has potential for Water Vole, however it is |
| | | | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | | | unlikely that they would be found within the building and are not considered a risk to the redevelopment of this site. |
| | | | | Significant adverse effect on nationally or internationally designated habitat | | | or time one. |
| EN1 | To protect and enhance biodiversity | | ++ | Would result in protected and increased tree cover, hedges etc | | | |
| | | Journal | + | would result in net increase in tree cover, hedge etc | | | |
| | | Effects on trace and | N | would not affect trees or hedges | | N.I | No les- |
| | | Effects on trees and hedgerows | - | Would result in loss of tree cover, hedge etc | site visit/ Tree Surveys | N | No Issues |
| | | | | Would result in significant loss of tree cover, hedge etc | , | | |

| | | | ++ | Potential enhancement of landscape character Site unlikely to have negative landscape considerations | | | The landscape character in this area is described as the Dales, characterised by wide V shaped upland valleys, |
|--|---|---|----|---|--|----|---|
| enhance a manage landscap quality ar character future | | | - | Potential negative issues with landscape character | | | which are dominated by rough pasture, stone walls with main built features |
| | To preserve, enhance and manage landscape quality and character for future generations | Effect on landscape character | | Highly likely potential for negative effects on landscape character | Site assessment/Cumbria Landscape Toolkit | ++ | being farms, small traditional villages and rural roads The mill is an existing building within the Alston Conservation Area. Any external changes would be very tightly controlled and development of the site is likely to result in the restoration of a currently derelict character building within a Conservation Area which is defined as being 'At Risk'. This would enhance the townscape. |
| | | Effect on designated landscape | ++ | Development does not affect designated landscape | GIS layers. | ++ | The site is within the AONB, however the mill is |
| | | | - | Development affects setting of designated landscape | | | an existing building set within the town and is therefore unlikely to affect |
| | | | | Development directly affects designated landscape | | | the setting of this designated landscape. |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | Site is within the conservation area close to a number of listed |
| EN3 the qualit | | | + | Potential for sympathetic development | | | buildings. The mill is an |
| | To improve | Impact on historic | N | Limited potential for improvement, negative effects unlikely | GIS: Constraints (Generic | | existing building within the Alston Conservation Area. Development will need to |
| | the quality of the built | uality of built (Conservation area, Listed building SAM | - | Potential that site could lead to negative effects on interest feature(s) | Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage | ++ | be sympathetic to the building's heritage. Any external changes would |
| | environment | | | Likely that development will lead to significant negative effects on interest feature(s). | Assessments | | be very tightly controlled and development of the site is likely to result in the restoration of a currently derelict character building. This would enhance the |

| | | | | | | | conservation area which is currently described as being 'at risk'. | |
|-----|--|--|---|---|---------------------------------------|---|---|-------------|
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | currently described as being 'at risk'. Depending on the type of employment use proposed on the site, with sympathetic design and implementation, it could improve the local character of the area, as long as the historic environment is taken into consideration, with further development it could provide further services and therefore more of a sense of place to this small traditional village. The site is not susceptible to flooding Eden DC undertakes monitoring of Nitrogen Dioxide in Alston. The annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide Concentrations in Alston were 19.9µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough | |
| | | | | + | Potential for sympathetic development | | | |
| | | | N Limited potential for improvement, negative effects unlikely | | | implementation, it could improve the local | | |
| | | Impact on local character, sense of place etc % of identified site which is at risk of flooding | - | Potential that site could lead to negative effects on interest feature(s) | | ++ | long as the historic | |
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | development it could provide further services and therefore more of a sense of place to this | |
| | | | ++ | 0% | | ++ | | |
| | | | is at risk of flooding | + | Site margins | | | to flooding |
| | | | - | Up to 50% | | | | |
| | | | | 50% | | | | |
| | | | ++ | Potential to address air quality issues through development | | | monitoring of Nitrogen | |
| | | | + | Site unlikely to have significant effects on air quality | | | annual average for 2010 (the latest data available) | |
| | To improve | Effects upon air quality | - | Potential to negatively contribute towards air quality | | | mean Nitrogen Dioxide | |
| NR1 | quality and respond to the effects of climate change | | Site highly likely to negatively contribute towards air quality | Evidence from Environmental Health | + | were 19.9µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site | | |
| | | Potential for the installation of | ++ | Clear potential for the application of renewable technologies | Desk based assessment | | Wind turbines would not be appropriate in the | |

| | | decentralised renewable technologies (orientation, site size, topography/natural assets) | + N - | Potential for the application of renewable technology 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 | | | urban environment and solar panels may not be accepted within the conservation area. There are therefore significant constraints to delivering renewable energy as part of the refurbishment of this building. |
|-----|---|--|-------------|---|--|----|--|
| | | | ++ | No capacity issues | | | |
| | | | + | Potential capacity issues (cumulative) | | | |
| | | | - | Likely cumulative capacity issues (potential contribution) | | | |
| NR2 | To improve water quality and water resources | Water resources (Correspondence from UU) | | No Capacity. (private infrastructure required) | UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) | ++ | There are no known capacity issues for potable or industrial water supplies in Alston. |
| | | | ++ | Favourable | | | The site is within the town |
| | | | + | Unfavourable recovering | | | centre and there is no obvious pathway to either |
| | | Water quality (Biological | N | Unfavourable no change | GIS layers. SSSI Unit Data, planning policy | N | of the rivers that meet at |
| | | and chemical) | - | Unfavourable declining | overlay | | Eden. There is therefore unlikely to be an effect on |
| | | | | Poor | | | the water courses. |
| | | | ++ | Greenfield site, previously undeveloped | CIC: Historia Land Ha- | | Due to the brown F-1-1 |
| | To restore And protect land and soil | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | - | Due to the brownfield nature of the site it may have contamination |
| NR3 | | ect | - | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | | issues. |
| | | | | Possible significant contamination. | | | |
| | | Agricultural Land | ++ | ALC grade 5, or Urban | GIS layers. | ++ | The site is urban land |
| | | Classification | + | ALC grade 4 | GIO IAYEIS. | | |

| | ı | • | | I | 7 | | 1 | |
|----------------------------------|---|--------------------------------------|----------------------------------|---|--|---------------------------|--|--|
| | | | - | ALC grade 3 (a & b) | | | | |
| | | | | ALC grade 1-2 | | | | |
| | | | ++ | Brownfield within settlement | | | The site is brownfield and | |
| | To manage natural (was | | + | Brownfield on edge of settlement | | | located within Alston. Although it is farmland to | |
| | mineral) | Site condition | N | Greenfield within settlement | CIC: (Canada Overlava > | | the east, the site is withi | |
| NR4 resources | (Brownfield or | - | Greenfield on edge of settlement | GIS: (Generic Overlays > Local Information) | ++ | the town centre, therefor | | |
| | sustainably and minimise waste | Greenfield) | | Greenfield in rural area | , | | would provide a sustainable location for employment use. | |
| Environmenta | l Summary | | | | | + | | |
| Economic | | | | | | | | |
| | | | + | Increase | | | The site is unlikely to | |
| | | Annual tourist days expenditure Eden | - | Decrease | | N | impact on existing or like future tourist attractions i Alston or the wider area | |
| | | % tourism Jobs | + | Increase | | | It is unlikely that the | |
| EC1 existing and cre new employn | To retain existing jobs and create new employment opportunities | | - | Decrease | | N | scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment. | |
| | | | ++ | Average gross weekly pay >UK average | | | | |
| | | | + | Average gross weekly pay >NW average | | | | |
| | | Average Salany | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the | |
| | | Average Salary | - | Average gross weekly pay 80% of NW average | Nomis | | NW average | |
| | | | | Average gross weekly <80% of NW average | | | | |
| | | | ++ | Employment centre within 5km of settlement | | | The main employment centres in Alston are in | |
| EC2 | EC2 To improve access to jobs | Distance to employment centres | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > Local Information) | ++ | the south, with the close being Alston brewery about 630m away from the site. The site is in th | |

| | | | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport Employment centre >10km of site not accessible by public transport | | town centre, therefore it is close to other employment uses. It is well situated in the context of employment and within the town centre and could potentially boost economic activity in the area. |
|-----|---------------------------------|--|----|--|----|---|
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | Alston Moor is the third most deprived ward in |
| | | | + | Site in second from bottom quartile ward for deprivation | | Eden and is within the most deprived quartile, |
| | | | N | Site in ward in least deprived 50% of wards | ++ | although on a county basis, it is within the second most deprived quartile in Cumbria. It scores particularly badly for crime, income and employment so any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities. |
| | | | ++ | 10% of all new businesses in emerging technologies | | The site currently contains small scale commercial |
| | | Number of businesses in | + | 5% of all new businesses in emerging technology | N | development including supply and distribution |
| | | emerging technologies | N | 0% new businesses in emerging technology | IN | functions. It might be suitable for the |
| | | | | Net loss of businesses in emerging technology | | development of emerging technologies should there be a local demand. |
| EC3 | To diversify and strengthen the | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | The site currently contains small scale commercial |
| | local economy | | + | 10% new jobs in finance, business, IT | | development including supply and distribution |
| | | | - | <10% new jobs in finance, business, IT | | functions. It might be suitable for the |
| | | | | Net reduction in jobs in finance, business, IT | - | development of finance, IT, and business uses should there be a local demand. This would contribute to increasing the percentage of jobs in this sector above 10% but |

| Economic Sumi | mary | | | | N | |
|---------------|------|--|----|--|---|---|
| | | | | net loss of businesses in public admin, education and health | | similar uses. Public admin, education and health services are not likely to locate here. |
| | | increase in jobs in public admin, education and health | - | <23% new jobs in public admin, education and health | - | Further development on this site is likely to attract |
| | | | + | 25% new jobs in public admin, education and health | | development including supply and distribution functions. |
| | | | ++ | 30% new jobs in public admin, education and health | | The site currently contains small scale commercial |
| | | | | | | the number of jobs on this site is too small to create enough jobs to do this alone. |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Shire I | Hall, Appleby | | |
|-----------|---|----------------------------------|-------|---|--------------------------------------|----------------------------|---|----|--|
| Social | | | | | | | | | |
| | | | ++ | Motorway within 1km | | | From the centre of the site | | |
| | | | + | A road within 1km and motorway within 5km | | | the A66 is over 1600m away, As the site is within the centre of town the | | |
| | | | - | A road >3km and motorway within 10km | | | route would take traffic | | |
| | | Distance to main road network | | Motorway >10km | GIS: (Generic Overlays> Eden LDF) | | through the centre of town, as the main exit to the A66 is in the North. The site is in the centre of town, therefore this would cause a large effect on traffic going through the town centre and therefore affecting the amenity of the town. The M6 is over 20km from the site | | |
| | To improve access to | | ++ | Bus stop or rail station with regular service <400m from site | GIS: Bus Layers (Generic | | From the centre of the site, the closest bus stop is about 50m away and the station less than 500m away. Therefore the location can be accessed by customers and | | |
| SP2 | services, facilities, the countryside | | + | Bus stop or rail station with regular service >800m from site | | ++ | | | |
| | and open | Access to public | N | Within 2 km of bus or rail service | | | | | |
| | spaces | transport | | | | Bus or rail <2km from site | Overlays > Local Information) | ++ | employees using public transport. This promotes sustainable development and increased accessibility will also help deliver a more viable business. |
| | | | ++ | Public rights of way would be created and the network enhanced | | | | | |
| | | | + | Good access to nearby Rights of Way | GIS: Rights of Way | | | | |
| | | Public Rights of Way | N | No impact or nearby access | definitive map (Generic | N | No Right of Way on site | | |
| | | Public Rights of Way | - | Public rights of way would be diverted as a result of development | Overlays > Local Information) | | | | |
| | | | | Public rights of way would be lost as a result of development | | | | | |

| 1 | i | | | 1 | ı | | T | | | | |
|-----|--|---|----------------------|--|---|----|--|--------|--|--|--|
| | | | ++ | >4% | | | | | | | |
| | | Apprenticeships - | + | 3.5-4% | Census data | + | | | | | |
| | | Арргениесэнрэ | - | <3.2% | Ochous data | | 3.8% have undertaken an apprenticeship Appleby Heritage Centre with its adult education is about 670m from the site. Therefore this is significantly positive, as this means that there will be an increased proportion of the population who have had and will have the opportunity of further education and could provide a more skilled workforce in the area. 23% 24% | | | | |
| | | | | <3% | | | | | | | |
| | | | ++ | Facilities within 5km of settlement | | | | | | | |
| | | | + | Facilities accessed by appropriate public transport within 30 mines. | | | about 670m from the site. Therefore this is | | | | |
| | | Access to colleges and adult education centres | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | GIS: Eden Educational Facilities (Generic Overlays > Planning | ++ | this means that there will be an increased proportion of the | | | | |
| SP4 | To improve the level of skills, education and training | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | Policy Overlays). | | and will have the opportunity of further education and could provide a more skilled | | | | |
| | | % population with no qualifications | ++ | <22% | | + | | | | | |
| | | | % population with no | % population with no + 22-25% Census data | 0 | | 23% | | | | |
| | | | N | 25-30% | Census data | | | | | | |
| | | | - | >30% | | | | | | | |
| | | % population with NVQ4 and above | ++ | >30% + | | | | | | | |
| | | | | | | | + | 25-29% | | | |
| | | | N | 22-24% | Census data | N | 24% | | | | |
| | | and above | - | 20-22% | | | | | | | |
| | | | | <20% | | | | | | | |
| | | | + | >82% population in good or very good health | | | | | | | |
| | | %population in good or very good health | N | 80-81% population in good or very good health | Census data | + | 82% | | | | |
| | Serise of Wellbeing of people limited at to-d Distance play are. | | - | <80% population in good or very good health | | | | | | | |
| SP5 | | Number of residents with limited ability to do day- | + | <20% population with limited day-to-day activity | Census data | + | 17% | | | | |
| | | to-day activity | - | >20% population with limited day-to-day activity | Ochisus data | | | | | | |
| | | Distance to children's | ++ | Green space or play facility within 400m of site | GIS: Accessible Spaces (Generic | ++ | Directly behind to the site is a large area of | | | | |
| | | play areas/ accessible green spaces | + | Green space or play facility within 800m of site | Overlays>Planning Policy Overlays) | | accessible green space. The impact of this is positive, as access to | | | | |

| | | | | Green space or play facility within 2km of site Green space or play facility >2km of site | | | such space makes the development more desirable, as people value access to such spaces close to where they work, but also because such spaces help to provide an attractive development and help to meet health and well-being objectives. |
|-----|---|---|----|---|--|----|--|
| | | | ++ | Development would significantly enhance residential amenity | | | The site is within the settlement; it is |
| | | Naishbarria | + | Development would enhance residential amenity | | | surrounded by residential and retail uses. Suitable employment uses for a |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc | N | Development would not lead to any issues related to residential amenity | Desk based assessment of features that may | N | town centre location should be used in this |
| | | pollution) | - | Potential issues which could give rise to problems associated with residential amenity | affect human health | | case to ensure that it's in keeping with the area and its function, but also restricting the use of 'bad |
| | | | | Development would have a significantly negative impact upon residents amenity | | | neighbour' uses. |
| | | | ++ | Site clearly defined within settlement | | | The site is a brownfield |
| | | | + | Site well related, on the edge of the settlement | | | site within the settlement. Whilst the use of brownfield land is more |
| | | | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | | | sustainable than using undeveloped land, the close proximity of neighbouring |
| | To create vibrant, active, inclusive and | Location in relation to | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | Visual analysis of sites in | ++ | developments would limit the uses to which development in this building could be put. Any |
| SP6 | open-minded communities with a strong sense local history | existing settlement | + | Site outside of boundary, not related to cluster of units related to settlement | relation to current settlement. | | development would need to take into account the potential effects on surrounding sensitive receptors. |

