Appendix C
Site Matrices – PENRITH

Objective	Details	Indicator	Score	Appraisal Tool	Source	E1 -	Carleton Fields. Penrith Carleton
CIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Beaconside primary school 527m from site, via adjacent footpath
SFI	in democratic	(Voting stations)	Voting stations) - Voting station within 2km of site Overlays>Planning	Overlays>Planning Policy Overlays)			nom site, via adjacem rootpam
	processes		-	Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 1084m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			PO (Spar) 1084m from site
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	ess to	++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service <800m from site	GIS: Bus Layers	++	Bus stop on Brent Road 231m fro site, accessed via public footpath
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		Rights of way crosses NW corner
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	-	the site on track and northern edg
		,	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		and runs across eastern portion
				Public rights of way would be lost as a result of development			
0.00	To provide everyone	Dial of flooring	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No evidence of flooding, or standi
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		water on site

	1	[N	Site within flood zone 1]		
			=	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 6		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	Beaconside primary school 378m
		school	-	Primary School within 3km	Overlays > Planning		from site, via footpath to Brent road
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	CIC. Edon Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	-	Ullswater school 2034m from site
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			040/
		% population with no qualifications	N	25-39%	Census data	++	21%
		quamodiono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			0.407
		% population with NVQ4 and above	N	22-24%	Census data	+	24%
			-	20-22%			
				<20%			
			++	GP Surgery within <800m			Domith modical acress 4050cc (
SP5	Health and	Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	Penrith medical centre 1956m from site
0.0	Well being		-	GP Surgery 2-5km	Local Information).		
				GP Surgery >5km]		

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%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	00000 000		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		Green space and play area
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic Overlays>Planning	++	adjacent to Beaconside primary school 378m from site, accessible
		green spaces	-	Green space or play facility within 2km of site	Policy Overlays)		via footpath to Brent Rd.
				Green space or play facility >2km of site			
			++	Development would significantly enhance residential amenity			
		Neighbouring uses which	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		No neighbouring issues which
		may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity		+	would affect the amenity of residents
		polition	Potential issues which could give rise to problems associated with residential amenity				
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			Development area falls on the
			+	Site well related, on the edge of the settlement			periphery of the settlement. It does
	To create vibrant,	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	+	however accord with the characteristics of Carleton village, to the south of the settlement and
CDC	active, inclusive and	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		would round off development in this area.
SP6	open-minded communities with a strong			Site outside of boundary, not related to cluster of units related to settlement			aica.
	sense local		++	2 Facilities within 6km	010 0 11 1 7 11111		Penrith supports a number of
	history	Distance to Leisure or	+	Facility within 6km	GIS: Cultural Facilities (Generic Overlays >	++	facilities, all of which are accessible
		Cultural facilities	N	Facility within 8km	Planning Policy		within 3km
			=	Facility within 10km	Overlays)		

				No Facilities within 10km			
Social Summary						+/++	
ENVIRONMENTAL							
			++	No known issues and potential for biodiversity enhancements			Site is 902m from the River Eden SAC. It is likely that there will be
			+	No known issues			cumulative impacts on the SAC from the proposed level of
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			development in the town. Where possible the site should include SUDS and other measures to limit
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,		the rate of run off into the river at this section. A number of key species have been reported on this site, including badgers, red squirrels and various bat species. The most western tip of this site potentially contains a pocket of biodiversity of high value. There should be an emphasis to conserve this area.
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	+	Hedgerows and boundaries should be preserved. Opportunities for new
		hedgerows	N	would not affect trees or hedges	Surveys		tree planting
			1	Would result in loss of tree cover, hedge etc			
			-	Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as intermediate farmland under county landscape toolkit.
	To preserve,		+	Site unlikely to have negative landscape considerations			Visual impacts on this site are likely to be significant, though a
	enhance and manage landscape	Effect on landscape	-	Potential negative issues with landscape character	Site	-/	feathering of site edges may help to mitigate the effect of a striking
EN2	quality and character for future generations	character		Highly likely potential for negative effects on landscape character	assessment/Cumbria Landscape Toolkit	,	presence. Development on the eastern section of the site is advised for low density, which is consistent with the approach set in the Penrith masterplan, which advocates the area for a new

							primary school.
			++	Development does not affect designated landscape			Sizeable area may be visible from high peaks in the lake district. Site
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	unlikely to lead to wider implications.
				Development directly affects designated landscape			impications.
			++	Potential to enhance the historic environment, contributing to enhancements			Number of heritage assets in close proximity to site. Western flank of
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays >		site should be preserved to
EN3	the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation	N/-	maintain a strong historic fabric and buildings exceeding two stories
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/ŠAMs)/ Heritage Assessments		should be avoided. Room for mitigation, though likely impact on
				Likely that development will lead to significant negative effects on interest feature(s).			the built environment.
			++	Potential to address air quality issues through development	Evidence from		
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality			Air quality Management area at Penrith - mitigation may be
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		required.
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate	Potential for the installation of	+	Potential for the application of renewable technology			Scale of development could make
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	?/+	district heating, or other larger scale low energy schemes viable.
		topography/natural assets)	=	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		
	To improve water quality	Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	WwTW upgrading has recently
NR2	and water resources	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	**	been carried out
				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		

1	I	Т					T = 1								
			++	Favourable			There is a watercourse about 1km from the centre of the site. This is								
			+	Unfavourable recovering			the River Eamont, which is a								
			N	Unfavourable no change			tributary of the River Eden and is								
			-	Unfavourable declining			part of the River Eden SSSI/SAC.								
		Water quality (Biological and chemical)				Poor	GIS layers. SSSI Unit Data, planning policy overlay	+	The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable recovering. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution						
			++	Brownfield site clearly defined within settlement											
		Site condition (Brownfield or Greenfield)									+	Brownfield site on the edge of the settlement			Site would extend current
			N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	boundaries for town								
			-	Greenfield site on the edge of the settlement											
				Greenfield site outside the settlement boundary											
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use										
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+									
			-	Possible significant contamination on site that could require significant remediation.	Environmental health										
			++	ALC grade 5, or Urban											
		Agricultural Land	+	ALC grade 4	GIS layers.	N	Urban extension. Grade 3 land.								
		Classification	N	ALC grade 3 (a & b)	Olo layels.										
			-	ALC grade 1-2											
	To manage		++	Site within 800m of centre											
	natural (was mineral)	[+	Recycle centre in settlement	GIS: Eden Recycling		Facility 408m from site. Accessible								
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	via footway onto Brent Road								
	sustainably and minimise		-	Recycle centre within 5km	Information)										
	waste			Recycle centre >5km											

	To retain		++	Median gross pay >UK average				
	existing jobs		+	Median gross pay >Cumbria average				
NR4	and create new	Median annual salary	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average
	employment		-	Median gross pay 80-90% Cumbria average				
	facilities			Median gross pay <80% Cumbria average				
Environmental Sum	mary	<u> </u>			<u> </u>	+		
ECONOMIC								
			++	Employment centre within 5km of settlement				
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All extensions within 5km of	
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	employment areas	
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.				
	To diversify and		++	Site in ward in bottom quartile for deprivation				
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%	
	economy		N	Site is least deprived 50% of wards				
Economic Summary	y					++		

Summary: The Site is greenfield but there is limited opportunity for brownfield development within Penrith. The Site is subject to a planning application (ref 08/0291) and is accompanied by an Environmental Statement which outlines appropriate mitigation measures. The Grade II Listed Cold Springs is noted as being affected to the east of the site with proposals that trackways and walls be preserved within any development

Objective	Details	Indicator	Score	Appraisal Tool	Source		E3 - Carleton. Penrith Carleton
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Penrith Rugby Club 580m from site.
351	in democratic	(Voting stations)	=	Voting station within 2km of site	Overlays>Planning Policy Overlays)		
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Co-op (King St) 1392m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site	GIS: Post Offices &		
		Access to post office	+	+ PO within 2km of site GIS: Post Offices Shops layer (Gene		+	Main PO 1485m from site
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	to s, the ide Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the countryside		+	Bus stop or rail station with regular service <800m from site		+	Bus stop 499m from site on Oak Road.
	and open spaces		=	Bus stop or rail station with infrequent service <400m from site			Road.
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		Right of way through north of site to
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	-	centre
			-	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			
CD2	To provide everyone	Dials of flag diag	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Site not near any bodies of water, though evidence of standing water
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		on site

	İ			1	7		
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			Hunter Hall primary school 556n
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	from site, however this is a priva
		school	-	Primary School within 3km	Overlays > Planning		school. Beaconside primary scho
				Primary school >3km away	Policy Overlays).		1000m nom alle
			++	Secondary School <800m to site			Ullswater secondary school 1472
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	from site, via footbridge to Tynefi
		school	-	Secondary school 2-5km	Overlays > Planning		drive
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are bas at Ullswater school. Newton Ri
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to a sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	21%
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	24%
		and above	-	20-22%			
				<20%	1		
	Hoolth and		++	GP Surgery within <800m	GIS: Medical Centres	+	Penrith medical centre 1252m fr
SP5	Health and Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays >		site
			-	GP Surgery 2-5km	Local Information).		