| Social Summary | 1 | | | | | + | |
|----------------|------------------------|---|----|--|--|----|---|
| Environmental | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | The site is about 80 m from the River Eden SAC. |
| | | | + | No known issues | | | Due to its location in the centre of Appleby, |
| | | Potential effects on local biodiversity | 1 | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | + | employment activity would be restricted to ensure there is no risk of harm to sensitive neighbouring receptors. , Therefore |
| EN1 | To protect and enhance | | | Significant adverse effect on nationally or internationally designated habitat | | | there should be no impact on the SAC. |
| | biodiversity | | ++ | Would result in protected and increased tree cover, hedges etc | | | Thorn one trace along the |
| | | Effects on trees and | + | would result in net increase in tree cover, hedge etc | | N | There are trees along the rear boundary of the site. There is no reason that these should be affected as a result of the reuse of |
| | | hedgerows | N | would not affect trees or hedges | site visit/ Tree Surveys | | |
| | | | - | Would result in loss of tree cover, hedge etc | | | this existing building. |
| | | | - | Would result in significant loss of tree cover, hedge etc | | | |
| | | | ++ | Potential enhancement of landscape character | | | The site is within the town centre and Conservation Area. The site is an |
| | | | + | Site unlikely to have negative landscape considerations | | | eighteenth century magistrate's court. |
| | T | Effect on landscape | - | Potential negative issues with landscape character | Site assessment/ Cumbria | + | Providing no external changes are made to the building (and these would |
| EN2 | enhance and manage | manage landscape quality and character for | | Highly likely potential for negative effects on landscape character | Landscape Toolkit | | require both listed building and conservation area consent) then the reuse of this property would have no effect on the character of the town centre. |
| | generations | | ++ | Development does not affect designated landscape | | | The development does |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | ++ | not affect a 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) | ++ + N | Potential to enhance the historic environment, contributing to enhancements Potential for sympathetic development 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). | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments | N | The site is a listed building; any development would have to take into consideration the interest features of the listed building and its surroundings. Development would be strictly controlled to ensure there would be no adverse effects on the building or its curtilage. Therefore appropriate employment uses that utilise the features of the listed buildings should be encouraged. The site is also within the town's conservation area; therefore any development would also have to take into consideration the conservation value of the area. Continuing to use the building in an appropriate manner is the best way to preserve its historic features and protect it from becoming at risk. |
|-----|--|--|--------------|--|--|----|--|
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | As long as an appropriate use can be found, a use |
| | | | + | Potential for sympathetic development | | | that accommodates the features of the listed |
| | | Impact on local | N | Limited potential for improvement, negative effects unlikely | | + | building and does not damage the heritage |
| | | character, sense of place etc | 1 | Potential that site could lead to negative effects on interest feature(s) | | | value of the site, this could help to preserve the local character of the area and |
| | | | -1 | Likely that development will lead to significant negative effects on interest feature(s). | | | help to build the sense of place through the reuse of this listed building |
| | | % of identified site which is at risk of flooding | ++ | 0% | | ++ | No part of the site is at risk of flooding |

| | |] | + | Site margins | | | | |
|-----|--|--|--|---|--|---------------------------------------|---|---|
| | | | | Up to 50% | | | | |
| | | | | 50% | | | | |
| | | | ++ | Potential to address air quality issues through development | | | Eden undertakes monitoring of Nitrogen | |
| | | | + | Site unlikely to have significant effects on air quality | | | Dioxide in Appleby. The annual average for 2010 (the latest data available) | |
| | | Effects upon air quality | - | Potential to negatively contribute towards air quality | | | suggests that Annual mean Nitrogen Dioxide Concentrations were | |
| NR1 | To improve local air quality and respond to the effects of climate | (proximity to areas with known issues) To improve local air quality and spond to the effects of | (proximity to areas with known issues) | 1 | Site highly likely to negatively contribute towards air quality | Evidence from Environmental Health | + | 21.7µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality |
| | change | | ++ | Clear potential for the application of renewable technologies | | | | |
| | | Potential for the installation of | + | Potential for the application of renewable technology | | | Due to its urban setting and its listed building | |
| | | decentralised renewable technologies (orientation, site size. | N | Limited knowledge or understanding of the application of technology on site | Desk based assessment | | status the site's ability to deliver renewable energy could be severely | |
| | | topography/natural assets) | - | Potential constraints for the development of renewable technology | | | restricted | |
| | | | | 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) | N | There are no known issues in Appleby | |
| | | | + | Potential capacity issues (cumulative) | | | | |
| | | | - | Likely cumulative capacity issues (potential contribution) | | | | |

| | | | ++ + N | No Capacity. (private infrastructure required) Favourable Unfavourable recovering Unfavourable no change Unfavourable declining | | | Although the site does not have a watercourse within it, it is about 100m from the River Eden. Through Appleby, the River Eden |
|---------------|------------------------------------|--|------------------|---|---|------|--|
| | | Water quality (Biological and chemical) | | Poor | GIS layers. SSSI Unit Data, planning policy overlay | N | water quality is described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden at risk from pollution |
| | | | ++ | Greenfield site, previously undeveloped | | | The site is a brownfield. |
| | | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | + | former office site in the town centre. The likelihood of contamination |
| NR3 | To restore and protect | | - | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | | is low. |
| | land and soil | | | Possible significant contamination. | | | |
| | | | ++ | ALC grade 5, or Urban | | | |
| | | Agricultural Land | + | ALC grade 4 | 010 1 | ++ | The site is urban land |
| | | Classification | - | ALC grade 3 (a & b) | GIS layers. | | |
| | | | | ALC grade 1-2 | | | |
| | To manage | | ++ | Brownfield within settlement | | | |
| | natural (was mineral) | Site condition | + | Brownfield on edge of settlement | | | The site is brownfield land |
| NR4 | resources | (Brownfield or | N | Greenfield within settlement | GIS: (Generic Overlays > Local Information) | ++ | within the town centre. |
| | sustainably and minimise | Greenfield) | - | Greenfield on edge of settlement | Lucai iiiiuiiiialiuii) | | |
| | waste | | | Greenfield in rural area | | | |
| Environmental | Summary | | | | | ++/+ | |
| Economic | | | | | | | |
| | To retain | | + | Increase | | | The site would not impact |
| EC1 | existing jobs and create new | Annual tourist days expenditure Eden | - | Decrease | | N | on existing or future tourist attractions |

| | employment opportunities | % tourism Jobs | + | Increase | | | It is unlikely that the |
|-----|---------------------------|--------------------------------|----|--|--|----|---|
| | opportunities | | - | Decrease | | N | scheme would provide additional tourism jobs |
| | | | ++ | Average gross weekly pay >UK average | | | |
| | | | + | Average gross weekly pay >NW average | | | |
| | | Average Salary | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the |
| | | , , | - | Average gross weekly pay 80% of NW average | | | NW average |
| | | | | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | The main employment centres in Appleby are in |
| | | | + | Employment centre accessed by appropriate public transport within 30 mins | | | the south, with the closest being the former dairy site about 690m away from the site. The site is in the |
| | | Distance to employment centres | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | GIS: (Generic Overlays > Local Information) | ++ | town centre; therefore it is close to other employment uses. It is well situated in the context of employment |
| | | | - | Employment centre >10km of site not accessible by public transport | | | and within the town centre and could potentially boost economic activity in the area. |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | Appleby Bongate is the |
| EC2 | To improve access to jobs | | + | Site in second from bottom quartile ward for deprivation | | | second least deprived ward in the district. It is also within the least |
| | | | N | Site in ward in least deprived 50% of wards | | N | deprived quartile in the county. Job creation here is unlikely to deliver the range of regeneration benefits that would be experienced within a more deprived community (in terms of increasing employment, health, wealth, and so on). The increase in job availability would still have economic benefits but is considered neutral in terms of regeneration. |

| | | | ++ | 10% of all new businesses in emerging technologies | | Development of emerging | |
|---------------|---|---|----|---|--|--|---|
| | | Number of businesses in | + | 5% of all new businesses in emerging technology | N | technologies are not really appropriate for a listed | |
| | | emerging technologies | N | 0% new businesses in emerging technology | | building in an urban setting | |
| | | | | Net loss of businesses in emerging technology | | Setting | |
| | | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | The building is already being used for | |
| | | | + | 10% new jobs in finance, business, IT | | professional services including management | |
| | | | - | <10% new jobs in finance, business, IT | ++ | consultancy and solicitors. | |
| EC3 | To diversify and strengthen the local economy | | | Net reduction in jobs in finance, business, IT | | It is likely that further uses could comprise finance, IT, business uses. | |
| | , | - Coornality | | ++ | 30% new jobs in public admin, education and health | | There is already a dentist occupying the premises |
| | | | + | 25% new jobs in public admin, education and health | | and a heritage development trust. It is likely that further uses | |
| | | increase in jobs in public admin, education and | - | <23% new jobs in public admin, education and health | + | could comprise admin, education and health | |
| | | health | | net loss of businesses in public admin, education and health | | although it is the size of the accommodation means that it is unlikely to be at a level which would increase the local average of these jobs. | |
| Economic Sumn | mary | | | | +/N | | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | The O | ld Creamery, by |
|-----------|--|----------------------------------|-------|---|---|-------|---|
| Social | | | | | | _ | |
| | | | ++ | Motorway within 1km | | | From the centre of the site |
| | | | + | A road within 1km and motorway within 5km | 1 | | the A66 is nearly 3km away, with the route to the A66 northbound taking |
| | | | - | A road >3km and motorway within 10km | | | traffic through the centre |
| SP2 | To improve access to services, facilities, the countryside and open spaces | Distance to main road network | | Motorway >10km | GIS: (Generic Overlays> Eden LDF) | | of town although the A66 southbound can be accessed to the south thus avoiding contributing to town centre traffic. The site is on the southern edge of Appleby, therefore this could cause an adverse effect on north bound traffic going through the town centre and affecting the amenity of the town. For national distribution or supplies, the site is about 23km from the M6 and therefore this would be an adverse location in terms of access. Should motorway access be required it would be significantly adverse. |
| | | | ++ | Bus stop or rail station with regular service <400m from site | | | From the centre of the site, the closet bus stop is about 690m however a |
| | | | + | Bus stop or rail station with regular service >800m from site | | | new housing development opposite the former dairy |
| | | Access to public | N | Within 2 km of bus or rail service | GIS: Bus Layers (Generic Overlays > Local | + | site is generating additional bus stops, the |
| | | transport | | Bus or rail <2km from site | Information) | | nearest of which would be about 300m from the site. Appleby railway station is about 700m from the site. The site is relatively accessible by public |

| | | | | | | | transport and is thus considered to be positive. |
|-----|--|----------------------------------|--------|--|--|------|--|
| | | | ++ | Public rights of way would be created and the network enhanced | | | |
| | | | + | Good access to nearby Rights of Way | GIS: Rights of Way | | |
| | | Public Rights of Way | N | No impact or nearby access | definitive map (Generic | N | No Right of Way on site |
| | | . asno ragne or may | - | Public rights of way would be diverted as a result of development | Overlays > Local Information) | | |
| | | | | Public rights of way would be lost as a result of development | | | |
| | | | ++ | >4% | | | |
| | | | + | 3.5-4% | | + | 3.8% have undertaken an |
| | | Apprenticeships | - | <3.2% | Census data | | apprenticeship |
| | | | | <3% | | | |
| | | | ++ | Facilities within 5km of settlement | | ++ | Appleby Heritage Centre |
| | | : | + | Facilities accessed by appropriate public transport within 30 mines. | | | with its adult education is about 660m from the centre of the site. This site |
| | | | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays). | | provides additional skill training which is significantly positive, as this means that there will |
| SP4 | To improve the level of skills, education and training | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | | | be an increased proportion of the population who have had and will have the opportunity of further education and could provide a more skilled workforce in the area. |
| | | | ++ | <22% | | | |
| | % population with no qualifications | % population with no | + | 22-25% | Census data | + | 23% |
| | | N | 25-30% | Census data | | | |
| | | | - | >30% | | | |
| | | ++ | >30% + | | | | |
| | | + | 25-29% | | NI NI | 240/ | |
| | | % population with NVQ4 and above | N | 22-24% | Census data | N | 24% |
| | | | - | 20-22% | | | |
| | | | | <20% | | | |

| | | %population in good or very good health | + N | >82% population in good or very good health 80-81% population in good or very good health <80% population in good or very good health | Census data | + | 82% |
|-----|-------------------------------|--|--------|---|---|---|--|
| | | Number of residents with limited ability to do day- | + | <20% population with limited day-to-day activity | Census data | + | 17% |
| | | to-day activity | - | >20% population with limited day-to-day activity | Cerisus data | | |
| | | | ++ | Green space or play facility within 400m of site | | | There are no accessible green spaces close to the |
| | | | + | Green space or play facility within 800m of site | | | site (with the closest being over 800m from centre of the site) The impact of this is negative, as access to such space makes the development more desirable, as people generally appreciate access to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and well-being objectives. 800m is considered too far to be regularly used by employees and their families. |
| | | | - | Green space or play facility within 2km of site | | - | |
| SP5 | sense of well-being of people | health and nse of well-being of black areas/ being of black areas/ being of black areas/ black areas/ black areas/ accessible green spaces | | Green space or play facility >2km of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays) | | |
| | | | ++ | Development would significantly enhance residential amenity | | | The site is towards the edge of the settlement, |
| | | | + | Development would enhance residential amenity | | | with a train line to the west and other industrial uses to the south and east. In |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc | N | Development would not lead to any issues related to residential amenity | Desk based assessment of features that may | N | the north but not directly adjacent is a residential area and there are further |
| | | pollution) | - | Potential issues which could give rise to problems associated with residential amenity | affect human health | | residential dwellings to the south west, beyond the railway line. |
| | | | | Development would have a significantly negative impact upon residents amenity | | | A further 142 homes have just been consented directly to the west of the |

| | | | | | | | site, on the other side of the railway line. There could be some localised impact from noise, but as long as mitigation measures are in place, particularly regarding operating hours, noise, vehicle movements and emissions, there should be no/little impact on residential uses. |
|----------------|--|---|----|--|--|-----|--|
| | | | ++ | Site clearly defined within settlement | | | |
| | To create | | + | Site well related, on the edge of the settlement | | | The site is a brownfield |
| SP6 | vibrant, active, inclusive and open-minded | Location in relation to existing settlement | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current | ++ | site within the settlement, close to other industrial uses. It was an existing employment site, which |
| | communities with a strong sense local history | oneing ections. | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | settlement. | | has potential to improve the area if redeveloped. |
| | | | | Site outside of boundary, not related to cluster of units related to settlement | | | |
| Social Summary | 1 | | | | | + | |
| Environmental | T | T | | | T | | Г |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | |
| | | | + | No known issues | | | There are no known biodiversity issues within |
| | To protect | Potential effects on local biodiversity | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | + | 250m of site however the River Eden SAC is approximately 500m from the site boundary. |
| EN1 | and enhance biodiversity | | | Significant adverse effect on nationally or internationally designated habitat | | | |
| | | | ++ | Would result in protected and increased tree cover, hedges etc | | | There are a number of ornamental trees along |
| | | Effects on trees and hedgerows | + | would result in net increase in tree cover, hedge etc | site visit/ Tree Surveys | N/- | the eastern site boundary along Drawbriggs Lane. These should be |
| | | | N | would not affect trees or hedges | | | protected from |

| | _ | | | | | _ | |
|-----|---|----------------------------------|----|---|---|----|--|
| | | | - | Would result in loss of tree cover, hedge etc | | | development otherwise there would be permanent loss of trees. Further trees |
| | | | | Would result in significant loss of tree cover, hedge etc | | | and hedgerow planting could be incorporated into future development. |
| | | | ++ | Potential enhancement of landscape character | | | The site is close to the edge of the town and thus |
| | | | + | Site unlikely to have negative landscape considerations | | | may exert some influence over the surrounding landscape. The site is not |
| | | | - | Potential negative issues with landscape character | | | within the AONB or National Park. The landscape character in |
| EN2 | To preserve, enhance and manage landscape quality and character for future generations | Effect on landscape character | | Highly likely potential for negative effects on landscape character | Site assessment/Cumbria Landscape Toolkit | + | this area is described as Broad Valleys, characterised by wide and deep valleys with open floodplains, rural farmland comprising significant areas of improved pasture. The site has been previously developed so further employment development in this area, would have only a limited effect on the rural character of the area. Mitigation measures would be required to ensure that development is environmentally sensitive, using sympathetic building design and materials, and appropriate planting to retain the rural character of the area. |
| | | | ++ | Development does not affect designated landscape | | | The development does |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | ++ | not affect a 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) | ++ + N | Potential to enhance the historic environment, contributing to enhancements Potential for sympathetic development 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). | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments | ++ | The site is immediately adjacent to the Settle-Carlisle railway Conservation Area which protects the historic railway line. The Appleby conservation area is about 330m away from the centre of the site, with the closet listed building about 320m and SAM 430m. The site may be visible from the conservation area as there is open land/cemetery between the two, but probably not from the listed buildings or SAM. The development of the site is likely to replace a large, dated industrial facility with smaller units which would appear less intrusive on the Conservation Area, therefore redevelopment is likely to be beneficial providing care is taken with the siting and design of new buildings and their effect on the setting of the |
|-----|--|--|--------------|--|--|----|--|
| | | | ++ | Potential to enhance the local character | | | conservation area. The site is adjacent to industrial uses, with some |
| | | | + | contributing to enhancements Potential for sympathetic development | | | close residential dwellings |
| | | | N | Limited potential for improvement, negative effects unlikely | | | to the north and south and new housing to the west. The site is already an |
| | | Impact on local character, sense of place | - | Potential that site could lead to negative effects on interest feature(s) | | + | employment site and therefore further employment development |
| | | etc | | Likely that development will lead to significant negative effects on interest feature(s). | | | or use would not be out of character. Any large scale development should be sympathetic to the site and its location. Overall, smaller scale buildings on the site are likely to |

| | | | | | | | represent a more appropriate development given the location and would be seen as sympathetic development. | |
|-----|---|--|------------|---|---|-----------------------|---|--|
| | | % of identified site which | ++ | 0% | | ++ | No part of the site is at | |
| | | is at risk of flooding | + | Site margins | | | risk of flooding | |
| | | | - | Up to 50% | | | | |
| | | | | 50% | | | | |
| | | | ++ | Potential to address air quality issues through development | | | Eden undertakes monitoring of Nitrogen | |
| | | | + | Site unlikely to have significant effects on air quality | | | Dioxide in Appleby. The annual average for 2010 (the latest data available) | |
| | | | - | Potential to negatively contribute towards air quality | | | suggests that Annual mean Nitrogen Dioxide Concentrations were 21.7µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality. | |
| NR1 | To improve local air quality and respond to the | local air quality and respond to the | ł | Site highly likely to negatively contribute towards air quality | Evidence from Environmental Health | '+ | | |
| | effects of climate change | | ++ | Clear potential for the application of renewable technologies | | | ·· · · · · · · · · · · · · · · · · · | |
| | Potential for the installation of decentralised renewable | Potential for the | + | Potential for the application of renewable technology | | | The site could deliver renewable energy. Given the proximity to the town it | |
| | | installation of decentralised renewable | N | Limited knowledge or understanding of the application of technology on site | | _ | is unlikely that large wind turbines would be suitable. However it might | |
| | | technologies (orientation, site size, topography/natural | site size, | - | Potential constraints for the development of renewable technology | Desk based assessment | | be possible to install small scale wind turbines if they |
| | | | | High constraints for the development of renewable technology | | | were sited carefully. Solar energy could also offer potential. | |

| | 1 | | | 1 | T | 1 | T |
|---------------------------------------|--------------------------------------|--|----------------------------------|--|---|----|--|
| | | | ++ | No capacity issues | | | |
| | | | + | Potential capacity issues (cumulative) | UU: Correspondence | | |
| | | Water resources (Correspondence from | - | Likely cumulative capacity issues (potential contribution) | (SharePoint > Planning Policy > LDF > Evidence | N | There are no known issues in Appleby |
| | Tainnean | UU) | | No Capacity. (private infrastructure required) | Base > Infrastructure > UU > Draft LSC WW Capacity) | | ізайса їїї другову |
| NDO | To improve water quality | | ++ | Favourable | | | Although the site does not |
| NR2 | and water | | + | Unfavourable recovering | | | have a watercourse within |
| | resources | | N | Unfavourable no change | | | it, it is about 570m from the River Eden. Through |
| | | | - | Unfavourable declining | 0,0,1 | | Appleby, the River Eden |
| | | Water quality (Biological and chemical) | | Poor | GIS layers. SSSI Unit Data, planning policy overlay | N | water quality is described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden at risk from pollution |
| | | | ++ | Greenfield site, previously undeveloped | GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health | | The site is on the edge of |
| | | | + | Site previously developed but no known contamination on site | | - | the settlement and is a brownfield site. As it is a former dairy site, the site |
| NR3 | To restore and protect | | - | Possible contamination which could result in remedial enhancements | | | may have possible contamination |
| 14110 | land and soil | | | Possible significant contamination. | | | |
| | | | ++ | ALC grade 5, or Urban | | | TI: : |
| | | Agricultural Land | + | ALC grade 4 | 010.1 | ++ | This is a brownfield site and there would be no |
| | | Classification | - | ALC grade 3 (a & b) | GIS layers. | | loss of agricultural land. |
| | | | | ALC grade 1-2 | | | |
| | | | ++ | Brownfield within settlement | | | |
| To manage natural (was mineral) | | + | Brownfield on edge of settlement | | | | |
| | maturai (was mineral) | Site condition | N | Greenfield within settlement | 010. (0 | | The site is within the |
| NR4 | resources | (Brownfield or | - | Greenfield on edge of settlement | GIS: (Generic Overlays > Local Information) | ++ | settlement and is a brownfield site. |
| susta and m | sustainably and minimise waste | nably Greenfield) nimise | | Greenfield in rural area | | | 2.5 |

| Environmenta | l Summary | | | | | ++/N | |
|--------------|---|--------------------------------------|----|--|---|------|---|
| Economic | | | | | | | |
| | | | + | Increase | | | The site would not impact |
| | | Annual tourist days expenditure Eden | - | Decrease | | N | on existing or future tourist attractions. |
| | | % tourism Jobs | + | Increase | | | It is unlikely that the |
| | To retain existing jobs | | - | Decrease | | N | scheme would provide additional tourism jobs |
| EC1 | and create | | ++ | Average gross weekly pay >UK average | | | |
| 201 | new employment | | + | Average gross weekly pay >NW average | | | |
| | opportunities | Average Salary | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the |
| | | Average Salary | - | Average gross weekly pay 80% of NW average | Norms | | NW average |
| | | | - | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | GIS: (Generic Overlays > Local Information) | | The site is an the adverse |
| | | | + | Employment centre accessed by appropriate public transport within 30 mins | | ++ | The site is on the edge of Appleby, and within the existing employment area. The site is surrounded by |
| | | | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | | | other employment uses which may help promote future economic activity between other businesses |
| | | | - | Employment centre >10km of site not accessible by public transport | | | |
| EC2 | To improve access to jobs | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | Appleby Bongate is the |
| | , | | + | Site in second from bottom quartile ward for deprivation | | | second least deprived ward in the district. It is also within the least |
| | | | Z | Site in ward in least deprived 50% of wards | | N | deprived quartile in the county. Job creation here is unlikely to deliver the range of regeneration benefits that would be experienced within a more deprived community (in terms of increasing employment, health, wealth, and so on). The |

| | | | | | | increase in job availability would still have economic benefits but is considered neutral in terms of regeneration. |
|-----|------------------------------|---|----|---|---|---|
| | | | ++ | 10% of all new businesses in emerging technologies | | Due to the site being |
| | | Number of businesses in | + | 5% of all new businesses in emerging technology | + | adjacent to an existing range of uses, there is potential for limited clean |
| | | emerging technologies | N | 0% new businesses in emerging technology | | emerging technologies to |
| | | | | Net loss of businesses in emerging technology | | locate to the site. |
| | | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | Being well related to the settlement there is |
| | To diversify | | + | 10% new jobs in finance, business, IT | | potential to have jobs in these sectors. They would |
| EC3 | and | 1 | - | <10% new jobs in finance, business, IT | + | contribute to increasing |
| 200 | strengthen the local economy | | | Net reduction in jobs in finance, business, IT | | the proportion of jobs in finance, IT and business to 10% across the district |
| | | | ++ | 30% new jobs in public admin, education and health | | Being well related to the settlement there is |
| | | increase in jobs in public | + | 25% new jobs in public admin, education and health | + | potential to have jobs in these sectors. They would |
| | admin, education an health | admin, education and health | - | <23% new jobs in public admin, education and health | - | contribute to increasing the proportion of jobs in finance, IT and business |
| | | | | net loss of businesses in public admin, education and health | | to 10% across the district. |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Cross Croft, Appleby |
|-----------|--|----------------------------------|-------|---|--|--|
| Social | | | | | | |
| | | | ++ | Motorway within 1km | | From the centre of the site |
| | | | + | A road within 1km and motorway within 5km | | the A66 is over 3km away with the route to the A66 northbound taking traffic |
| | | | - | A road >3km and motorway within 10km | | through the centre of town although the A66 |
| SP2 | To improve access to services, facilities, the countryside and open spaces | Distance to main road network | | Motorway >10km | GIS: (Generic Overlays> Eden LDF) | southbound can be accessed to the south thus avoiding contributing to town centre traffic. The site is on the southern edge of Appleby, therefore this could cause an adverse effect on north bound traffic going through the town centre and affecting the amenity of the town. For national distribution or supplies, the site is about 23km from the M6 and therefore this would be an adverse location in terms of access. Should motorway access be required it would be significantly adverse. |
| | | | ++ | Bus stop or rail station with regular service <400m from site | | From the centre of the site, the closet bus stop is |
| | | | + | Bus stop or rail station with regular service >800m from site | | currently about 940m however a new housing development opposite the |
| | | | N | Within 2 km of bus or rail service | | former dairy site is generating additional bus |
| | A | Access to public transport | | Bus or rail <2km from site | GIS: Bus Layers (Generic Overlays > Local Information) | + stops, the nearest of which would be about 700m from the site. Appleby railway station is about 1.3km from the site. The site is relatively accessible by public transport and is thus considered to be positive. |

| | 1 | | | | | | |
|-----|----------------|------------------------|-----|--|--|----|--|
| | | | ++ | Public rights of way would be created and the network enhanced | | | |
| | | | + | Good access to nearby Rights of Way | GIS: Rights of Way | | |
| | | Dublic Dights of Wov | N | No impact or nearby access | definitive map (Generic | N | No Right of Way on site |
| | | Public Rights of Way | - | Public rights of way would be diverted as a result of development | Overlays > Local Information) | | |
| | | | | Public rights of way would be lost as a result of development | | | |
| | | | ++ | >4% | | | |
| | | | + | 3.5-4% | | + | 3.8% have undertaken an |
| | | Apprenticeships | - | <3.2% | Census data | | apprenticeship |
| | | | <3% | | | | |
| | | the level of skills, | ++ | Facilities within 5km of settlement | | | Appleby Heritage Centre |
| | | | + | Facilities accessed by appropriate public transport within 30 mines. | | ++ | with its adult education is about 1.2km from the centre of the site. Therefore this is significantly positive, as this means that there will be an increased |
| | | | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | GIS: Eden Educational Facilities (Generic | | |
| SP4 | education and | | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | Overlays > Planning Policy Overlays). | | proportion of the population who have had and will have the opportunity of further education and could provide a more skilled workforce in the area. |
| | | | ++ | <22% | | | |
| | | % population with no | + | 22-25% | 0 | + | 23% |
| | qualifications | qualifications | N | 25-30% | Census data | | |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | |
| | | % population with NVQ4 | N | 22-24% | | N | 24% |
| | | | - | 20-22% | Census data | ., | 2470 |
| | | | | <20% | | | |
| | I | | | | | | |

| | 1 | | | | 1 | 1 | |
|--|--|--|---|--|--|---|--|
| | | | + | >82% population in good or very good health | | | |
| | | %population in good or very good health | N | 80-81% population in good or very good health | Census data | + | 82% |
| | | | 1 | <80% population in good or very good health | | | |
| | | Number of residents with | + | <20% population with limited day-to-day activity | | + | 17% |
| | | limited ability to do day- to-day activity | - | >20% population with limited day-to-day activity | Census data | | |
| | | | ++ | Green space or play facility within 400m of site | | | There are no accessible green spaces close to the |
| To improve the health and sense of well- being of people | | | + | Green space or play facility within 800m of site | | | site (with the closest being 1070m from centre of the site). The impact of this is negative, as access to such space makes the development more |
| | | h and green spaces well- of | - | Green space or play facility within 2km of site | GIS: Accessible Spaces | | |
| | the health and sense of well- being of | | ay areas/ accessible Overlays> | (Generic Overlays>Planning Policy Overlays) | - | desirable, as people would like to have access to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and wellbeing objectives. | |
| | | | ++ | Development would significantly enhance residential amenity | | | The site is on the edge of |
| | | | + | Development would enhance residential amenity | | | the settlement; the closet development is the former dairy site, and the nearest |
| | | Neighbouring uses which | N | Development would not lead to any issues related to residential amenity | Desk based assessment | N | residential dwellings are about 400m away. |
| | | may affect human health (Light, noise, visual etc pollution) | - | Potential issues which could give rise to problems associated with residential amenity | of features that may affect human health | IN IN | Therefore there will be limited impact on neighbouring uses as the developments close to site |
| | | | Development would have a significantly negative impact upon residents amenity | | | or directly adjacent are open countryside or another employment site. | |
| I | 1 | 1 | | ı | i . | | l |