		[GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Compac data		
			++	Green space or play facility within 400m of site	010 4 311 0		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Play and grass areas 585m from site (Pategill) via footpath on A686.
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		, , ,
				Green space or play facility >2km of site			
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		
		Naimh a cuinn connaidh	+	Development would enhance residential amenity			No neighbouring issues which
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity		+	would affect the amenity of residents
		polition	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active,	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	+	Development extends to the outskirts of town, though still well located
SP6	inclusive and open-minded	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		iocateu
	communities with a strong sense local			Site outside of boundary, not related to cluster of units related to settlement			
	history	21.	++	2 Facilities within 6km	GIS: Cultural Facilities		Denvith arrangets a great
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	Penrith supports a number of facilities, all of which are accessible
			N	Facility within 8km	Overlays)		

				Facility within 10km			within 3km
			-	No Facilities within 10km			
Social Summary	y					+/++	
NVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			Number of key species recorded a potentially present on site includir
			+	No known issues	GIS: Cumbria		species of bat, red squirrel and
		Potential effects on local biodiversity	ı	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,		badger. The site is 100m from the River Eden SAC and run off from new development will feed into the
5 114	To protect			Significant adverse effect on nationally or internationally designated habitat			river at this point.
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No issues
		hedgerows	N	would not affect trees or hedges	Surveys		
			1	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as 50% intermediate farmland and 50% urban under
			+	Site unlikely to have negative landscape considerations			county landscape toolkit. Development on this site is
			ı	Potential negative issues with landscape character			considered particularly sensitive, it is noticeable from the A6
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	-/	extending to and beyond Brough castle. The Penrith landscape assessment advocated reducing scale of the site, and retaining existing vegetation to help screethe impacts of new developmer. The revised boundary as broug forward in the Penrith masterpla accounts for this somewhat.
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Limited effect

			-	Development affects setting of designated landscape			
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			Site within 250m of hunter hall school (grade 2 listed), the cross
	T	Impact on historic	+	Potential for sympathetic development	GIS: Constraints		keys public house and a SAM on the periphery of Frenchfield football
EN3	To improve the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	N/-	pitches. Adjusting the eastern boundary, and appropriate
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		screening should offer satisfactory mitigation against setting of historic
				Likely that development will lead to significant negative effects on interest feature(s).			assets
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at Penrith - mitigation may be
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		required.
	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			Renewables may be applied to site, however there are no conditions
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	which advocate a certain type of renewable on site.
		topography/natural assets)	-	Potential constraints for the development of renewable technology			Tellewable off Site.
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		
					(SharePoint > Planning		The WwTW has recently been
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	,
	To improve	Water resources (Correspondence from UU)	-	Potential capacity issues (cumulative) Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	upgraded and there are no capacity issues.
NR2	water quality and water	(Correspondence from	-	Likely cumulative capacity issues (potential	Evidence Base > Infrastructure > UU > Draft LSC WW	++	upgraded and there are no capacity
NR2	water quality	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)		upgraded and there are no capacity
NR2	water quality and water	(Correspondence from		Likely cumulative capacity issues (potential contribution) No Capacity. (private infrastructure required)	Evidence Base > Infrastructure > UU > Draft LSC WW	++	upgraded and there are no capacity issues.

			-	Unfavourable declining			tributary 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 recovering. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution	
			++	Brownfield site clearly defined within settlement				
			+	Brownfield site on the edge of the settlement			Site would extend current	
		Site condition (Brownfield or Greenfield)		N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	boundaries for town
			-	Greenfield site on the edge of the settlement				
				Greenfield site outside the settlement boundary				
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use			
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+		
			=	Possible significant contamination on site that could require significant remediation.	Environmental health			
			++	ALC grade 5, or Urban				
		Agricultural Land	+	ALC grade 4	GIS layers.	N	Urban extension. Grade 3 land.	
		Classification	N	ALC grade 3 (a & b)	GIO layers.			
			-	ALC grade 1-2				
	To manage		++	Site within 800m of centre				
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling			
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local Information)	+	Facilities in settlement	
	sustainably and minimise		-	Recycle centre within 5km				
	waste		1	Recycle centre >5km				
NR4	To retain existing jobs	Median annual salary	++	Median gross pay >UK average	CACI data	++	102% UK Average	
INIX4	and create	iviculari ariffual salary	+	Median gross pay >Cumbria average	OACI data			

	new		N	Median gross pay 90-100% Cumbria average]		
	employment facilities		-	Median gross pay 80-90% Cumbria average			
				Median gross pay <80% Cumbria average			
Environmental	Summary					-	
ECONOMIC							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All outonaises within Flore of
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify		++	Site in ward in bottom quartile for deprivation			
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Sum	mary					++	

Summary: The Site is greenfield but there is limited opportunity for brownfield development within Penrith. The Site lies within 100m of the River Eamont and SUDS would be required under the policies of the Plan in order to control flow rates and improve quality. There are 2 listed buildings – Candia and the Cross Keys public house (both Grade II). Mitigation in respect of these is to be provided by appropriate design and material choices as required by the policies of the Plan. In addition, there is a SAM at Frenchfields 130m to the south. It is likely that further investigation will be required in this regard although the County Archaeologist has confirmed that it is not required currently.

Objective	Details	Indicator	Score	Appraisal Tool	Source	E4 - I	Land at Carleton Hall Farm. Penrith Carleton
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	Penrith Rugby Club 340m from site
SP1 participation in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning			
	processes	, , ,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Co-op (King St) 1392m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Main PO 1485m from site
		Access to post office	-	PO 2-5km of site			
				PO 5km+ from site			
	To improve access to	es, the tryside open Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service <800m from site		+	Bus stop 499m from site on Oak
	countryside and open spaces		=	Bus stop or rail station with infrequent service <400m from site			Road.
	ориност			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	N	
			-	Public rights of way would be diverted as a result of development	Information)		
				Public rights of way would be lost as a result of development			
0.00	To provide everyone	Dial of the aline	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No evidence of flooding, or standing
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		water on site

	1			T	٦		1
			N	Site within flood zone 1			
			=	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	Beaconside primary school 1383
		school	-	Primary School within 3km	Overlays > Planning		from site
			Primary school >3km away	Policy Overlays).			
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater secondary school 181
To improve	school	-	Secondary school 2-5km	Overlays > Planning		from site	
			Secondary School >5km	Policy Overlays).			
		vels of kills, ucation dentres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.			Adult education facilities are bas at Ullswater school. Newton Rig
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to a sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	21%
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	24%
		and above	-	20-22%			
				<20%			
	Health and		++	GP Surgery within <800m	GIS: Medical Centres	+	Penrith medical centres 1357r
SP5	Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).		from site
	vveii being		-	GP Surgery 2-5km	Local inioimation).		