| | T | 1 | | T | | T | _ |
|----------------|---|---|----|--|---|---|---|
| | | | ++ | Site clearly defined within settlement | | | |
| | To create | | + | Site well related, on the edge of the settlement | | | |
| SP6 | vibrant, active, inclusive and open-minded | Location in relation to existing settlement | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | Visual analysis of sites in relation to current | + | The site is a greenfield field site on the edge of the settlement, therefore, although it is adjacent to |
| | communities with a strong sense local history | existing settlement | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | settlement. | | an existing industrial estate. |
| | | , | | Site outside of boundary, not related to cluster of units related to settlement | | | |
| Social Summary | y | | | | | + | |
| Environmental | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | |
| | | | + | No known issues | | | There are no known sites or species of biodiversity |
| | | Potential effects on local biodiversity To protect | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species, | + | importance within 250m of site however the River Eden SAC is located just over 500m from the site. |
| | To protect | | | Significant adverse effect on nationally or internationally designated habitat | | | |
| EN1 | and enhance biodiversity | | ++ | Would result in protected and increased tree cover, hedges etc | | | The site is bisected by a hedge and there is tree |
| | | | + | would result in net increase in tree cover, hedge etc | | | cover and hedgerow planting along the eastern |
| | | Effects on trees and | N | would not affect trees or hedges | aita viait/ Tra a Cum ava | - | boundary with the A66. The trees around the site |
| | | hedgerows | - | Would result in loss of tree cover, hedge etc | site visit/ Tree Surveys | | boundary should be protected although it is acknowledged that the |
| | | | - | Would result in significant loss of tree cover, hedge etc | | | hedgerow through the site centre would be lost. |
| ENIO | To preserve, enhance and | Effect on landscape | ++ | Potential enhancement of landscape character | Site | - | The site is not in the AONB. The landscape character in this area is |
| EN2 | manage landscape | character | + | Site unlikely to have negative landscape considerations | assessment/Cumbria Landscape Toolkit | | described as Broad Valleys, characterised by |

| | quality and character for future | | - | Potential negative issues with landscape character | | | wide and deep valleys with open floodplains, rural farmland comprising |
|-----|--|--|----|---|--|----|---|
| | generations | | | Highly likely potential for negative effects on landscape character | | | significant areas of improved pasture. This particular site is situated between the existing industrial estate and the A66 so its rural character has already been substantially eroded. Therefore further employment development in this area would not have any substantial effect on the landscape however development should be sensitive to its environment with sympathetic building design and materials, and appropriate planting to retain the rural character |
| | | | ++ | Development does not affect designated landscape | | | of the area |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | ++ | The development does not affect a designated landscape |
| | | | | Development directly affects designated landscape | | | |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | The site does not directly affect the historic environment. There are two conservation areas in |
| | | | + | Potential for sympathetic development | | | Appleby: the Settle- Carlisle CA follows the |
| | To improve | Impact on historic features of interest | N | Limited potential for improvement, negative effects unlikely | GIS: Constraints (Generic Overlays > Listed | N | railway line and is approx 300m from the site and |
| EN3 | the quality of the built environment | (Conservation area, Listed building, SAM, AAI) | - | Potential that site could lead to negative effects on interest feature(s) | Buildings/Conservation Areas/SAMs)/ Heritage Assessments | N | the Appleby conservation area is about 600m away from the site, with the |
| | | (AAI) | | Likely that development will lead to significant negative effects on interest feature(s). | Assessinents | | closest listed building about 600m and Scheduled Monument, 720m. The site is unlikely to be visible from the designated assets as |

| | | | | | | | there is no open land between them and there is therefore likely to be no effect on the historic assets or their setting. | |
|--|---|--|--|---|---|---------------------------------------|---|---|
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | The site is adjacent to industrial uses to the west, | |
| | | | + | Potential for sympathetic development | | | with the rest of the area being open pasture. | |
| | | | N | Limited potential for improvement, negative effects unlikely | | | although development would change the rural nature of the area, the site is between an employment site and a main road and therefore further employment development or use would not be out of character. Any development should be on a similar scale to existing units. | |
| | | Impact on local character, sense of place | - | Potential that site could lead to negative effects on interest feature(s) | | N | | |
| | | etc % of identified site which is at risk of flooding | | Likely that development will lead to significant negative effects on interest feature(s). | | | | |
| | | | ++ | 0% | | ++ | No part of the site is at | |
| | | | | + | Site margins | | | risk of flooding |
| | | | - | Up to 50% | | | | |
| | | | | 50% | | | | |
| | | | ++ | Potential to address air quality issues through development | | | Eden undertakes monitoring of Nitrogen | |
| | | | + | Site unlikely to have significant effects on air quality | | | Dioxide in Appleby. The annual average for 2010 (the latest data available) | |
| | To improve local air | | - | Potential to negatively contribute towards air quality | | | suggests that Annual mean Nitrogen Dioxide Concentrations were | |
| NR1 quality and respond to the effects of climate change | o the (proximity to areas with of known issues) | (proximity to areas with | nd Effects upon air quality of the (proximity to areas with of known issues) | | Site highly likely to negatively contribute towards air quality | Evidence from Environmental Health | + | 21.7µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality |

| • | • | | | | • | 1 | |
|---------------------------------|---------------------|--|--|--|---|--------------------------------------|--|
| | | | ++ | Clear potential for the application of renewable technologies | | | The site could deliver Renewable energy. Given |
| | | Potential for the installation of | + | Potential for the application of renewable technology | | | the proximity to the town and the A66 it is unlikely that large wind turbines |
| | | decentralised renewable technologies (orientation, site size, topography/natural assets) | N | Limited knowledge or understanding of the application of technology on site | Desk based assessment | - | would be suitable. However it might be possible to install small scale wind turbines if they were sited carefully. Solar |
| | | | - | Potential constraints for the development of renewable technology | | | |
| | | | | High constraints for the development of renewable technology | | | energy could also offer potential. |
| | | | ++ | No capacity issues | | | |
| | | | + | Potential capacity issues (cumulative) | | | |
| | | | - | Likely cumulative capacity issues (potential contribution) | | | |
| To improve NR2 water quality | | (Correspondence from | No Capacity. (private infrastructure required) | UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) | N | There are no known issues in Appleby | |
| 11112 | and water resources | | ++ | Favourable | | | Although the site does not |
| | | | + | Unfavourable recovering | | | have a watercourse within, it is about 950m |
| | | | N | Unfavourable no change | | | from the River Eden. |
| | | | - | Unfavourable declining | | | Through Appleby, the River Eden water quality |
| | | Water quality (Biological and chemical) | | Poor | GIS layers. SSSI Unit Data, planning policy overlay | N | is described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden at risk from pollution |
| | | | | | | | |

| | | | ++ | Greenfield site, previously undeveloped | | | |
|---------------|----------------------------|--|---------------------|---|---|-------|--|
| | | Site based contaminants | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy | N | No known contamination on site |
| NR3 | To restore NR3 and protect | | - | Possible contamination which could result in remedial enhancements | Overlays), advice from Environmental health | | |
| 14.10 | land and soil | | | Possible significant contamination. | | | |
| | | | ++ | ALC grade 5, or Urban | | | |
| | | Agricultural Land | + | ALC grade 4 | 010 1 | _ | Urban extension. Grade 3 |
| | Classification | - | ALC grade 3 (a & b) | GIS layers. | | land. | |
| | | | ALC grade 1-2 | | | | |
| | To manage | | ++ | Brownfield within settlement | | | |
| | natural (was | mineral) Site condition resources (Brownfield or | + | Brownfield on edge of settlement | | | The site is on the edge of |
| NR4 | NR4 resources sustainably | | N | Greenfield within settlement | GIS: (Generic Overlays > | - | the settlement and is a |
| | | Greenfield) | - | Greenfield on edge of settlement | Local Information) | | greenfield. |
| | and minimise waste | | | Greenfield in rural area | | | |
| Environmental | Summary | | | | | N/- | |
| Economic | | | | | | | |
| | | Annual tourist days | + | Increase | | N | The site would not impact |
| | | expenditure Eden | - | Decrease | | 14 | on existing or future tourist attractions. |
| | | % tourism Jobs | + | Increase | | N | It is unlikely that the |
| | To retain | | - | Decrease | | | scheme would provide additional tourism jobs |
| | existing jobs and create | | ++ | Average gross weekly pay >UK average | | | |
| EC1 | new | | + | Average gross weekly pay >NW average | | | |
| | employment opportunities | Average Salary | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the |
| | | . wordge calary | - | Average gross weekly pay 80% of NW average | Nomis | | NW average |
| | | | | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | The site is on the edge of |
| EC2 | To improve access to jobs | Distance to employment centres | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > Local Information) | ++ | Appleby, and adjacent to the existing employment centre. The site is |

| Regeneration benefits ++ Site in bottom quartile for deprivation + Site in second from bottom quartile ward for deprivation + Site in second from bottom quartile ward for deprivation Appleby Bong second least ward in the distribution also within the deprived quart county. Job cree is unlikely to do range of regenerate the deprived county deprived community and so the deprived community an | nt uses, tion with I uses e and its gard to nay help conomic n other s. |
|--|---|
| + Site in second from bottom quartile ward for deprivation ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the discussion also within the discussion also within the discussion also within the discussion also within the discussion also within the discussion also within the discussion also within the discussion also within the discussion also within the discussion also within the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the deprived quartile ward in the discussion also within the discussion a | |
| N Site in ward in least deprived 50% of wards No | rict. It is |
| would still have benefits but is coneutral in te | e in the tion here liver the eration buld be in a more unity (in assing health, bn). The vailability economic insidered ms of |
| ++ 10% of all new businesses in emerging technologies | |
| Number of businesses in + 5% of all new businesses in emerging adjacent to e industrial uses | risting |
| emerging technologies N 0% new businesses in emerging technology potential for e technology | nerging |
| To diversify and - Net loss of businesses in emerging technology | 73. |
| strengthen the local economy increase in jobs in business, finance, IT ++ 20% new jobs finance, business, IT Due to the sit adjacent to expect the sit adjacent the s | |
| + 10% new jobs in finance, business, IT N industrial use | s, it is |
| - <10% new jobs in finance, business, IT unlikely to be | unlikely to be used for finance, IT, or business |
| Net reduction in jobs in finance, business, IT uses. | 33111C99 |

| | ++ | 30% new jobs in public admin, education and health | on N | | Due to the site being adjacent to existing industrial uses, it is unlikely to be used for public admin, education and health employment uses. |
|-----------------------------|----|--|------|---|---|
| increase in jobs in public | + | 25% new jobs in public admin, education and health | | N | |
| admin, education and health | - | <23% new jobs in public admin, education and health | | | |
| | | net loss of businesses in public admin, education and health | | | |
| Economic Summary | | N | | | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Land at Kirkby Stephen (adjacent Christian Head) | |
|-----------|-----------------------------------|----------------------------------|-------|---|--|--|--|
| Social | | | | | | | |
| | | | ++ | Motorway within 1km | | | The site is about 600m |
| | | | + | A road within 1km and motorway within 5km | | | from the A685 which runs north south through Kirkby Stephen, but the site is |
| | | | - | A road >3km and motorway within 10km | | | about 20km from the M6. |
| | | Distance to main road network | | Motorway >10km | GIS: (Generic Overlays> Eden LDF) | +/- | Access to this road is through a predominantly residential area and thus there could be some impact on the amenity of the town due to traffic and congestion issues. |
| | | | ++ | Bus stop or rail station with regular service <400m from site | GIS: Bus Layers (Generic Overlays > Local Information) | | There is a bus stop about 430m from the centre of the site. Therefore the site |
| | To improve access to | Access to public transport | + | Bus stop or rail station with regular service >800m from site | | + | could be accessed by customers and employees using public transport. This promotes sustainable development and easy access for staff and customers will also help deliver a more viable business. |
| SP2 | services, facilities, the | | N | Within 2 km of bus or rail service | | | |
| | countryside and open spaces | | | Bus or rail <2km from site | | | |
| | | | ++ | Public rights of way would be created and the network enhanced | | | |
| | | | + | Good access to nearby Rights of Way | | | |
| | Pub | | N | No impact or nearby access | GIS: Rights of Way | | There is no public right of |
| | | Public Rights of Way | | Public rights of way would be diverted as a result of development | definitive map (Generic Overlays > Local Information) | N | way on the site. |
| | | | | Public rights of way would be lost as a result of development | | | |

| | | | | 2.40 / | | | |
|---------------------------------|--|---|---|--|--|---|--|
| | | | ++ | >4% | | | 3.6% of people in this |
| | | Apprenticeships | + | 3.5-4% | Census data | + | ward have undertaken an |
| | | | - | <3.2% | | | apprenticeship |
| | | | | <3% | | | |
| | | | ++ | Facilities within 5km of settlement | | | Great Asby Village Hall with its adult education |
| | | | + | Facilities accessed by appropriate public transport within 30 mines. | | | facilities is about 12km from the centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Kirkby Stephen to easily access further education and higher level qualifications. This may have a significantly detrimental impact on employment development site, as people with the correct skills may not be located in Kirkby Stephen and therefore appropriate skills for employment may not exist. |
| | | | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | | | |
| SP4 the level skills, education | To improve the level of skills, education and training | e level of skills, location and | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays). | | |
| | | % population with no qualifications | ++ | <22% | | N | 27% |
| | | | + | 22-25% | Census data | | |
| | | | N | 25-30% | Cerisus data | | |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | |
| | | % population with NVQ4 and above | N | 22-24% | Census data | N | 25% |
| | | and above | - | 20-22% | | | |
| | | | | <20% | | | |
| | To improve | walth and %population in good or yery good health | + | >82% population in good or very good health | Census data | | |
| SP5 | the health and sense of well- being of | | N | 80-81% population in good or very good health | | - | 79% |
| being of people | very good ficular | - | <80% population in good or very good health | | | | |

| | | Number of residents with | + | <20% population with limited day-to-day activity | Conque dete | - | 21% | |
|-----|--|--|----|---|--|------------------------------------|--|---|
| | | limited ability to do day- to-day activity | 1 | >20% population with limited day-to-day activity | Census data | | | |
| | | | ++ | Green space or play facility within 400m of site | | | | |
| | | Distance to children's play areas/ accessible green spaces | | + | Green space or play facility within 800m of site | GIS: Accessible Spaces (Generic | ++ | Play and grass area in Pategill 298m from site |
| | | | - | Green space or play facility within 2km of site | Overlays>Planning Policy Overlays) | | | |
| | | | | Green space or play facility >2km of site | | | | |
| | | | ++ | Development would significantly enhance residential amenity | | | Site is reasonably self- contained, screened from the adjacent road in a residential area. Impacts on adjacent properties are unlikely. | |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc pollution) | + | Development would enhance residential amenity | Desk based assessment of features that may affect human health | N | | |
| | | | N | Development would not lead to any issues related to residential amenity | | | | |
| | | | - | Potential issues which could give rise to problems associated with residential amenity | | | | |
| | | | - | Development would have a significantly negative impact upon residents amenity | | | | |
| | | | ++ | Site clearly defined within settlement | | | | |
| | | To create vibrant, | + | Site well related, on the edge of the settlement | | | | |
| | vibrant, | | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | | | | |
| SP6 | active, inclusive and open-minded communities | Location in relation to existing settlement | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | Visual analysis of sites in relation to current settlement. | ++ | Site well located | |
| | with a strong sense local history | with a strong sense local | | Site outside of boundary, not related to cluster of units related to settlement | | | | |
| | | | | | | | | |

| Social Summary | • | | | | | ++ | |
|-------------------------------------|---|----------------------|--|--|---|--|--|
| Environmental | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | The site is within 1km of River Eden SAC (about 550m from centre of the |
| | | | + | No known issues | | | site) and Tarn Lane |
| | | | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | | | County Wildlife Site and a range of TPOs. The existing industrial estate partly acts as a buffer between the SAC and the |
| To protect and enhance biodiversity | Potential effects on local biodiversity | 1 | Significant adverse effect on nationally or internationally designated habitat | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | N | proposed site. For a designated river the biggest risk to the habitat is pollution, particularly run-off. There are two roads and fields between the proposed allocation and the SAC which would intercept any run off, minimising the environmental risks to the SAC. The CWS and the proposed allocation are also separated by built development including the grammar school. Again there is likely to be no ecological effect on this designated site. Unless the TPO trees are actually on the site they would not be at risk of development. | |
| | | | ++ | Would result in protected and increased tree cover, hedges etc | | | |
| | | | + | would result in net increase in tree cover, hedge etc | | | There are trees on the southern Boundary, but |
| | | Effects on trace and | N | would not affect trees or hedges | | NI | they should be |
| | Effects on trees and hedgerows | - | Would result in loss of tree cover, hedge etc | site visit/ Tree Surveys | N | incorporated into the scheme as a mitigation measure. | |
| | | | | Would result in significant loss of tree cover, hedge etc | | | measure. |

| ı | İ | | I | | | I | | 1 |
|-----|---|--------------------------------------|--|----|---|---|----|--|
| | | | | ++ | Potential enhancement of landscape character | | | The area surrounding Kirkby Stephen is defined as Broad Valleys |
| | | | | + | Site unlikely to have negative landscape considerations | | | Character Area. It is defined by deep, wide |
| | | | | - | Potential negative issues with landscape character | | | valleys and rural farmland comprising significant |
| | | | | | | | | areas of improved pasture with pockets of scrub, woodland and coniferous plantations. Field boundaries are hedges and stone walls. |
| EN2 | To prese enhance mana landsc quality characte futur generat | e and age ape and er for | Effect on landscape character | | Highly likely potential for negative effects on landscape character | Site assessment/Cumbria Landscape Toolkit | + | The area immediately surrounding the town is quite flat and the land rises just to the west of the proposed site which provides screening. The site is visible from locations where existing industrial buildings can already be seen. This site would generally be in accordance with the landscape guidance which seeks to avoid development within valley bottoms. The effects of the development could be reduced through the careful design and scale of structures and appropriate planting. |
| | | | | ++ | Development does not affect designated landscape | | | |
| | | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | ++ | The development does not affect a designated landscape |
| | | | | | Development directly affects designated landscape | | | |
| EN3 | the bi | lity of uilt | Impact on historic features of interest (Conservation area, Listed building, SAM, | ++ | Potential to enhance the historic environment, contributing to enhancements | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage | - | The site is across the road from the North Lodge to Stobars Hall, a GR II listed building. The development |
| | environi | ment | AAI) | + | Potential for sympathetic development | Assessments | | could potentially impact |

| | | | 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). | | | the setting of this historic feature but additional roadside planting would screen the site from the listed building. Without further planting the effect on the setting of the listed building would be adverse. It is unlikely that the development site could be seen from the Conservation Area since it would be screened by existing buildings. |
|-----|---------------------------------|---|-----|--|---|----|--|
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | The site is immediately adjacent to a new |
| | | | + | Potential for sympathetic development | | | industrial estate. The area is currently open |
| | | Impact on local | N | Limited potential for improvement, negative effects unlikely | | N | countryside and whilst development would alter |
| | | character, sense of place etc | | | that, the use of the site for additional small industrial units would be consistent | | |
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | with the adjoining land. Effects are therefore considered neutral. |
| | | | ++ | 0% | | | |
| | | % of identified site which | + | Site margins | | ++ | The site is not susceptible |
| | | is at risk of flooding | i | Up to 50% | | | to flooding |
| | | | | 50% | | | |
| | | | ++ | Potential to address air quality issues through development | | | The site is not within a designated AQMA. There |
| | To improve local air | | + | Site unlikely to have significant effects on air quality | | | is no monitoring location close to the roads which serve the site and this site |
| NR1 | quality and respond to the | Effects upon air quality (proximity to areas with | - | Potential to negatively contribute towards air quality | Evidence from Environmental Health | + | is unlikely to cause a significant deterioration in air quality. Even in |
| | effects of climate change | known issues) | | Site highly likely to negatively contribute towards air quality | | | combination with other neighbouring employment sites it is unlikely to have a significant adverse effect on air quality. |

| | _ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|---|--|---------------|---|--|--|---|---------------|--|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---|------------------------|---------|--|--|
| | | | ++ | Clear potential for the application of renewable technologies | | | The considerity of the city to | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets) | + | Potential for the application of renewable technology | | | The proximity of the site to the crest of a hill, a listed building and existing built | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | N | Limited knowledge or understanding of the application of technology on site | Desk based assessment | + | development would likely inhibit wind turbines on the site. However there may be potential for solar or ground source heat. | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | 1 | Potential constraints for the development of renewable technology | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - | High constraints for the development of renewable technology | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | ++ | No capacity issues | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | + | Potential capacity issues (cumulative) | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | - | Likely cumulative capacity issues (potential contribution) | | | Recent correspondence from UU has indicated | | | | | | | | | | | | | | | | | | | | | | | | | |
| NR2 | To improve water quality and water resources | Water resources (Correspondence from UU) | ł | No Capacity. (private infrastructure required) | UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) | ++ | that once the WWtW have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the proposed scale of development. | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | ++ | Favourable | | | | | | | | | | | | | | | | | | | | |
| | | | + | Unfavourable recovering | GIS layers. SSSI Unit | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Water quality (Biological and chemical) | Ν | Unfavourable no change | Data, planning policy | ++ | No issues | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and chemical) | and onemical) | - | Unfavourable declining | overlay | | |
| | | | | Poor | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | To restore | | ++ | Greenfield site, previously undeveloped | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| NDO | | | | | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > | + | There are no known capacity issues in Kirkby | | | | | | | | | | | | | | | | | | | | | | | |
| NR3 | and protect land and soil | Site based contaminants | - | Possible contamination which could result in remedial enhancements | Planning Policy Overlays), advice from Environmental health | | Stephen. | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | Possible significant contamination. | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| | | | ++ | ALC grade 5, or Urban | | | |
|-----------------|---|----------------------------------|----|---|---|----|---|
| | | Agricultural Land | + | ALC grade 4 | 010.1 | + | ALC 3. |
| | | Classification | ı | ALC grade 3 (a & b) | GIS layers. | | |
| | | | - | ALC grade 1-2 | | | |
| | To manage | | ++ | Brownfield within settlement | | | The site is greenfield |
| | natural (was | | + | Brownfield on edge of settlement | | | agricultural land adjacent to the settlement, although |
| NR4 | mineral) resources | Site condition (Brownfield or | N | Greenfield within settlement | GIS: (Generic Overlays > | - | it could be well |
| NR4 | sustainably | Greenfield) | - | Greenfield on edge of settlement | Local Information) | | incorporated into the |
| | and minimise waste | , | | Greenfield in rural area | | | settlement if development was to take place. |
| Environmental : | ntal Summary | | | | | + | |
| Economic | | | | | | | |
| | | Annual tourist days | + | Increase | | N | The site is unlikely to |
| | | expenditure Eden | - | Decrease | | 10 | impact on existing or likely future tourist attractions |
| | | % tourism Jobs | + | Increase | | | It is unlikely that the |
| EC1 | To retain existing jobs and create new employment opportunities | | - | Decrease | | N | scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment |
| | opportunities | | ++ | Average gross weekly pay >UK average | | | |
| | | | + | Average gross weekly pay >NW average | | | |
| | | Average Salary | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the NW average |
| | | | 1 | Average gross weekly pay 80% of NW average | | | ivvv average |
| | | | | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | The site is adjacent to the |
| EC2 | To improve access to jobs | Distance to employment centres | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > Local Information) | ++ | employment centre of Kirkby Stephen. Therefore it would be in a sustainable location |

| | | | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | | | adjacent to other employment uses. | | | |
|---------|----------------------|---|----|--|--|----|--|---|---|--|
| | | | - | Employment centre >10km of site not accessible by public transport | | | | | | |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | Kirkby Stephen is in the | | | |
| | | _ | + | Site in second from bottom quartile ward for deprivation | | + | second most deprived quartile within Eden. It is likely that the creation of | | | |
| | | | N | Site in ward in least deprived 50% of wards | | | jobs in this location would deliver regeneration benefits. | | | |
| | | | ++ | 10% of all new businesses in emerging technologies | | | The existing business park contains small scale | | | |
| | | | + | 5% of all new businesses in emerging technology | | | workshops and thus any extension would have the potential for | | | |
| | | Number of businesses in | N | 0% new businesses in emerging technology | | + | accommodating emerging | | | |
| | | emerging technologies | | Net loss of businesses in emerging technology | | | technologies. This would contribute positively to the intention of at least 5% of jobs in the district being in the emerging technologies sector | | | |
| Т | To diversify | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | | Given the location and the | | | |
| EC3 str | and trengthen the | | + | 10% new jobs in finance, business, IT | | N | current uses on site, it is | | | |
| loc | ocal economy | | - | <10% new jobs in finance, business, IT | | | unlikely that finance, IT and business users would | | | |
| | | | | Net reduction in jobs in finance, business, IT | | | locate on this site. | | | |
| | | | ++ | 30% new jobs in public admin, education and health | | | | | | |
| | | increase in jobs in public | | increase in jobs in public | | + | 25% new jobs in public admin, education and health | N | N | Given the location and the current uses on site, it is unlikely that public admin, |
| | | admin, education and health | - | <23% new jobs in public admin, education and health | | •• | education and health users would locate on this | | | |
| | | | | net loss of businesses in public admin, education and health | | | site. | | | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | Broug Broug | h Main Street, h |
|-----------|--------------------------------|-------------------------------|-------|---|--|----------------|---|
| Social | • | | | | | | |
| | | ++ Motorway within 1km | | | The site is about 440m | | |
| | | | + | A road within 1km and motorway within 5km | | | from A66. The site is on the western edge of the |
| | | | - | A road >3km and motorway within 10km | | | settlement, with access from the A66 to the west. |
| | | Distance to main road network | | Motorway >10km | GIS: (Generic Overlays> Eden LDF) | +/- | The main junction to the A66 would require traffic to move through the centre of the town, therefore there could be some congestion and traffic issues. Brough is about 26km from the M6 which makes accessibility to wider markets more difficult. |
| | To improve access to services. | s to es, , the | ++ | Bus stop or rail station with regular service <400m from site | | | From the centre of the site, the bus stop is about |
| SP2 | facilities, the countryside | | + | Bus stop or rail station with regular service >800m from site | | ++ | 100m away. Brough is served by a number of services from Appleby, Penrith, Kendal, Newcastle, Darlington and |
| | and open spaces | | N | Within 2 km of bus or rail service | GIS: Bus Layers (Generic | | |
| | Spaces | Access to public transport | | Bus or rail <2km from site | Overlays > Local Information) | | so on. Therefore the site could be accessed by customers and employees by public transport, therefore promotes sustainable development but will also help deliver a more viable business. |
| | | | ++ | Public rights of way would be created and the network enhanced | CIC: Dighto of Way | | |
| | | Public Dights of Way | + | Good access to nearby Rights of Way | GIS: Rights of Way definitive map (Generic | N | There is no public right of |
| | | Public Rights of Way | N | No impact or nearby access | Overlays > Local Information) | | way on the site |
| | | | - | Public rights of way would be diverted as a result of development | iniomation) | | |

| | | | - | Public rights of way would be lost as a result of development | | | |
|-----|--|--|----|--|---|---|---|
| | | | ++ | >4% | | | In Brough ward, 3.2% of |
| | | Annountingships | + | 3.5-4% | 0 11 | _ | people in this ward have |
| | | Apprenticeships | - | <3.2% | Census data | | undertaken an |
| | | | | <3% | | | apprenticeship |
| | | | ++ | Facilities within 5km of settlement | | | The nearest Adult |
| | | | + | Facilities accessed by appropriate public transport within 30 mines. | | | Education facility is Appleby Heritage Centre, which is about 12.6km |
| | | | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | GIS: Eden Educational | | from the centre of the site and would take about 20minutes to get to by public transport. Due to the distance and the possibility of public transport linking the two settlements, there is potential that people could undertake further education, and there is potential to improve the skills base in Brough. |
| SP4 | To improve the level of skills, education and training | Access to colleges and adult education centres | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | Facilities (Generic Overlays > Planning Policy Overlays). | + | |
| | | % population with no | ++ | <22% | Census data | + | |
| | | | + | 22-25% | | | |
| | | qualifications | N | 25-30% | Cerisus data | | |
| | | | - | >30% | | | |
| | | | ++ | >30% + | | | |
| | | | + | 25-29% | | | |
| | | % population with NVQ4 and above | N | 22-24% | Census data | N | 24% |
| | | and above | - | 20-22% | | | |
| | | | | <20% | | | |
| | | | + | >82% population in good or very good health | | | |
| SDE | To improve the health and | %population in good or | N | 80-81% population in good or very good health | Census data | + | 83% |
| | being of people | sense of well- being of very good health | - | <80% population in good or very good health | Geneus uata | | |

| | | Number of residents with limited ability to do day-to-day activity | + | <20% population with limited day-to-day activity >20% population with limited day-to-day | Census data | + | 17% | |
|------|---|---|-------------------------|---|--|--|---|--|
| | | to-day activity | ++ | activity Green space or play facility within 400m of | | | The site is about 100m from an area of accessible | |
| | | | + | site Green space or play facility within 800m of site | | | green space. The impact of this is positive, as access to such space | |
| | | Distance to children's play areas/ accessible | - | Green space or play facility within 2km of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays) | ++ | makes the development more desirable, as people would like to have access | |
| | | green spaces | 1 | Green space or play facility >2km of site | | | to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and well-being objectives. | |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc | ++ | Development would significantly enhance residential amenity | | | The site is already an employment site and is | |
| | | | + | Development would enhance residential amenity | | | used by a bus company. It is directly adjacent to some residential dwellings | |
| | | | may affect human health | N | Development would not lead to any issues related to residential amenity | | | to the east. If a similar use was found, there would not be a further impact on |
| | | | | - | Potential issues which could give rise to problems associated with residential amenity | Desk based assessment of features that may affect human health | - | residential amenity given that there is already an employment use adjacent |
| | | politicity | ł | Development would have a significantly negative impact upon residents amenity | | | to the dwellings. However should the use of the site intensify it might be necessary to implement mitigation measures to limit noise, light and air emissions to protect residential amenity. | |
| | To create | | ++ | Site clearly defined within settlement | | | | |
| SP6 | vibrant, active, inclusive and | t, | + | Site well related, on the edge of the settlement | Visual analysis of sites in relation to current | + | The site is very much on the edge of the settlement, but is well | |
| OF U | open-minded communities with a strong | existing settlement | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | settlement. | | related to it having been in use for many years. | |