	1	1			7		1
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Consus data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic '	+	Play area 707m from site, via grounds of rugby club.
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		grounds of rugby club.
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		No abbouring upon which	+	Development would enhance residential amenity			Potential issues associated with
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	neighbouring farm, including odou vibration and noise.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active,	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	+	Development extends to the outskirts of town, though still wel located
SP6	inclusive and open-minded	CAISTING SETTION	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		iocateu
	communities with a strong sense local			Site outside of boundary, not related to cluster of units related to settlement			
	history	51	++	2 Facilities within 6km	GIS: Cultural Facilities		Donnith composts a society of
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	++ Penrith supports a number of facilities, all of which are accessible
			N	Facility within 8km	Overlays)		

			-	Facility within 10km			within 3km
				No Facilities within 10km			
Social Summary	1					+/++	
ENVIRONMENTA	AL						
			++	No known issues and potential for biodiversity enhancements			Number of key species recorded as potentially present on site including species of bat, red squirrel and badger. Large wooded area on outskirts of site which has the potential to support the species listed. More importantly, the site is 200m from the River Eden SAC and run off from new development will feed into the river at this point. Impacts unlikely. Buffer needs to be made on southern side of site between housing and forested area. Classed as 'urban' under landscape toolkit. Site not appraised in the Penrith masterplan, though the characteristics of this site are very different to neighbouring N3. Site is screened through dense woodland from visual receptors from the east of the settlement. The site will be quite visible from the A686 outside the cross keys and will obscure views looking eastward towards the Eden valley.
			+	No known issues			
		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,		outskirts of site which has the potential to support the species
EN1	To protect and enhance biodiversity	,		Significant adverse effect on nationally or internationally designated habitat	Key Species,		200m from the River Eden SAC and run off from new development will
	blodiversity	Effects on trees and	++	Would result in protected and increased tree cover, hedges etc			
			+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys		between housing and forested area.
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			·
			+	Site unlikely to have negative landscape considerations			Penrith masterplan, though the
			=	Potential negative issues with landscape character			different to neighbouring N3. Site is
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	+/-	from visual receptors from the east of the settlement. The site will be quite visible from the A686 outside the cross keys and will obscure views looking eastward towards the
		Effect on designated	++	Development does not affect designated landscape	GIS layers.	++	No effect
		landscape	-	Development affects setting of designated landscape	Olo layolo.		

				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			Development of two story pitched housing, following the character of
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints		Carleton village should be undertaken. Site has potential to
EN3	EN3 To improve the quality of the built environment	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	(Generic Overlays > Listed Buildings/Conservation	+	greatly enhance setting, though will need to regard to Carleton Hall
		Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		Farmhouse. Site could be awarded a ++ if the existing farm buildings
				Likely that development will lead to significant negative effects on interest feature(s).			were removed, enhancing the LB.
			++	Potential to address air quality issues through development			
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at Penrith - mitigation may be
		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	e		required.
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of	to s of Potential for the	++	Clear potential for the application of renewable technologies	Desk based assessment		
	climate change		+	Potential for the application of renewable technology			Renewables may be applied to site, however there are no conditions
			N	Limited knowledge or understanding of the application of technology on site		N	which advocate a certain type of renewable on site.
		topography/natural assets)	-	Potential constraints for the development of renewable technology			Tone wable on site.
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	The WwTW has recently been
	To improve water quality	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		upgraded
NR2				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
	and water resources		++	Favourable			There is a watercourse about 90m
		Water quality (Biological	+	Unfavourable recovering	GIS layers. SSSI Unit	+	from the centre of the site. This is the River Eamont, which is a
		and chemical)	N	Unfavourable no change	Data, planning policy overlay		tributary of the River Eden and is
			-	Unfavourable declining			part of the River Eden SSSI/SAC.

				Poor			The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable recovering. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Site would extend current
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	boundaries for town
			-	Greenfield site on the edge of the settlement			
		and the second s		Greenfield site outside the settlement boundary			
NR3	To restore and protect	protect	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from		
	land and soil		N	Possible contamination either onsite or nearby which could result in remedial enhancements.		+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	N	Urban extension. Grade 3 land.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			=	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4		Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facilities in settlement
			-	Recycle centre within 5km	Information)		
				Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
NR4	existing jobs and create	Median annual salary	+	Median gross pay >Cumbria average	CACI data	++	102% UK Average
INIX#	new employment	iviculari ariffual salary	N	Median gross pay 90-100% Cumbria average	OAOI uala		
	employment facilities		-	Median gross pay 80-90% Cumbria average			

				Median gross pay <80% Cumbria average						
invironmental Summary +/-										
CONOMIC										
			++	Employment centre within 5km of settlement						
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All extensions within 5km of			
EC2 To improve access to jobs	access to	Distance to employment centres	access to Distance to employment	access to Distance to employment	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport		++	employment areas	
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.	-					
	To diversify		++	Site in ward in bottom quartile for deprivation						
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%			
	economy		N	Site is least deprived 50% of wards						

Summary: The Site is greenfield but there is limited opportunity for brownfield development within Penrith. The Site is well related to Penrith and the services within it. There is a listed building at Carleton Hall Farm (Grade II*), this will have to be considered under relevant policies of the Plan but it is noted that removal of buildings may improve the setting and with appropriate siting of open space the setting of the building can be appropriately retained.

Objective	Details	Indicator	Score	Appraisal Tool	Source	N1 -	Salkeld Road, Fairhill. Penrith North
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	Penrith Methodist church hall 1558m from site
581	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		1556III IIOIII Sile
	processes		-	Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 1776m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
		-	Shop 5km+ from site				
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	PO (Spar) 1776m from site
		Access to post office	-	PO 2-5km of site			
				PO 5km+ from site			
	To improve access to	ess to vices, ies, the tryside open Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service <800m from site		++	Bus stop on Beacon edge 365m
	countryside and open spaces		-	Bus stop or rail station with infrequent service <400m from site			from site
	σρασσσ			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	N	
		. asilo ragna di vvay	-	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			
000	To provide everyone	District firm	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No evidence of flooding, or
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		standing water on site

	1	l [N	Site within flood zone 1]			
		-						
		_	-	Site within flood zone 2				
				Site within flood zones 3a or 3b				
			++	Primary School <400m to site	GIS: Eden Educational			
		Distance from primary	+	Primary School <800m to site	Facilities (Generic	-	St. Catherine's primary school 899m from site	
	school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		000m nom site		
			Primary school >3km away	1 oney evenays).				
			++	Secondary School <800m to site	GIS: Eden Educational			
	Di	Distance from secondary	+	Secondary School <2km to site	Facilities (Generic	-	Ullswater secondary schoo 2099m from site	
		school	-	Secondary school 2-5km	Overlays > Planning		2099111 110111 Site	
				Secondary School >5km	Policy Overlays).			
To improve	Access to colleges and	++	Facilities within 5km of settlement					
		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are based at Ullswater school. Newton Rigg college is also		
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		accessible to all sites.	
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.				
			++	<22%		+	22%	
			+	22-24%				
		% population with no qualifications	N	25-39%	Census data			
		qualifications	-	30-49%				
				50% +				
			++	30% +				
			+	25-29%				
		% population with NVQ4 and above	N	22-24%	Census data	+	28%	
		and above	-	20-22%				
				<20%				
	Lipatth av d		++	GP Surgery within <800m	GIS: Medical Centres		Penrith medical centre 2493	
SP5	Health and Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays >		from site	
	Well being		-	GP Surgery 2-5km	Local Information).			

I	1	Ι		000]		1	
				GP Surgery >5km				
			+	>82% population in good or very good health				
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%	
			-	<80% population in good or very good health				
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%	
		to-day activity	N	>20% population with limited day-to-day activity	Consuc data			
			++	Green space or play facility within 400m of site	CIC. Assessible Course			
		Distance to children's	+	Green space or play facility within 800m of site	Overlays>Planning Policy Overlays) Desk based assessment of features that may affect human health	++	Site directly adjacent to Fair Hill playing area/green space	
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site			playing area/green space	
				Green space or play facility >2km of site				
			++	Development would significantly enhance residential amenity		N	Site adjacent to groundwater extraction site and golf course. Discussions have been undertaken with UU and this can be mitigated within any development proposals	
		Nainka ausina una audink	+	Development would enhance residential amenity				
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity				
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity				
				Development would have a significantly negative impact upon residents amenity				
			++	Site clearly defined within settlement				
			+	Site well related, on the edge of the settlement			Sites P18, P27 and P29 are well	
	To create vibrant, active,	ant, Location in relation to ve, existing settlement N boundary of Site outside	elation to huildings in relation to current	Visual analysis of sites in relation to current	+/N	related to town, however the northern sites extend the form of		
SP6	inclusive and open-minded		Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		the settlement well into the open countryside.		
	communities with a strong sense local			Site outside of boundary, not related to cluster of units related to settlement				
	history		++	2 Facilities within 6km	GIS: Cultural Facilities		Daniella companie a monte	
			Distance to Leisure or	+	Facility within 6km	(Generic Overlays > Planning Policy	++	Penrith supports a number of facilities, all of which are
		Januara rasimios	N	Facility within 8km	Overlays)		issinato, an or milor are	

			-	Facility within 10km			accessible within 3km
				No Facilities within 10km			
ocial Summa	ry					+	
NVIRONMEN	TAL						
			++	No known issues and potential for biodiversity enhancements			Number of key avian species potentially present on site. The
			+	No known issues	GIS: Cumbria		site has also been noted as a
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,	-	potential interest site for great crested newts and as such would require additional investigations.
EN4	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and hedgerows	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	+	Hedgerows and boundaries should be preserved.
			N	would not affect trees or hedges	Surveys		Opportunities for new tree planting
			-	Would result in loss of tree cover, hedge etc			planting
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit		Site classified as sandstone
		Effect on landscape	+	Site unlikely to have negative landscape considerations			ridge under the county landscape classification. Site is in prominent location and will affect the ridgeline from a
	To preserve, enhance and	character	-	Potential negative issues with landscape character			
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			number of locations
	character for future		++	Development does not affect designated landscape			Site may be visible from certa
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	high peaks in the lake district. Impact low.
				Development directly affects designated landscape			
	To improve	Impact on historic features of interest	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments		Penrith New Streets Conservation Area 180m at
EN3	the quality of the built	(Conservation area,	+	Potential for sympathetic development		N/-	closest point. New developme
	environment	Listed building SAM	N	Limited potential for improvement, negative effects unlikely			is unlikely to have any significant impacts. Historic roman road

			-	Potential that site could lead to negative effects on interest feature(s)			runs directly through centre of site. Archaeological surveys potentially required before
				Likely that development will lead to significant negative effects on interest feature(s).			principle of development can be assured.
			++	Potential to address air quality issues through development			
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at Penrith - mitigation may be required.
		(proximity to areas with known issues)	=	Potential to negatively contribute towards air quality	Environmental Health		
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate change	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	+	Potential for the application of renewable technology			Scale of development could make district heating, or other
			N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	?/+	larger scale low energy schemes viable.
			-	Potential constraints for the development of renewable technology			viable.
				High constraints for the development of renewable technology			
		Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	Penrith WwTW has been recently upgraded and there are no capacity issues.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		No issues re: SSSI impact but
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	Source protection Zone 1
		and chemical)	-	Unfavourable declining	overlay		
				Poor			
	To restore		++	Brownfield site clearly defined within settlement			Northern aspect of site would
NR3	and protect	Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement	Housing Matrix/Desk Based	-	significantly extend boundary of settlement
	land and soil	' Or (Freentield)	N	Greenfield site clearly defined within settlement	Basea		Somoment

ı	ı	1		1	1		1
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Historic land uses nearby that have the potential to impact on
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	the site and will require some assessment prior to planning
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		approval.
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	010 1	N	Urban extension. Grade 3 land.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral) NR4 resources	mineral) resources Proximity to local recycle	+	Recycle centre in settlement	GIS: Eden Recycling		Facility 530m from site, at St.
NR4			N	No Recycle centre in settlement	Centres (Generic Overlays > Local Information)	++	Catherine's primary school.
	sustainably and minimise	Contros	-	Recycle centre within 5km			
	waste			Recycle centre >5km			
	To rotain	d create Median annual salary	++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average		++	102% UK Average
NR4	and create new		N	Median gross pay 90-100% Cumbria average			
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental S	Summary					+/-	
ECONOMIC							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport		++	All extensions within 5km of employment areas
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple	N	Least deprived 50%

and strengthen	+	Site in ward in second bottom quartile for deprivation	Deprivation					
the local economy	N	Site is least deprived 50% of wards						
Economic Summary ++								

Summary: The Site is greenfield but there is limited opportunity for brownfield development within Penrith. The Site is well related to Penrith and the services within it. Discussions have been undertaken in relation to the Source Protection to ensure it is not a showstopper.

Objective	Details	Indicator	Score	Appraisal Tool	Source	N1a ·	· Salkeld Road, Fairhill. Penrith North (Reserve Site)
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	Penrith Methodist church hall 1958m from site
3P1	in democratic	(Voting stations)	=	Voting station within 2km of site	Overlays>Planning Policy Overlays)		1930III IIOIII Site
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic		
		Access to shop which sells basic goods to meet	+	Shop within 2km of site		-	Spar 2176m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	-	PO (Spar) 2176m from site
			-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	ss to ces, s, the yside pen Access to public transport	++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the		+	Bus stop or rail station with regular service <800m from site		+	Bus stop on Beacon edge 765m
	countryside and open spaces		=	Bus stop or rail station with infrequent service <400m from site			from site
	3,73,333			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	N	
			-	Public rights of way would be diverted as a result of development	Information)		
				Public rights of way would be lost as a result of development			
0.00	To provide everyone		++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No evidence of flooding, or
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		standing water on site

		l [N	Site within flood zone 1]		
		-	-	Site within flood zone 2	-		
		-			-		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	GIS: Eden Educational		Ot Oath ada at and a an an an ab
		Distance from primary	+	Primary School <800m to site	Facilities (Generic	-	St. Catherine's primary scho 1299m from site
		school	-	Primary School within 3km	Overlays > Planning Policy Overlays).		1200III IIOIII OILO
				Primary school >3km away	1 only overlays).		
			++	Secondary School <800m to site	GIS: Eden Educational		
		Distance from secondary	+	Secondary School <2km to site	Facilities (Generic	-	Ullswater secondary school 2499m from site
		school	=	Secondary school 2-5km	Overlays > Planning		2499m nom site
To improve			Secondary School >5km	Policy Overlays).			
	Access to colleges and	++	Facilities within 5km of settlement			Adult education facilities are based at Ullswater school. Newton Rigg college is also	
		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++		
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%	Census data +	+	22%
			+	22-24%			
		% population with no qualifications	N	25-39%			
		qualifications	=	30-49%			
				50% +			
			++	30% +			
			+	25-29%	1		
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
		and above	=	20-22%	1		
			<20%	1			
	Linalth av d		++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >		Penrith medical centre 289
SP5	Health and Well being	Distance from GP	+	GP Surgery within 2km of site		_	from site
		g	-	GP Surgery 2-5km	Local Information).		