| | sense local history | | - | 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 | | | |
| Social Summary | 1 | | | | | +/- | |
| Environmental | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | |
| | Potential effects on biodiversity | + No known is | No known issues | | | There are no known | |
| | | Potential effects on local biodiversity | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | + | issues on this site. Development does not affect key habitats |
| | | | | Significant adverse effect on nationally or internationally designated habitat | | | |
| EN1 | To protect and enhance biodiversity | | ++ | Would result in protected and increased tree cover, hedges etc | site visit/ Tree Surveys | - | The edge of the road and the boundary of the site |
| | | Effects on trees and hedgerows | + | would result in net increase in tree cover, hedge etc | | | has trees, which would not be lost if they are |
| | | | N | would not affect trees or hedges | | | incorporated into the design of the development. There are also trees along the rear boundary of the site which should be protected since they provide useful screening of the site. |
| | | | - | Would result in loss of tree cover, hedge etc | | | |
| | | | | Would result in significant loss of tree cover, hedge etc | | | |
| | | | ++ | Potential enhancement of landscape character | | | The landscape character in this area is described |
| | EN2 To preserve, enhance and manage landscape quality and character for future generations Effect on landscape character | | + | Site unlikely to have negative landscape considerations | | | as Intermediate Farmland, characterised by extensive areas of |
| EN2 | | • | - | Potential negative issues with landscape character | Site assessment/Cumbria Landscape Toolkit | ++ | improved pasture with some arable farming, planned villages with |
| | | character for future | | Highly likely potential for negative effects on landscape character | | | planned villages with greens and buildings built from sandstone and limestone. The redevelopment of this area is unlikely to have an |

| | | | | | | | adverse effect on the landscape in the north but there would be negligible effect on the landscape from development in the southern part of the site. Attractive building design and materials, and appropriate planting to retain the rural character of the M6 corridor would improve the local landscape. |
|-----|---------------------------|---|----|---|--|---|--|
| | | | ++ | Development does not affect designated landscape | | | The site is directly adjacent to the AONB however it is currently in |
| | | | - | Development affects setting of designated landscape | | | use and includes a large 2-storey stone and render |
| | | Effect on designated landscape | | Development directly affects designated landscape | GIS layers. | - | unit and a green shed. Should these buildings be cleared it would provide an opportunity to redevelop the site and construct more buildings which are more appropriate in terms of scale, material and impact on the designated landscape. |
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | The site is within 330 m of a listed building but effects on these are unlikely |
| | | | + | Potential for sympathetic development | | | because they are further along Main Street beyond |
| | | | N | Limited potential for improvement, negative effects unlikely | | | a bend and there is no visual linkage. |
| EN3 | To improve the quality of | Impact on historic features of interest (Conservation area, | - | Potential that site could lead to negative effects on interest feature(s) | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation | N | There is also a Conservation Area and SAM (Brough Castle) |
| | the built environment | Listed building, SAM, AAI) | | Likely that development will lead to significant negative effects on interest feature(s). | Areas/SAMs)/ Heritage Assessments | | within approximately 500m and 600m respectively. These are both on the other side of the A66 and this, the distance and existing tree belts would obscure any views of the development site from the designated assets. |

| _ | • | | | | | | | | | | |
|-----|--|---|---|---|---------------------------------------|---|---|-------------------------|---|-------------------------|---|
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | | | | | |
| | | | + | Potential for sympathetic development | | | The site is already an | | | | |
| | | Impact on local character, sense of place etc | N | Limited potential for improvement, negative effects unlikely | | N | employment site and garage, therefore as long | | | | |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | | | as its next use is similar it is unlikely that there will be negative effects. | | | | |
| | | | - | Likely that development will lead to significant negative effects on interest feature(s). | | | | | | | |
| | | | ++ | 0% | | | | | | | |
| | | % of identified site which | + | Site margins | | ++ | The site is not susceptible to flooding | | | | |
| | | is at risk of flooding | ı | Up to 50% | | | to needing | | | | |
| | | | - | 50% | | | | | | | |
| | | | | | ++ | Potential to address air quality issues through development | | | No data is available about air quality in Brough. Traffic volumes are lower | | |
| | | | + | Site unlikely to have significant effects on air quality | | | in a rural area like Brough than in a heavily built up | | | | |
| | | cal air | - | Potential to negatively contribute towards air quality | Evidence from Environmental Health | ? | town. It is therefore assumed that there are no existing air quality | | | | |
| | To improve local air quality and | | | Site highly likely to negatively contribute towards air quality | | | problems. The scale of the development site is such that development would be unlikely to adversely affect local air quality. | | | | |
| NR1 | respond to the effects of climate | | ++ | Clear potential for the application of renewable technologies | | | | | | | |
| | change Potential for the installation of decentralised renewable technologies (orientation, | installation of decentralised renewable | installation of decentralised renewable | installation of decentralised renewable | + | Potential for the application of renewable technology | | | The SAM, may restrict the | | |
| | | | | | decentralised renewable | decentralised renewable | decentralised renewable | decentralised renewable | decentralised renewable | decentralised renewable | N |
| | site size, topography/natural assets) | | - | Potential constraints for the development of renewable technology | | | potential to deliver some renewable energy. | | | | |
| | | assetts) | | High constraints for the development of renewable technology | | | | | | | |
| | | | | | | 1 | | | | | |

| | | | 1.1 | No consoity issues | | | |
|---------------------------|---|--|---------------------|--|--|----------------------------|--|
| | | | ++ | No capacity issues | | | |
| | | | + | Potential capacity issues (cumulative) | | | |
| NR2 | | | - | Likely cumulative capacity issues (potential contribution) | | | |
| | To improve water quality and water resources | Water resources (Correspondence from UU) | | No Capacity. (private infrastructure required) | UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) | ++ | There are no known capacity issues for potable or industrial water supplies in Brough. |
| | | | ++ | Favourable | | | No watercourse running |
| | | | + | Unfavourable recovering | GIS layers. SSSI Unit | | through the site. Swindale |
| | | Water quality (Biological and chemical) | N | Unfavourable no change | Data, planning policy | ? | Beck, runs through Brough, but there is no |
| | | and onemical) | - | Unfavourable declining | overlay | | Water Quality data. |
| | | | | Poor | | | |
| | | | ++ | Greenfield site, previously undeveloped | GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health | | Historical land use as a motor vehicle garage may |
| | | | + | Site previously developed but no known contamination on site | | - | mean that there are some contamination issues, which might require |
| NR3 | To restore and protect | | - | Possible contamination which could result in remedial enhancements | | | remedial work prior to redevelopment as an alternative use. |
| INICO | land and soil | | | Possible significant contamination. | | | anomanyo acc. |
| | | | ++ | ALC grade 5, or Urban | | | Most of the site is |
| | | Agricultural Land | + | ALC grade 4 | | ++/- | brownfield, but the site includes a paddock south |
| To manage natural (was | Classification | - | ALC grade 3 (a & b) | GIS layers. | , | of the A66, which could be | |
| | | | | ALC grade 1-2 | | | of grade 3 potential. |
| | To manage | | ++ | Brownfield within settlement | | | The site is mainly |
| | | | + | Brownfield on edge of settlement | | | brownfield land, on the edge of a settlement, it is |
| NR4 | mineral) resources | Site condition (Brownfield or | N | Greenfield within settlement | GIS: (Generic Overlays > | + | well related to the village |
| INIX4 | sustainably | Greenfield) | - | Greenfield on edge of settlement | Local Information) | | and would provide an |
| | and minimise | , | | Greenfield in rural area | | | appropriate site for employment. |

| Environmental | Summary | | | | | + | |
|------------------------------|-----------------------------|--------------------------------------|----|--|---|----|---|
| Economic | | | | | | | |
| | | Annual tourist days expenditure Eden | + | Increase Decrease | | N | The site is unlikely to impact on existing or likely future tourist attractions |
| | | | | | | | |
| EC1 and create new employmer | existing jobs and create | % tourism Jobs | - | Increase Decrease | | N | It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at the site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created on the site might reduce unemployment |
| | opportunities | | ++ | Average gross weekly pay >UK average | | | |
| | | | + | Average gross weekly pay >NW average | | | |
| | | Average Salary | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the |
| | | , wording outling | - | Average gross weekly pay 80% of NW average | Norms | | NW average |
| | | | | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | The site is about 7.5 km from Kirkby Stephen |
| | | | + | Employment centre accessed by appropriate public transport within 30 mins | | | Industrial estate, which is seen as an employment centre. Although this is a fair distance, there are |
| EC2 | To improve access to jobs | Distance to employment centres | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | GIS: (Generic Overlays > Local Information) | + | public transport routes. But also providing employment in Brough, may provide a new |
| | ,,,,,, | | - | Employment centre >10km of site not accessible by public transport | | | economic activity in the village and provide a sustainable solution to work in the area. |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | Brough ward is the 4th |
| | | | + | Site in second from bottom quartile ward for deprivation | | ++ | most deprived ward in the district and is in the most |

| | | | N | Site in ward in least deprived 50% of wards | | | deprived quartile. It is in the more deprived wards that the benefits of job creation are most likely to be felt. Providing employment in this location is therefore considered to be of significant benefit. |
|---------------|--|--|----|---|--|----------------------|---|
| | | | ++ | 10% of all new businesses in emerging technologies | | | The site is currently |
| | | Number of businesses in | + | 5% of all new businesses in emerging technology | | ? | occupied but might be suitable for the |
| | | emerging technologies | N | 0% new businesses in emerging technology | | | development of emerging technologies should there |
| | | | | Net loss of businesses in emerging technology | | | be a local demand. |
| | | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | | The site might be suitable for the development of |
| | | | + | 10% new jobs in finance, business, IT | | | finance, IT, and business uses should there be a |
| | | | - | <10% new jobs in finance, business, IT | | local demand however | |
| EC3 | To diversify and strengthen the local economy | en the | | Net reduction in jobs in finance, business, IT | | N | such uses tend to seek synergistic benefits and cluster in the areas of greater population and commercial success. This site is therefore unlikely to contribute to increasing the percentage of jobs in this sector above 10%. |
| | | | ++ | 30% new jobs in public admin, education and health | | | Public admin, education and health services are |
| | | | + | 25% new jobs in public admin, education and health | | | not likely to locate here except to meet an identified local need such |
| | ingragge in jobe in publi | increase in jobs in public | - | <23% new jobs in public admin, education and health | | | as a medical practice. Even then such facilities |
| | increase in jobs in public admin, education and health | | | net loss of businesses in public admin, education and health | | N | tend to be situated in central locations to increase accessibility for all sectors of the community. This site is therefore unlikely to contribute to increasing the percentage of jobs in this sector above 23%. |
| Economic Sumr | nary | | | | | N/+ | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | | h Main Street , Brough |
|-----------|-----------------------------|---|-------|---|--|-----|---|
| Social | | | | | | | |
| | | | ++ | Motorway within 1km | | | The site is about 890m |
| | | | + | A road within 1km and motorway within 5km | | | from the A66. The site is on the western edge of the settlement, with access |
| | | | - | A road >3km and motorway within 10km | | | from the A66 to the west. |
| | | Distance to main road network | | Motorway >10km | GIS: (Generic Overlays> Eden LDF) | +/- | The main junction to the A66 would require traffic to move through the centre of the town, therefore there could be some congestion and traffic issues. Brough is about 26km from the M6 which makes accessibility to wider markets more difficult. |
| | To improve access to | access to services, cilities, the puntryside | ++ | Bus stop or rail station with regular service <400m from site | | + | From the centre of the site, the bus stop is about |
| SP2 | facilities, the countryside | | + | Bus stop or rail station with regular service >800m from site | | | 100m away. Brough is served by a number of services from Appleby, |
| | and open | | N | Within 2 km of bus or rail service | | | Penrith, Kendal, Newcastle, Darlington and so on. Therefore the site could be accessed by customers and employees by public transport, therefore promotes sustainable development but will also help deliver a more viable business. |
| | Spaces | | | Bus or rail <2km from site | GIS: Bus Layers (Generic Overlays > Local Information) | | |
| | | | ++ | Public rights of way would be created and the network enhanced | CIC: Dights of May | | |
| | | Bublic Bights of Way | + | Good access to nearby Rights of Way | GIS: Rights of Way definitive map (Generic | N | There is no public right of |
| | | Public Rights of Way | N | No impact or nearby access | Overlays > Local | | way on the site |
| | | | - | Public rights of way would be diverted as a result of development | Information) | | |

| | | | | Public rights of way would be lost as a result of development | | | | | | | | | | | |
|------|--|---|----|--|--|---|---|--|----------------------------------|--|---|--------|-------------|---|-----|
| | | | ++ | >4% | | | In Drough word 2 20/ of | | | | | | | | |
| | | Apprenticeships | + | 3.5-4% | 0 | _ | In Brough ward, 3.2% of people have undertaken | | | | | | | | |
| | | | - | <3.2% | Census data | | an apprenticeship | | | | | | | | |
| | | | | <3% | | | | | | | | | | | |
| | | | ++ | Facilities within 5km of settlement | | | The nearest Adult | | | | | | | | |
| | | | + | Facilities accessed by appropriate public transport within 30 mines. | | | Education facility is Appleby Heritage Centre, which is about 12.6km | | | | | | | | |
| | | Access to colleges and | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | GIS: Eden Educational Facilities (Generic | + | from the centre of the site and would take about 20minutes to get to by public transport. Due to | | | | | | | | |
| SP4 | To improve the level of skills, education and training | adult education centres to improve the level of skills, ucation and | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | Overlays > Planning Policy Overlays). | | the distance and the possibility of public transport linking the two settlements, there is potential that people could undertake further education, and that there is a potential to improve the skills base in Brough. | | | | | | | | |
| | | % population with no qualifications | ++ | <22% | Census data | + | | | | | | | | | |
| | | | + | 22-25% | | | 23% | | | | | | | | |
| | | | N | 25-30% | | | | | | | | | | | |
| | | | - | >30% | | | | | | | | | | | |
| | | | ++ | >30% + | | | | | | | | | | | |
| | | | + | 25-29% | | | | | | | | | | | |
| | | % population with NVQ4 | | | | | | | % population with NVQ4 and above | | N | 22-24% | Census data | N | 24% |
| | | and above | - | 20-22% | | | | | | | | | | | |
| | | | | <20% | | | | | | | | | | | |
| | | | + | >82% population in good or very good health | | | | | | | | | | | |
| 0.05 | To improve the health and | %population in good or | N | 80-81% population in good or very good health | Compare data | + | 83% | | | | | | | | |
| SP5 | SP5 sense of well- being of people | se of well- eing of "population in good or very good health" | - | <80% population in good or very good health | Census data | | | | | | | | | | |