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				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
		Number of residents with limited ability to do day-	-	<80% population in good or very good health			
			++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	Cerisus data		
			++	Green space or play facility within 400m of site	te CIS: Accessible Spaces		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Site within 800m of Fair Hill
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		playing area/green space
				Green space or play facility >2km of site			
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		Site adjacent to groundwater extraction site and golf course. Discussions have been undertaken with UU and this can be mitigated within any development proposals
			+	Development would enhance residential amenity		N	
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity			
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active,	Location in relation to	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	N	The site extends the form of the settlement well into the open
SP6	inclusive and	usive and in-minded nmunities a strong	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		countryside.
				Site outside of boundary, not related to cluster of units related to settlement			
	history	story	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy +++		Describbing and a second of
		Distance to Leisure or Cultural facilities	+	Facility within 6km		++	Penrith supports a number of facilities, all of which are
		Januara rasminos	N	Facility within 8km	Overlays)		isolitios, all of Willor allo

			-	Facility within 10km			accessible within 3km
				No Facilities within 10km			
Social Summar	у					+	
NVIRONMENT	ΓAL						
			++	No known issues and potential for biodiversity enhancements			Number of key avian species potentially present on site. The
			+	No known issues	GIS: Cumbria		site has also been noted as a
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Base (SSSI, SAC, SPA, Key Species,	-	potential interest site for great crested newts and as such would require additional investigations.
5 14	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1 and enhance biodiversity			++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree		Hedgerows and boundaries should be preserved.
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc		+	
		hedgerows	N	would not affect trees or hedges	Surveys		Opportunities for new tree planting
			-	Would result in loss of tree cover, hedge etc			planting
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit		Site classified as sandstone
			+	Site unlikely to have negative landscape considerations			ridge under the county landscape classification. Site i
	To preserve, enhance and		-	Potential negative issues with landscape character			in prominent location and will affect the ridgeline from a
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			number of locations
	character for future		++ Development does not affect designated landscape			Site may be visible from certain	
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	high peaks in the lake district. Impact low.
				Development directly affects designated landscape			
	To improve	Impact on historic features of interest	++	Potential to enhance the historic environment, contributing to enhancements	(Generic Overlays >	NI/	Penrith New Streets Conservation Area 580m at
EN3	the quality of the built	(Conservation area,	+	Potential for sympathetic development	Listed Buildings/Conservation	N/-	closest point. New developmer
	environment	the built Listed building SAM	N	Limited potential for improvement, negative effects unlikely	Areas/SAMs)/ Heritage Assessments		is unlikely to have any significal impacts. Historic roman road

			-	Potential that site could lead to negative effects on interest feature(s) Likely that development will lead to significant			runs nearby. Archaeological surveys potentially required before principle of development can be assured.
				negative effects on interest feature(s).			can be assured.
			++	Potential to address air quality issues through development			Air quality Management area at Penrith - mitigation may be required.
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from		
		known issues)	-	Potential to negatively contribute towards air quality	ir Environmental Health		
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate	imate Potential for the	+	Potential for the application of renewable technology			Scale of development could make district heating, or other
			N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	?/+	larger scale low energy schem- viable.
			-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	Penrith WwTW has been recently upgraded and there are no capacity issues.
		Water resources	+	Potential capacity issues (cumulative)			
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)			
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		No issues re: SSSI impact bu
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	Source protection Zone 1
		and onemical)	-	Unfavourable declining	overlay		
				Poor			
	To restore		++	Brownfield site clearly defined within settlement			Northern aspect of site would
NR3	and protect	Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement	Housing Matrix/Desk Based	-	significantly extend boundary of settlement
	land and soil	J. 3.33	N	Greenfield site clearly defined within settlement			oddonon

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			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Historic land uses nearby that have the potential to impact on
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	the site and will require some assessment prior to planning
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		approval.
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	010 1	N	Urban extension. Grade 3 land.
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral) NR4 resources	mineral) resources Proximity to local recycle	+	Recycle centre in settlement	GIS: Eden Recycling		Facility 930m from site, at St.
NR4			N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Catherine's primary school.
	sustainably and minimise	Contros	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain	jobs eate Median annual salary	++	Median gross pay >UK average	CACI data		
	existing jobs		+	Median gross pay >Cumbria average		++	102% UK Average
NR4	and create new		N	Median gross pay 90-100% Cumbria average			
	employment		-	Median gross pay 80-90% Cumbria average			
I	facilities			Median gross pay <80% Cumbria average			
Environmental	Summary					+/-	
ECONOMIC							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		AU
EC2	To improve access to jobs	cess to obs	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple	N	Least deprived 50%

and strengthen	+	Site in ward in second bottom quartile for deprivation	Deprivation						
the local economy	N	Site is least deprived 50% of wards							
Economic Summary ++									
Summary: The Site is greenfield but there is limited opportunity for brownfield development within Penrith. The Site is well related to Penrith and the services within it. The site would be									

Summary: The Site is greenfield but there is limited opportunity for brownfield development within Penrith. The Site is well related to Penrith and the services within it. The site would be inappropriate if developed in isolation but form an extension to N1.

Objective	Details	Indicator	Score	Appraisal Tool	Source	N2	- White Ox Farm. Penrith North
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	Penrith Methodist chapel hall 1279m from site
SFI	in democratic	(Voting stations)	=	Voting station within 2km of site	Overlays>Planning Policy Overlays)		127 9HI HOHI Site
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 1609m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	PO (Spar) 1609m from site
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the countryside	Access to public	+	Bus stop or rail station with regular service <800m from site	GIS: Bus Layers	+	Bus stop on Salkeld Road 418m
	and open spaces	transport	=	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		nom site
	,			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
SP3	To provide everyone	Dials of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No evidence of flooding, or
543	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		standing water on site

	ı	1		I	1		I
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St. Catherine's primary school
		school	-	Primary School within 3km	Overlays > Planning		1024m from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	-	Ullswater secondary school
		school	-	Secondary school 2-5km	Overlays > Planning		2224m from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational		
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are bas at Ullswater school. Newton Rig
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	,		college is also accessible to a sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	+	22%
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%	_		
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
		and above	-	20-22%			
				<20%	1		
	Hoolth and		++	GP Surgery within <800m	GIS: Medical Centres	_	Penrith medical centre 2618 fro
SP5	Health and Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).		site
	Well being		=	GP Surgery 2-5km	Local information).		

		[GP Surgery >5km]		
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
		Tely good noun.	-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	Cerisus data		
			++	Green space or play facility within 400m of site	CIC. Accessible Chance		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Fair hill playing field 125m from site
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		Site
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring upon which	+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	N	Site adjacent to traveller site and scrapyard, potential impacts likely.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			Sites around White Ox Farm do
			+	Site well related, on the edge of the settlement			extend the form of the town but
	To create vibrant, active,	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. GIS: Cultural Facilities	+	can be considered a natural extension to White Ox Way. The
SP6	inclusive and open-minded	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			peripheral sites in this complex follow the A6 and do protrude into the open countryside.
	communities with a strong sense local			Site outside of boundary, not related to cluster of units related to settlement			the open countryside.
	history	21.	++	2 Facilities within 6km			Donaldh ar manta a murch f
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	Penrith supports a number of facilities, all of which are
		, , , , , , , , , , , , , , , , , , , ,	N	Facility within 8km	Overlays)		

			-	Facility within 10km			accessible within 3km
				No Facilities within 10km			
Social Summar	y					+	
NVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			Number of key avian and bat
			+	No known issues	GIS: Cumbria		species potentially present on sit
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	There are some mature trees o site, though these tend to fall along the boundary of the site.
E514	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	+/-	Woodland strip on site which w require felling licence. Trees
		hedgerows	N	would not affect trees or hedges	Surveys		should be safeguarded where possible.
			-	Would result in loss of tree cover, hedge etc			possible.
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as intermediate farmla
			+	Site unlikely to have negative landscape considerations			under the Cumbrian landscape toolkit. Given the topography,
			-	Potential negative issues with landscape character	014-		visual impact on this site is inevitable, however it still rank
EN2	To preserve, enhance and manage landscape quality and character for future	nhance and manage andscape quality and haracter for		Highly likely potential for negative effects on landscape character	Site assessment/Cumbria Landscape Toolkit	-	well within the Penrith landscape assessment. Visual impact in the North can, to some extent, be mitigated through a successful masterplanning approach for the area.
	generations		++	Development does not affect designated landscape			Site may be visible from certai
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	high peaks in the lake district Impact low.
				Development directly affects designated landscape			

		T	I		T		
			++	Potential to enhance the historic environment, contributing to enhancements			
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays >		
EN3	the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation	N	No evidence of heritage assets in proximity of site.
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at Penrith - mitigation may be
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		required.
	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	Desk based assessment		
	climate change	Potential for the installation of	+	Potential for the application of renewable technology		N	Renewables may be applied to site, however there are no
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site			conditions which advocate a certain type of renewable on site.
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	The WwTW has recently been upgraded and there are no
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		capacity issues.
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	1 27		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomious	-	Unfavourable declining	overlay		
				Poor			

NR4	existing jobs and create new employment	Median annual salary	N N	Median gross pay 90-100% Cumbria average Median gross pay 80-90% Cumbria average	CACI data	++	102% UK Average
	To retain existing jobs		+	Median gross pay >Cumbria average			
			++	Median gross pay >UK average			
	and minimise waste			Recycle centre >5km	inomiation,		
INIXT	sustainably	centres .	-	Recycle centre within 5km	Overlays > Local Information)		
NR4	mineral) resources	Proximity to local recycle	N	No Recycle centre in settlement	Centres (Generic	+	Facilities in settlement
	natural (was		+	Recycle centre in settlement	GIS: Eden Recycling		
	To manage		++	Site within 800m of centre			
			-	ALC grade 3 (a & b) ALC grade 1-2			
		Agricultural Land Classification	N	ALC grade 3 (a & b)	GIS layers.	N	Urban extension. Grade 3 land.
			+	ALC grade 4		N.	Links a systematical Canada 2 land
			- ++	could require significant remediation. ALC grade 5, or Urban	Environmental health		approva
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements. Possible significant contamination on site that	> Planning Policy Overlays), advice from	N	site and will require some assessment prior to planning approval.
NR3	To restore and protect land and soil		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays		Historic land uses nearby that have the potential to impact on the
				Greenfield site outside the settlement boundary			
		,	-	Greenfield site on the edge of the settlement			
		Site condition (Brownfield or Greenfield)	+ N	Brownfield site on the edge of the settlement Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-/	Northern aspect of site would significantly extend boundary of settlement
			++	Brownfield site clearly defined within settlement			

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

Economic Summary

Summary: The Site is greenfield but there are limited brownfield options in Penrith, it is immediately adjacent to the built edge of the settlement and well related to benefit from the services within the town. The site has potential visual impact issues which would be considered through the policies within the Plan, trees would have to be retained and it is anticipated that walling would be retained in order to 'bed' any development into the landscape.

Objective	Details	Indicator	Score	Appraisal Tool	Source	N3 - I	Raiselands. Penrith North
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		Penrith Methodist church hall
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	1155m from Thacka lane
361	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		entrance.
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 1473m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	PO (Spar) 1473m from site
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays >		
SP2	services, facilities, the countryside	Access to public	+	Bus stop or rail station with regular service <800m from site		++	Bus stop on Pennyhill Park Road, 68m from site
	and open spaces	transport	=	Bus stop or rail station with infrequent service <400m from site	Local Information)		bom nom site
	, i			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		Right of way along western
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	boundary
			-	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			
CD2	To provide everyone	Dials of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Site not near any bodies of water, though evidence of standing water
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		on site

	1	ı			1		1
			N	Site within flood zone 1			
			=	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St Catherine's primary school
		school	-	Primary School within 3km	Overlays > Planning		947m from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	Ullswater secondary school
		school	-	Secondary school 2-5km	Overlays > Planning		2087m from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		Adult education facilities are base at Ullswater school. Newton Rigg
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.		++	
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to a sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	+	22%
		quamoanono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
		and above	-	20-22%			
				<20%			
	Health and		++	GP Surgery within <800m	GIS: Medical Centres	_	Penrith medical centre 2537r
SP5	Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).		from site
	Well being		-	GP Surgery 2-5km	Local Illioilliation).		

		[GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	18%
		to-day activity	N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic	+	Play area on Milton St, 529m from site
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		Site
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity	_		Site abuts NWML railway, which is used for high speed rail and
		Naimber with a continue	+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	freight. Likely noise and vibration issues associated with
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			development.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			Site forms logical extension to
	To create vibrant, active,	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. der GIS: Cultural Facilities	+	Pennyhill Park estate. Though sit extends the form of development the impacts are not significant fo
SP6	inclusive and open-minded	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			an urban extension.
	communities with a strong sense local			Site outside of boundary, not related to cluster of units related to settlement			
	history		++	2 Facilities within 6km			5 31
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	Penrith supports a number of facilities, all of which are
		Cartara Idollido	N	Facility within 8km	Overlays)		.ases, an or whom are

			-	Facility within 10km			accessible within 3km
				No Facilities within 10km			
ocial Summar	ry					+	
NVIRONMENT	TAL						
			++	No known issues and potential for biodiversity enhancements			Number of key avian and bat
			+	No known issues	GIS: Cumbria		species potentially present on site
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	There are some mature trees on site, though these tend to fall along the boundary of the site.
FNIA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	+/-	Woodland on A6 boundary will need to be maintained and
		hedgerows	N	would not affect trees or hedges	Surveys		protected.
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Classed as intermediate farmlan
			+	Site unlikely to have negative landscape considerations			under the Cumbrian landscape toolkit. Site is visible from the M6
	To preserve,	Effect on landscape character	-	Potential negative issues with landscape character	Site assessment/Cumbria	+/-	however site is low lying and unlikely to give rise to significan
EN2	enhance and manage landscape quality and character for			Highly likely potential for negative effects on landscape character	Landscape Toolkit		visual impacts. N3 scores the mo- positively within the Penrith landscape assessment.
	future generations		++	Development does not affect designated landscape			Site may be visible from certain
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	high peaks in the lake district. Impact low.
			1	Development directly affects designated landscape			
EN3	To improve the quality of the built	Impact on historic features of interest (Conservation area.	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed	N	There are some listed buildings within 250m of P19/P20/P21,
	environment	Listed building, SAM,	+	Potential for sympathetic development	Listed Buildings/Conservation		however existing buildings are

		AAI)	N	Limited potential for improvement, negative effects unlikely	Areas/SAMs)/ Heritage Assessments		likely to screen any impacts of development
			-	Potential that site could lead to negative effects on interest feature(s)			
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area a Penrith - mitigation may be
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		required.
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate	Potential for the installation of	+	Potential for the application of renewable technology			Renewables may be applied t site. however there are no
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	conditions which advocate a certain type of renewable on si
		topography/natural assets)	-	Potential constraints for the development of renewable technology			certain type of renewable on si
		,		High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >	++	The WwTW have recently bee upgraded and there are no
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	**	capacity issues
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onemical)	-	Unfavourable declining	overlay		
				Poor			
	To restore		++	Brownfield site clearly defined within settlement			Site would extend current
NR3	and protect	Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement	Housing Matrix/Desk Based	-	boundaries for town
	land and soil	C. G.G.S.m.G.G,	N	Greenfield site clearly defined within settlement	24004		

1	Ĭ.	I	Ī	T	ı													
			-	Greenfield site on the edge of the settlement														
				Greenfield site outside the settlement boundary														
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Historic land uses nearby that have the potential to impact on the											
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	site and will require some assessment prior to planning											
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		approval.											
			++	ALC grade 5, or Urban														
		Agricultural Land	+	ALC grade 4	CIC lovere	N	Urban extension. Grade 3 land.											
		Classification	N	ALC grade 3 (a & b)	GIS layers.													
			-	ALC grade 1-2														
	To manage		++	Site within 800m of centre														
I	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling													
NR4	resources	resources Proximity to local recycle	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	+	Facilities in settlement											
	sustainably and minimise	oonii oo	-	Recycle centre within 5km	Information)													
	waste			Recycle centre >5km														
	To retain		++	Median gross pay >UK average														
	existing jobs													+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	++	102% UK Average											
	employment		-	Median gross pay 80-90% Cumbria average														
i	facilities			Median gross pay <80% Cumbria average														
Environmental S	Summary					+/-												
ECONOMIC																		
I			++	Employment centre within 5km of settlement														
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All and analysis and within Flore of											
EC2	To improve access to jobs	centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas											
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.														
EC3	To diversify	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple	N	Least deprived 50%											

and strengthen	+	Site in ward in second bottom quartile for deprivation	Deprivation		
the local economy	N	Site is least deprived 50% of wards			
Economic Summary				++	

Summary: The Site is currently subject to a planning application for the erection of 230 dwellings under reference 14/0405. There are no issues in relation to the historic environment with drainage and noise (given the relationship to the WCML) covered by reports which demonstrate that they can be adequately mitigated.