| | • | | | | | | • | |
|-----|---|--|-------------------------|--|--|---|--|---|
| | | Number of residents with | + | <20% population with limited day-to-day activity | Camaria data | + | 17% | |
| | | limited ability to do day- to-day activity | - | >20% population with limited day-to-day activity | Census data | | | |
| | | | ++ | Green space or play facility within 400m of site | | | The site is about 360m from an area of accessible | |
| | | Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc pollution) | + | Green space or play facility within 800m of site | | | green space. The impact of this is positive, as access to such space | |
| | | | - | Green space or play facility within 2km of site | GIS: Accessible Spaces (Generic | ++ | makes the development more desirable, as people would like to have access | |
| | | | | Green space or play facility >2km of site | Overlays>Planning Policy Overlays) | | to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and well-being objectives. | |
| | | | ++ | Development would significantly enhance residential amenity | | | This is a greenfield site surrounded by residential | |
| | | | Neighbouring uses which | + | Development would enhance residential amenity | | | dwellings. At present a number of houses overlook the |
| | | | | Neighbouring uses which | N | Development would not lead to any issues related to residential amenity | | |
| | | | - | Potential issues which could give rise to problems associated with residential amenity | Desk based assessment of features that may affect human health | | town and the countryside. Development of this site would create noise, dust | |
| | | | | Development would have a significantly negative impact upon residents amenity | | | and visual intrusion during construction but without careful controls it could lead to permanent noise, air quality, light and nuisance issues for neighbouring residents. | |
| | To create | | ++ | Site clearly defined within settlement | | | | |
| SP6 | vibrant, active, inclusive and open-minded communities with a strong sense local history | Location in relation to existing settlement | + | Site well related, on the edge of the settlement | Visual analysis of sites in relation to current settlement. | + | The site is very much on the edge of the settlement, but is well related to it having been in use for many years. | |

| _ | | | | | _ | - | | | | | |
|----------------|--|---|---------------------------------|--|--|--|---|---|--|---|---|
| | | | 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. | | | | | | | |
| | | | 1 | Site outside of boundary, not related to cluster of units related to settlement | | | | | | | |
| Social Summary | / | | | | | + | | | | | |
| Environmental | | | | | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | | | | | |
| | | | + | No known issues | | | There are no known | | | | |
| | | Potential effects on local biodiversity | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | + | issues on this site. Development does not affect key habitats | | | | |
| | To protect | | - | Significant adverse effect on nationally or internationally designated habitat | | | | | | | |
| EN1 | and enhance biodiversity | | ++ | Would result in protected and increased tree cover, hedges etc | | | | | | | |
| | | | + | would result in net increase in tree cover, hedge etc | | | | | | | |
| | | Effects on trees and | N | would not affect trees or hedges | site visit/ Tree Surveys | N | No Issues | | | | |
| | | hedgerows | - | Would result in loss of tree cover, hedge etc | Í | | | | | | |
| | | | | Would result in significant loss of tree cover, hedge etc | | | | | | | |
| | To preserve, | | ++ | Potential enhancement of landscape character | | | The landscape character covering this site is Deep | | | | |
| | enhance and manage landscape effect on landscape quality and character for | and e | enhance and manage | enhance and manage landscape quality and character for | nhance and manage | enhance and manage | + | Site unlikely to have negative landscape considerations | Site | _ | Valleys. This comprises wide and deep valleys with open floodplains and |
| EN2 | | quality and character character for | quality and character character | | - | Potential negative issues with landscape character | assessment/Cumbria Landscape Toolkit | | rural farmland comprising significant areas of improved pasture with | | |
| | future generations | | | Highly likely potential for negative effects on landscape character | | | pockets of scrub, woodland and coniferous plantations. Boundaries | | | | |

| | | | | | | are formed from hedges and stone walls form a matrix of field boundaries. The landscape assessment notes the pressures on landscape character arising from climate change, management practices and development and notes that hedgerows and walls should be strengthened, tree cover should be maintained and strengthened and development should be sited to complement traditional settlement patterns and use vernacular materials. Any development will adversely affect the openness of the landscape but it is on the edge of the village so with careful design, siting and |
|--|-----------------------------------|----|---|-------------|---|---|
| | | | | | | choice of materials, the adverse effects might be minimised. |
| | | ++ | Development does not affect designated landscape | | | The site is about 100m to the AONB at its closest |
| | | - | Development affects setting of designated landscape | | | point. However between the site and the designated landscape is |
| | Effect on designated landscape | | Development directly affects designated landscape | GIS layers. | - | an extant employment use, comprising a large 2-storey stone and render unit and a green shed. Should these buildings be cleared it would provide an opportunity to redevelop the site and construct more buildings which are more appropriate in terms of scale, material and effect on the designated landscape. |

| | | | | | | | The site is within 440 : 5 |
|-----|---|--|----|---|--|---|--|
| | | | ++ | Potential to enhance the historic environment, contributing to enhancements | | | The site is within 440 m of a listed building and 580 m for the conservation area and 600m in terms of |
| | | | + | Potential for sympathetic development | | | SAM from the centre of |
| | | | N | Limited potential for improvement, negative effects unlikely | | | the site. The site would probably not affect the setting of the conservation |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | | | area because of the distance, but also as the |
| EN3 | To improve the quality of the built environment | Impact on historic features of interest (Conservation area, Listed building, SAM, AAI) | | Likely that development will lead to significant negative effects on interest feature(s). | GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments | - | area between the conservation area and site has other buildings in between and the A66 bisects this space. The effect will be limited on listed buildings as the road bends and but also other buildings will shield the area. In terms of the effect on Brough Castle (SAM), There may be some scope for visual impacts and further assessment would be required as the development would be directly in the sight of the SAM. The site is within 450m of a listed building but effects on these are unlikely because they are further along Main Street beyond a bend and there is no visual linkage. There is also a Conservation Area and SAM (Brough Castle) within approximately 600m. These are both on the other side of the A66 and this, the distance and existing tree belts would obscure any views of the development site from the designated assets |

| 1 | 1 | , | | T | 1 | | 1 | | | | | | | | | | | | | | | | |
|-----|--|---|---|---|---|-------------------|---|---|-------------------|-------------------|-------------------|-----|--|--|---|--|--|--|----|---|--|--|--|
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | | | | | | | | | | | | | | | | | |
| | | | + | Potential for sympathetic development | | | The site currently provides | | | | | | | | | | | | | | | | |
| | | Impact on local character, sense of place etc | N | Limited potential for improvement, negative effects unlikely | | _ | open aspect on the western edge of Brough. | | | | | | | | | | | | | | | | |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | | | To develop here would adversely affect the local character. | | | | | | | | | | | | | | | | |
| | | | Likely that development will lead to significant negative effects on interest feature(s). | | | | | | | | | | | | | | | | | | | | |
| | | % of identified site which | ++ | 0% | | ++ | The site is not susceptible | | | | | | | | | | | | | | | | |
| | | is at risk of flooding | + | Site margins | | | to flooding | | | | | | | | | | | | | | | | |
| | | | - | Up to 50% | | | | | | | | | | | | | | | | | | | |
| | | | | 50% | | | | | | | | | | | | | | | | | | | |
| | | local air quality and | | ++ | Potential to address air quality issues through development | | | No data is available about air quality in Brough. Traffic volumes are lower | | | | | | | | | | | | | | | |
| | | | | + | Site unlikely to have significant effects on air quality | | | in a rural area like Brough than in a heavily built up | | | | | | | | | | | | | | | |
| | | | - | Potential to negatively contribute towards air quality | Evidence from Environmental Health | ? | town. It is therefore assumed that there are no existing air quality | | | | | | | | | | | | | | | | |
| NR1 | NR1 quality and respond to the effects of climate change dec | | | Site highly likely to negatively contribute towards air quality | | | problems. The scale of the development site is such that development would be unlikely to adversely affect local air quality. | | | | | | | | | | | | | | | | |
| | | effects of climate | Potential for the | Potential for the | Potential for the | Potential for the | | | Potential for the | Potential for the | Potential for the | | | | | | | | ++ | Clear potential for the application of renewable technologies | | | |
| | | | | | | | | | | | | · T | | | The SAM, may restrict the use of wind turbines in the | | | | | | | | |
| | | | ologies (orientation, N Limited knowledge | Limited knowledge or understanding of the application of technology on site | Desk based assessment | - | area. But the site has potential to deliver some | | | | | | | | | | | | | | | | |
| | | | - | Potential constraints for the development of renewable technology | | | renewable energy. | | | | | | | | | | | | | | | | |
| | | | | High constraints for the development of renewable technology | | | | | | | | | | | | | | | | | | | |

| | | | ++ | No capacity issues | | | | | | | | | | | | | | | | |
|-----|---|--|----|--|--|----|--|--|--|--|--|--|--|--|--|---|------------------------|-----------------------|---|--|
| | | | + | Potential capacity issues (cumulative) | | | | | | | | | | | | | | | | |
| | | | - | Likely cumulative capacity issues (potential contribution) | | | | | | | | | | | | | | | | |
| NR2 | To improve water quality and water resources | Water resources (Correspondence from UU) | | No Capacity. (private infrastructure required) | UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) | ++ | There are no known capacity issues for potable or industrial water supplies in Brough. | | | | | | | | | | | | | |
| | | | ++ | Favourable | | | No watercourse running | | | | | | | | | | | | | |
| | | | + | Unfavourable recovering | GIS layers. SSSI Unit | | through the site. Swindale | | | | | | | | | | | | | |
| | | Water quality (Biological and chemical) | | | Water quality (Biological | | | | | | | | | | | N | Unfavourable no change | Data, planning policy | ? | Beck runs through Brough, but there is no |
| | | | - | Unfavourable declining | overlay | | Water Quality data. | | | | | | | | | | | | | |
| | | | | Poor | | | | | | | | | | | | | | | | |
| | | Site based contaminants | ++ | Greenfield site, previously undeveloped | | | | | | | | | | | | | | | | |
| | | | + | Site previously developed but no known contamination on site | GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health | ++ | The site is Greenfield and previously undeveloped, therefore contamination issues are unlikely | | | | | | | | | | | | | |
| NR3 | To restore and protect | | - | Possible contamination which could result in remedial enhancements | | | | | | | | | | | | | | | | |
| | land and soil | | | Possible significant contamination. | | | | | | | | | | | | | | | | |
| | | | ++ | ALC grade 5, or Urban | | | | | | | | | | | | | | | | |
| | | Agricultural Land | + | ALC grade 4 | 010.1 | - | ALC Grade 3 | | | | | | | | | | | | | |
| | | Classification | - | ALC grade 3 (a & b) | GIS layers. | | | | | | | | | | | | | | | |
| | | | | ALC grade 1-2 | | | | | | | | | | | | | | | | |
| | _ | | ++ | Brownfield within settlement | | | The site is Greenfield. | | | | | | | | | | | | | |
| | To manage natural (was | | + | Brownfield on edge of settlement | | | agricultural land adjacent | | | | | | | | | | | | | |
| | mineral) | Site condition | N | Greenfield within settlement | GIS: (Generic Overlays > | _ | to the settlement, although it could be well | | | | | | | | | | | | | |
| NR4 | resources | (Brownfield or | - | Greenfield on edge of settlement | Local Information) | - | incorporated into the | | | | | | | | | | | | | |
| | sustainably and minimise waste | and minimise | | Greenfield in rural area | | | settlement if development was to take place. | | | | | | | | | | | | | |

| Environmental | Summary | | | | | + | |
|---------------|---|------------------------------------|----|--|---|----|---|
| Economic | | | | | | | |
| | | Annual tourist days | + | Increase | | N | The site is unlikely to |
| | | expenditure Eden | - | Decrease | | | impact on existing or likely future tourist attractions |
| | | % tourism Jobs | + | Increase | | | It is unlikely that the |
| EC1 | To retain existing jobs and create new employment | existing jobs and create new | ı | Decrease | | N | scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at the site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created on the site might reduce unemployment |
| | opportunities | | ++ | Average gross weekly pay >UK average | | | |
| | | Average Salary | + | Average gross weekly pay >NW average | | N | |
| | | | N | Average gross weekly pay = 90% of NW average | Nomis | | The average salary is approximately 92% of the NW average |
| | | | - | Average gross weekly pay 80% of NW average | | | NWW average |
| | | | - | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | The site is approx 8 km from Kirkby Stephen |
| | | | + | Employment centre accessed by appropriate public transport within 30 mins | | + | Industrial estate, which is seen as an employment centre. Although this is a |
| | | Distance to employment centres | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | GIS: (Generic Overlays > Local Information) | | fair distance, there are public transport routes. But also providing |
| EC2 | To improve access to jobs | | - | Employment centre >10km of site not accessible by public transport | | | employment in Brough, may provide a new economic activity in the village and provide a sustainable solution to work in the area. |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | Brough ward is the 4th |
| | | | + | Site in second from bottom quartile ward for deprivation | | ++ | most deprived ward in the district and is in the most deprived quartile. It is in |
| | | | N | Site in ward in least deprived 50% of wards | | | the more deprived wards that the benefits of job creation are most likely to be felt. Providing |

| | | | | | | employment in this location is therefore considered to be of significant benefit. |
|---------------|---|--|----|---|---|---|
| | | | ++ | 10% of all new businesses in emerging technologies | | The site is currently |
| | | Number of businesses in technology | | 5% of all new businesses in emerging technology | ? | occupied but might be suitable for the development of emerging |
| | | emerging technologies | N | 0% new businesses in emerging technology | | technologies should there |
| | | | | Net loss of businesses in emerging technology | | be a local demand. |
| | | increase in jobs in business, finance, IT | ++ | 20% new jobs finance, business, IT | | The site might be suitable for the development of |
| | | | + | 10% new jobs in finance, business, IT | | finance, IT, and business uses should there be a |
| | | | - | <10% new jobs in finance, business, IT | | local demand however such uses tend to seek |
| EC3 | To diversify and strengthen the local economy | d en the | | Net reduction in jobs in finance, business, IT | N | synergistic benefits and cluster in the areas of greater population and commercial success. This site is therefore unlikely to contribute to increasing the percentage of jobs in this sector above 10%. |
| | | | ++ | 30% new jobs in public admin, education and health | | Public admin, education and health services are |
| | | | + | 25% new jobs in public admin, education and health | | not likely to locate here except to meet an identified local need such |
| | | | - | <23% new jobs in public admin, education and health | | as a medical practice. Even then such facilities |
| | | increase in jobs in public admin, education and health | | net loss of businesses in public admin, education and health | N | tend to be situated in central locations to increase accessibility for all sectors of the community. This site is therefore unlikely to contribute to increasing the percentage of jobs in this sector above 23%. |
| Economic Sumn | nary | <u> </u> | | <u>'</u> | N | |

| Objective | Details | Indicator | Score | Appraisal Tool | Source | | Old Tebay Depot, Tebay | |
|-----------|----------------------------|--|------------------------|---|--------------------------------------|--|--|--|
| Social | | | | | | | | |
| | | | ++ Motorway within 1km | | | The site is about 1700m from the M6 and the site | | |
| | | | + | A road within 1km and motorway within 5km | | | access road connects directly to the A685. The | |
| | | Distance to make made | - | A road >3km and motorway within 10km | GIS: (Generic Overlays> Eden LDF) | + | M6 junction is to the North of Tebay whilst the site is | |
| | | Distance to main road network | | Motorway >10km | | | to the South. This means that traffic accessing the M6 has to travel through the village, causing noise and congestion for residents | |
| | To improve | access to services, facilities, the Access to public | ++ | Bus stop or rail station with regular service <400m from site | GIS: Bus Layers (Generic | | From the centre of the site the closest bus stop is about 370m away. The | |
| SP2 | services, | | + | Bus stop or rail station with regular service >800m from site | | ++ | site could be accessed by customers and employees | |
| 0. 2 | countryside | | N | Within 2 km of bus or rail service | Overlays > Local Information) | | by public transport, therefore promotes | |
| | · | | | Bus or rail <2km from site | , | | sustainable transport and easy access will also help deliver a more viable business | |
| | | | ++ | Public rights of way would be created and the network enhanced | | | There is a public right of | |
| | | | + | Good access to nearby Rights of Way | GIS: Rights of Way | | way through the site which | |
| | | Public Rights of Way | N | No impact or nearby access | definitive map (Generic | - | runs along the service road from north to south. | |
| | | Tublic rights of way | - | Public rights of way would be diverted as a result of development | Overlays > Local Information) | | This will need to be retained during any | |
| | | | | Public rights of way would be lost as a result of development | | | development. | |
| | + . | | ++ | >4% | | | | |
| | To improve the level of | | + | 3.5-4% | | | 3.7% of people in this | |
| SP4 | skills, | Apprenticeships | - | <3.2% | Census data | + | ward have undertaken an | |
| | education and training | | | <3% | - Census data | | apprenticeship | |