Objective	Details	Indicator	Score	Appraisal Tool	Source	TC1 -	· Old London Road. Penrith East
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	Beaconside primary school 834m from site
SFI	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		nom site
processes	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Co-op (King St) 194m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	PO (Main) 255m from site
			-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	s to ces, s, the vside pen Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the countryside		+	Bus stop or rail station with regular service <800m from site		++	Bus stops on king St 285m from
	and open spaces		=	Bus stop or rail station with infrequent service <400m from site			site
	,			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
To provide everyone		Dials of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Site has not been evidenced to flood, however pockets of surface
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		water noted on site.

	1				=		
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	Beaconside primary school 1.2ki
	school	-	Primary School within 3km	Overlays > Planning		from site	
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 990m from site
		school	=	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
		adult education centres	++	Facilities within 5km of settlement			
To improv	To improve		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are bas at Ullswater school. Newton Rig
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to a sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%		++	28%
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data		
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		and above	-	20-22%			
			<20%				
	Hoolth and		++	GP Surgery within <800m	GIS: Medical Centres	+	Penrith medical centre 885m fro
SP5	Health and Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).		site
			=	GP Surgery 2-5km	Local information).		

	İ			000 5]		
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	79%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Cerisus data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic		Outdoor play areas and green
		Distance to children's	+	Green space or play facility within 800m of site		+	space 656m from site at Pategill
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site			park.
		3 · · · · · · · · · · · · · · · · · · ·		Green space or play facility >2km of site			
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		Site would involve the
		Najahhauring ugag which	+	Development would enhance residential amenity			redevelopment of significant brownfield site, which would enhance the local area and increase permeability in the town centre. Not awarded ++ as site may give rise to additional transport issues.
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		+/++	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	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 in central location
SP6		existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
		strong		Site outside of boundary, not related to cluster of units related to settlement			
		tory	++	2 Facilities within 6km	GIS: Cultural Facilities		Describb comments a const.
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	Penrith supports a number of facilities, all of which are
		Santa a labilities	N	Facility within 8km	Overlays)		ideee, d or writeri die

			-	Facility within 10km			accessible within 3km
				No Facilities within 10km			
Social Summar	у					++/+	
NVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Number of key bird and bat species noted in area. Though site is brownfield, the site may be important as a corridor for wildlife.
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites		+/-	
EN14	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	 Housing Matrices/ Tree 	N	No Issues
		hedgerows	N	would not affect trees or hedges	Surveys		
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
		Effect on landscape	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond with landscape objectives
			+	Site unlikely to have negative landscape considerations			
	To preserve, enhance and	character	-	Potential negative issues with landscape character			
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
	To improve	Impact on historic features of interest	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays >		Redevelopment of the masterplan site would remove the blight of the
EN3	the quality of the built	(Conservation area,	+	Potential for sympathetic development	Listed Buildings/Conservation	+	former gasworks. Redevelopment
	environment	Listed building, SAM, AAI)	N	Limited potential for improvement, negative effects unlikely	Areas/SAMs)/ Heritage Assessments		would need to be designed to enhance the urban frontage along

			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).			Old London Road, and consider archaeological interests, including the 13thC Augustin Friary, which should be fed into an archaeological assessment prior to development.
		++	Potential to address air quality issues through development			
	Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area at Penrith - mitigation may be
	(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality			required.
To improve local air			Site highly likely to negatively contribute towards air quality			
NR1 respond to	puality and respond to be effects of climate change Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies			Renewables may be applied to site, however there are no
climate		+	Potential for the application of renewable technology	Desk based assessment		
		N	Limited knowledge or understanding of the application of technology on site		N	conditions which advocate a certain type of renewable on site.
		-	Potential constraints for the development of renewable technology			certain type of renewable on site.
			High constraints for the development of renewable technology			
		++	No capacity issues	UU: Correspondence		
	Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >		The WwtW has recently been
	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	++	upgraded and there are no capacity issues.
To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2 water quality and water		++	Favourable	1 3/		
resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
	Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
	and onomioui,	-	Unfavourable declining	overlay		
			Poor			
To restore NR3 and protect	Site condition (Brownfield	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk	++	Brownfield site just outside the town centre
land and soil	or Greenfield)	+	Brownfield site on the edge of the settlement	Based		

i	•				,		
			N	Greenfield site clearly defined within settlement			
				Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Former gasworks site, likely to need significant remediation
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy	-	however detailed information is available on soil conditions.
			-	Possible significant contamination on site that could require significant remediation.	Overlays), advice from Environmental health		Effective design of site may reduce remediation costs.
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)	mineral) resources sustainably Proximity to local recycle centres	+	Recycle centre in settlement	GIS: Eden Recycling Centres (Generic Overlays > Local Information)		Facilities 040 or frage alte
NR4	resources		Ζ	No Recycle centre in settlement		++	Facilities 319m from site
	and minimise		1	Recycle centre within 5km			
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			1000/ 0
NR4	and create new	Median annual salary	Z	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment		1	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental S	Summary					+	
ECONOMIC	_						
			++	Employment centre within 5km of settlement			All of the sites, whether they are
EC2	To improve access to	I Distance to employment I	+	Employment centre accessed by appropriate public transport within 30 mins.	2012 (Generic Overlays	++	central or urban extensions fall within 5km of the employment core
	jobs		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	> Planning Policy Overlays)		of the town.

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

Summary: The Site is brownfield and situated within central Penrith, there are issues in relation to the historic environment in relation to the recording of the potential C13th Augustine Friary and would require work prior to the making of any planning decision.

Objective	Details	Indicator	Score	Appraisal Tool	Source	P2: 0	Sillwilly Road 0.33ha Penrith East
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	Castletown Community Centre 103m from site
3P1	in democratic	(Voting stations)	=	Voting station within 2km of site	Overlays>Planning		103III IIOIII Site
	processes	, , ,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			Morrison's supermarket 376m from
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	site, via footbridge over West
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		Coast Mainline.
				Shop 5km+ from site			
			++	PO within 800m of site			Post office (Spar) 605m from site,
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	via pedestrian footpath and ginnel
			-	PO 2-5km of site	Overlays> Eden LDF)		leading to Middlegate.
				PO 5km+ from site			
	To improve access to	ess to vices, les, the tryside open Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service <800m from site		++	Bus stop on Gilwilly Road, 65m
	and open spaces		-	Bus stop or rail station with infrequent service <400m from site			from site
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		Jan 1	-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
			Public rights of way would be lost as a result of development				
To provide everyone	Dials of the after	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Issues of surface water around	
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		site

	1				1		1
			N	Site within flood zone 1			
			-	Site within flood zone 2]		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	Brunswick primary school 297
		school	-	Primary School within 3km	Overlays > Planning		from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	QEGS 930m from site
		school	-	Secondary school 2-5km	Overlays > Planning		Q200 000
				Secondary School >5km	Policy Overlays).		
		of adult education centres	++	Facilities within 5km of settlement			
To	To improve		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are ba at Ullswater school. Newton R
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	28%
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		and above	-	20-22%			
				<20%	1		
	Hoolth and		++	GP Surgery within <800m	GIS: Medical Centres	+	Penrith medical centre 1857
SP5	Health and Well being	Listance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).	T	from site
			-	GP Surgery 2-5km	Local information).		