| | | | ++ | Facilities within 5km of settlement | | | Great Asby Village Hall | |
|-----|--|---|----|--|--|---|--|--|
| | | | + | Facilities accessed by appropriate public transport within 30 mines. | | | with its adult education facilities is about 12.5km from the centre of the site. | |
| | | | - | Facilities 5-10km of site not accessible within 30 mines by appropriate public transport | | | Due to the distance and lack of efficient public transport, it is more difficult for people in | |
| | | Access to colleges and adult education centres | | Facilities >10km of site not accessible within 30 mins by appropriate public transport. | GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays). | | Tebay to easily access further education and higher level qualifications. This may have a detrimental impact on the employment development potential of the site, as people with the correct skills may not be located in Tebay and therefore an appropriately skilled workforce may not exist in the locality. | |
| | | % population with no qualifications | ++ | <22% | | | | |
| | | | + | 22-25% | Census data | + | 22% | |
| | | | N | 25-30% | Census data | | | |
| | | | - | >30% | | | | |
| | | % population with NVQ4 and above | ++ | >30% + | | | | |
| | | | | + | 25-29% | | | |
| | | | N | 22-24% | Census data | + | 29% | |
| | | and above | - | 20-22% | | | | |
| | | | | <20% | | | | |
| | | | + | >82% population in good or very good health | | | | |
| | To improve | %population in good or very good health | N | 80-81% population in good or very good health | Census data | - | 58% | |
| SP5 | the health and sense of well- being of | | - | <80% population in good or very good health | | | | |
| | people | Number of residents with limited ability to do day- | + | <20% population with limited day-to-day activity | Conque dete | + | 19% | |
| | | to-day activity | - | >20% population with limited day-to-day activity | Census data | | | |

| | | | ++ | Green space or play facility within 400m of site Green space or play facility within 800m of site | | | The site is about 850m from an area of accessible green space. The impact of this is negative as access to such space | |
|-----|--|---|-------------------------|---|---|--|--|---|
| | | | - | Green space or play facility within 2km of site | of GIS: Accessible Spaces | | makes the development more desirable as people would like to have access | |
| | | Distance to children's play areas/ accessible green spaces | | Green space or play facility >2km of site | GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays) | - | to such spaces close to where they work, and also such spaces help to provide an attractive development and help to meet the health and wellbeing objectives. 800m is considered too far for people to be likely to access the facility. | |
| | | | ++ | Development would significantly enhance residential amenity | | | The site is largely surrounded by open farmland, however there | |
| | | Neighbouring uses which may affect human health (Light, noise, visual etc pollution) | may affect human health | + | Development would enhance residential amenity | | | are a number of dwellings close to the south east corner of the site. |
| | | | | N | Development would not lead to any issues related to residential amenity | | | Provided that appropriate site design mitigation and |
| | | | | may affect human health | - | Potential issues which could give rise to problems associated with residential amenity | Desk based assessment of features that may | N |
| | | | | Development would have a significantly negative impact upon residents amenity | affect human health | | redevelopment of this site. Problems are more likely to occur during construction with the risk of disturbing contaminated material arising from the site's former use. This would require appropriate treatment to ensure the site is suitable for use. | |
| | To create | | ++ | Site clearly defined within settlement | | | This is an existing site situated three hundred | |
| SP6 | vibrant, active, | Location in relation to | + | Site well related, on the edge of the settlement | Visual analysis of sites in | N | metres away from the centre of Tebay village. | |
| SF0 | SD6 inclusive and Location in rela | existing settlement | N | Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings. | relation to current settlement. | | The village itself is compact and the sidings are separated from the village by fields, but there | |

| | | _ | | | | • | |
|----------------|-------------------------------------|---|--|--|--|---|---|
| | sense local history | | - | Site outside of settlement boundary adjacent to cluster of existing buildings >2km. | | | is additional residential development to the south of the site |
| | | | | Site outside of boundary, not related to cluster of units related to settlement | | | |
| Social Summary | 1 | | | | | + | |
| Environmental | | | | | | | |
| | | | ++ | No known issues and potential for biodiversity enhancements | | | |
| | | | + | No known issues | | | There are no known |
| | | Potential effects on local biodiversity | - | Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites | GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species | + | issues on this site. Development does not affect key habitats. |
| | | | Significant adverse effect on nationally or internationally designated habitat | | | | |
| EN1 | To protect and enhance biodiversity | nhance | ++ | Would result in protected and increased tree cover, hedges etc | site visit/ Tree Surveys | | This is a brownfield site. There is a woodland buffer along the western boundary of the site (which is subject to flooding) and the remainder of the site is hardstanding. It is expected that the existing trees would be retained and there would be no loss of tree cover. |
| | | | + | would result in net increase in tree cover, hedge etc | | N | |
| | | | N | would not affect trees or hedges | | | |
| | | | - | Would result in loss of tree cover, hedge etc | | | |
| | | | | Would result in significant loss of tree cover, hedge etc | | | |
| | | | ++ | Potential enhancement of landscape character | | | This site is not within the AONB. The site is situated |
| | To preserve, enhance and | | + | Site unlikely to have negative landscape considerations | | | within the Valley Corridors character area and such areas are typically steep- |
| EN2 | manage landscape quality and | Effect on landscape character | - | Potential negative issues with landscape character | Site assessment/Cumbria Landscape Toolkit | - | sided valleys containing primary communication routes. It is mainly pastoral |
| | | character for future | | Highly likely potential for negative effects on landscape character | | | with a patchwork of fields bounded by dry stone walls and hedges interspersed with woodlands and isolated |

| | | | | | | | trees. The River Lune (which is adjacent to the site) is within a low valley at Tebay and then drives deeper into a gorge as it flows south. Landscape guidance for this type of landscape type notes that farmlands should be enhanced but that new buildings should be carefully sited, breaking down mass, choosing sympathetic colours and non-reflective finishes and appropriate planting. It is likely that any development larger than that currently on the site would be overlooked from the Howgill Fells, a popular tourist destination, and the open nature of the landscape means that development is likely to be a visible and obtrusive feature in the landscape. |
|-----|-----------------------|--|----|---|--|----|--|
| | | | ++ | Development does not affect designated landscape | | | The development does not |
| | | Effect on designated landscape | - | Development affects setting of designated landscape | GIS layers. | ++ | affect a designated landscape |
| | | | | Development directly affects designated landscape | | | |
| | To improve | Impact on historic | ++ | Potential to enhance the historic environment, contributing to enhancements | GIS: Constraints (Generic | | There are no issues with historic environment. The closest designated asset is over 1km away on the |
| EN3 | the quality of | features of interest (Conservation area, | + | Potential for sympathetic development | Overlays > Listed Buildings/Conservation | N | northern side of the M6 |
| | the built environment | Listed building, SAM, AAI) | N | Limited potential for improvement, negative effects unlikely | Areas/SAMs)/ Heritage Assessments | | junction but due to its distance and the features between the site and asset |
| | | | - | Potential that site could lead to negative effects on interest feature(s) | | | there would be no impact. |

| Ī | 1 | 1 | | I | | I | I |
|-----|--|---|--------------------|---|--|---------------|--|
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | |
| | | | ++ | Potential to enhance the local character contributing to enhancements | | | |
| | | | + | Potential for sympathetic development | | | The site is slightly removed from the village. |
| | | Impact on local | N | Limited potential for improvement, negative effects unlikely | | N | It is brownfield land and already partially |
| | | character, sense of place etc | - | Potential that site could lead to negative effects on interest feature(s) | | | developed. Further development of a similar nature would have little |
| | | | | Likely that development will lead to significant negative effects on interest feature(s). | | | impact on the sense of place or local character. |
| | | | ++ | 0% | | | |
| | | % of identified site which | + | Site margins | | + | The western fringe of the |
| | | is at risk of flooding | - | Up to 50% | | | site is subject to flooding |
| | | | | 50% | | | |
| | | Effects upon air quality (proximity to areas with known issues) | ++ | Potential to address air quality issues through development | | | The site is not within a designated AQMA. There |
| | | | | + | Site unlikely to have significant effects on air quality | Evidence from | + |
| | | | - | Potential to negatively contribute towards air quality | Environmental Health | | serve the site and no data for the Tebay area. On its own this site is unlikely to |
| | | | | Site highly likely to negatively contribute towards air quality | | | cause a significant deterioration in air quality. |
| | To improve local air quality and | | ++ | Clear potential for the application of renewable technologies | | | The site is in an open landscape and wind |
| NR1 | NR1 respond to the effects of climate change | 5.4 11.16 11 | + | Potential for the application of renewable technology | Desk based assessment + | | turbines are unlikely to be considered suitable here. It may be possible that |
| | | Potential for the installation of decentralised renewable | N | Limited knowledge or understanding of the application of technology on site | | | parts of the River Lune could provide hydropower |
| | | technologies (orientation, site size, topography/natural | - | Potential constraints for the development of renewable technology | | T | (although this would restrict access to the river which is used for fishing |
| | | topography/natural assets) | topography/natural | | High constraints for the development of renewable technology | | |

| | | | ++ | No capacity issues | | | |
|-------|---|--|-------------------------|--|--|--|---|
| | | | + | Potential capacity issues (cumulative) | | | |
| | | | - | Likely cumulative capacity issues (potential contribution) | | | |
| NR2 | To improve water quality and water resources | Water resources (Correspondence from UU) | | No Capacity. (private infrastructure required) | UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity) | N | There are no known capacity issues with water or sewerage provision in the Tebay area. |
| | | | ++ | Favourable | | | The site is immediately |
| | | + | Unfavourable recovering | | | adjacent to the River Lune. No data is available | |
| | | | N | Unfavourable no change | | | about the river quality in |
| | | | - | Unfavourable declining | GIS layers. SSSI Unit | | the Lune at this point. It is |
| | | Water quality (Biological and chemical) | | Poor | Data, planning policy overlay | N | presumes that, given the likely contamination from its former railway use, further development is unlikely to increase the risk of contaminants flowing into the river. |
| | | | ++ | Greenfield site, previously undeveloped | GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health | | Given the former railway sidings land use there is |
| | | | + | Site previously developed but no known contamination on site | | | potential for contamination to be present at the site. A phased assessment of the |
| | | | - | Possible contamination which could result in remedial enhancements | | | contamination status of the site would be required to investigate the potential |
| NR3 a | To restore and protect land and soil | t Site based contaminants | | Possible significant contamination. | | risks to receptors such as humans and controlled waters. The level of risk to future human receptors will depend upon the proposed land use at the site. For example, potential risks under a low sensitivity end use comprising | |

| NR4 | To manage natural (was mineral) resources sustainably and minimise | Agricultural Land Classification Site condition (Brownfield or Greenfield) | ++ + - ++ N | ALC grade 5, or Urban ALC grade 4 ALC grade 3 (a & b) ALC grade 1-2 Brownfield within settlement Brownfield on edge of settlement Greenfield within settlement | GIS: (Generic Overlays > Local Information) | ++ | commercial end use may potentially be less extensive than for a more sensitive housing end use. ALC Urban Classification The site is brownfield but is located approximately 300m from the village of Tebay. It is separated from the village by open fields. |
|---------------|--|--|-----------------------------|--|---|------|---|
| Fundamental | waste | | | Greenfield in rural area | | Al/. | |
| Environmental | Summary | | | | | N/+ | |
| Economic | | | + | Increase | | | The site is unlikely to |
| | To retain existing jobs | Annual tourist days expenditure Eden | - | Increase Decrease | | N | The site is unlikely to impact on existing or likely future tourist attractions |
| EC1 | existing jobs and create new employment opportunities | % tourism Jobs | + | Increase Decrease | | N | It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to |

| | | | | | | | unlikely to alter the % of tourism jobs although the additional jobs likely to be created on the site might reduce unemployment. |
|-----|--|--|----|--|--------------------------|----|--|
| | | | ++ | Average gross weekly pay >UK average | | | |
| | | | + | Average gross weekly pay >NW average | | | |
| | | Average Salary | N | Average gross weekly pay = 90% of NW average | Nomis | N | The average salary is approximately 92% of the |
| | | Average Salary | - | Average gross weekly pay 80% of NW average | Norms | | NW average |
| | | | | Average gross weekly <80% of NW average | | | |
| | | | ++ | Employment centre within 5km of settlement | | | Kirkby Stephen is the nearest employment centre although there is no |
| | Distance to constance | Distance to employment | + | Employment centre accessed by appropriate public transport within 30 mins | GIS: (Generic Overlays > | | direct public transport link between Kirkby Stephen and Tebay. There is a bus between Penrith and |
| | | centres | - | Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport | Local Information) | | Tebay which might facilitate employee travel although people working |
| EC2 | To improve access to jobs | | - | Employment centre >10km of site not accessible by public transport | | | at this site are likely to either live very locally or commute by car. |
| | | Regeneration benefits | ++ | Site in bottom quartile for deprivation | | | Orton with Tebay is the |
| | | | + | Site in second from bottom quartile ward for deprivation | | | second most deprived ward in the district and falls within the most |
| | | | N | Site in ward in least deprived 50% of wards | | ++ | deprived quartile. Any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities. |
| | To diversify | Ni wakan af kunin ang a s | ++ | 10% of all new businesses in emerging technologies | | | The site currently contains small scale commercial |
| EC3 | and strengthen the local economy | Number of businesses in emerging technologies | + | 5% of all new businesses in emerging technology | | ? | and industrial development including |
| | | | N | 0% new businesses in emerging technology | | | garage services, pet food |

| Economic Sum | mary | <u> </u> | | | N | | |
|--------------|---|-----------|---|--|---|---|---|
| | healt | | net loss of businesses in public admin, education and health | | | part is likely to attract similar B2 uses. Public admin, education and health providers are not likely to locate here. | |
| | increase in jobs in public admin, education and | ation and | <23% new jobs in public admin, education and health | ? | ? | suppliers and services allied to building. The extension of this business | |
| | | + | 25% new jobs in public admin, education and health | | | and industrial development including garage services, pet food | |
| | | ++ | 30% new jobs in public admin, education and health | | | The site currently contains small scale commercial | |
| | | | | Net reduction in jobs in finance, business, IT | | ? | allied to building. The extension of this business part is likely to attract similar B2 uses. Finance, IT and other business support functions are unlikely to locate here because of the distance to other businesses. |
| | | - | <10% new jobs in finance, business, IT | | | garage services, pet food suppliers and services | |
| | | + | 10% new jobs in finance, business, IT | | | and industrial development including | |
| | increase in business, fir | | 20% new jobs finance, business, IT | | | The site currently contains small scale commercial | |
| | | | Net loss of businesses in emerging technology | | | suppliers and services allied to building. The extension of this business part is likely to attract similar B2 uses. Emerging technologies are not likely to locate here. | |