ı	i]		OD 0]		
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	79%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Cerisus data		
			++	Green space or play facility within 400m of site	CIC. Accessible Chance		
		Distance to children's	+	Green space or play facility within 800m of site	Occasione Planata	++	Play area and green space 50m from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site			nom site
		gionispassi		Green space or play facility >2km of site			
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		
		Najahhauring ugag whigh	+	Development would enhance residential amenity			Site will enhance the amenity of the area, though lies adjacent to
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		N/-	business area and WCML. Thus site may lead to issues which affect amenity of properties.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	++	Site well located within settlement boundary
SP6		sive and -minded munities a strong	-	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			
		story	++	2 Facilities within 6km	GIS: Cultural Facilities		Denvith everywhere a number of
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	Penrith supports a number of facilities, all of which are
			Ν	Facility within 8km	Overlays)		

			-	Facility within 10km			accessible within 3km
				No Facilities within 10km			
Social Summa	у					++	
ENVIRONMENT	ΓAL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Noted bird and bat species in area, however impact on this site is unlikely.
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	
ENA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
		hedgerows	N	would not affect trees or hedges	Surveys		
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Light and O'd and the control of the control
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	Urban Site will enhance character of area, however does not
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
	To improve	Impact on historic features of interest	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays >		Limited impact on the built
EN3	the quality of the built	(Conservation area,	+	Potential for sympathetic development	Listed Buildings/Conservation	N	environment
	environment	Listed building, SAM, AAI)	N	Limited potential for improvement, negative effects unlikely	Areas/SAMs)/ Heritage Assessments		

	I	ı			7	Ì	Ì
			-	Potential that site could lead to negative effects on interest feature(s)			
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area a
		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		required.
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate	Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge
		topography/natural assets)	=	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence		
		Water resources	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF >	++	The WwTW have recently beer upgraded and there are no capacity issues.
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	**	
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	1 7/		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onemical)	-	Unfavourable declining	overlay		
				Poor			
			++ Brownfield site clearly defined within settlement				
NDO	To restore	Site condition (Brownfield	+	Brownfield site on the edge of the settlement	Housing Matrix/Desk	++	Brownfield site within the settlement.
NR3	and protect land and soil	or Greenfield)	N	Greenfield site clearly defined within settlement	Based		settlement.
			-	Greenfield site on the edge of the settlement]		

				Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Current industrial / commercial
		Site based contaminants N	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	use, potential contamination issues.
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		Facilities 316m from site
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	(Morrison's car park)
	sustainably and minimise	oonaoo	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			4000/ 0
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment		ı	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental \$	Summary					++	
ECONOMIC							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All of the sites, whether they 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	2012 (Generic Overlays > Planning Policy Overlays)	++	central or urban extensions fall within 5km of the employment core of the town.
			1	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify and		++	Site in ward in bottom quartile for deprivation	Indices of Multiple	Z	Least deprived 50%
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Deprivation	,,	2000. 005.1100 0070

	economy		N	Site is least deprived 50% of wards					
Economic Summa	ıry					++			
Summary: The Site is a brownfield site within the boundaries of Penrith. It can be viewed from the Conservation area but its development would not have an impact on the quality of the Conservation Area.									

Objective	Details	Indicator	Score	Appraisal Tool	Source	P8: M	lyers Lane 0.63ha Penrith West
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Castletown Community Centre
SFI	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		564m from site
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Morrison's 318m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Main PO 742m from site
		Access to post office	-	PO 2-5km of site			
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the countryside	Access to public	+	Bus stop or rail station with regular service <800m from site	GIS: Bus Layers	++	Bus stop on B5288 148m from site
	and open spaces	transport	=	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		
				Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		Right of way along eastern
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	+	boundary
			-	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			
CD2	To provide everyone	Dials of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No evidenced issues
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		

	1	-			=		
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	Brunswick school 444m from si
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	QEGS 681m from site
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			Adult education facilities are based at Ullswater school.
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Newton Rigg college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	20%
		qualifications	=	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		17%
		and above	-	20-22%			
				<20%			
	Health and		++	GP Surgery within <800m	GIS: Medical Centres	+	Penrith medical centre 1661
SP5	Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).		from site
TVOII DOINING			-	GP Surgery 2-5km	Local inioimation).		

				GP Surgery >5km]		
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
		Telly good meaning	-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Cerisus data		
			++	Green space or play facility within 400m of site	CIC. Assessible Course		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Castle Park and play facilities
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		296m from site
				Green space or play facility >2km of site	Folicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Naishhausia suusa sukish	+	Development would enhance residential amenity			Development adjacent to the WCML and opposite Penrith train station. Likely issues for residents
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active,	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 located within development limits
SP6	inclusive and open-minded	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
	communities with a strong sense local	n a strong		Site outside of boundary, not related to cluster of units related to settlement			
	history	5 1	++	2 Facilities within 6km	GIS: Cultural Facilities		Donrith supports a number of
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	Penrith supports a number of facilities, all of which are
			N	Facility within 8km	Overlays)		racinges, an or winding

			-	Facility within 10km			accessible within 3km
				No Facilities within 10km			
ocial Summar	у					++	
NVIRONMENT	ΓAL						
			++	No known issues and potential for biodiversity enhancements			
		+ No known issues	No known issues	GIS: Cumbria		Site unlikely to present suitable	
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	areas for habitat creation.
ENI4	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
		hedgerows	N	would not affect trees or hedges	Surveys		
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Urban Site will enhance characte
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	of area, however does not correspond with landscape objectives
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			,
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
	To improve	Impact on historic features of interest	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays >		Site near rail station (LB), Penrit
EN3	the quality of the built	(Conservation area,	+	Potential for sympathetic development	Listed Buildings/Conservation	+	castle (SAM) and Penrith CA. 2 story buildings of sound
	environment	Listed building, SAM, AAI)	N	Limited potential for improvement, negative effects unlikely	Areas/SAMs)/ Heritage Assessments		architectural quality would

				Potential that site could lead to negative effects on interest feature(s)			enhance surrounding historic features.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area a Penrith - mitigation may be
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		required.
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate	Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		The Maria TNA/ has recently been
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	The WwTW has recently been upgraded and there are no capacity issues.
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	, ,,		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomical)	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
NDO	To restore	Site condition (Brownfield	Site condition (Brownfield + Brownfield site on the edge of the settlement Housing Matrix/	Housing Matrix/Desk	++	Brownfield site on the outskir	
NR3	and protect land and soil	or Greenfield)	N	Greenfield site clearly defined within settlement	Based		of the town centre.
			-	Greenfield site on the edge of the settlement			

				Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Current industrial / commercial
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	use, potential contamination issues.
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lovers	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	189m from site (Morrison's)
	sustainably and minimise	Contros	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			97% Cumbrian Average
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	
	employment		- Median gross pay 80-90% Cumbria average				
	facilities			Median gross pay <80% Cumbria average			
Environmental :	Summary					++	
ECONOMIC							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All of the sites, whether they a
EC2	To improve access to jobs	CANTIAS	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	within 5km of the employmer core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify and		++	Site in ward in bottom quartile for deprivation	Indices of Multiple	N	Least deprived 50%
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Deprivation	14	Least acprived 3070

economy	N	Site is least deprived 50% of wards							
Economic Summary ++									
Summary: The Site is a brownfield site. There are a number of historical issues and these have been considered with advice received that the Site is appropriate for development but limited to two storey at the NE corners in order to retain views. Whilst it is noted that there is a AQMA in Penrith, it is unlikely that the number of envisaged units will result in an impact on this.									

Objective	Details	Indicator	Score	Appraisal Tool	Source	P61: G	Sarage on Roper St 0.37ha Penrith East			
SOCIAL										
	To increase		++	Voting station <400m to site	GIS: Polling station					
SP1	the level of	Proximity to civic	+	Voting station <800m to site	layer (Generic	-	Beaconside primary school 834m			
371	participation in democratic	buildings/ Village Halls (Voting stations)	(Voting stations)	- Voting station within 2km of site Overlays>Planning	(oting stations) - Voting station within 2km of site Verialys>Planning					from site
	processes			Voting station more than 2km away from site	Policy Overlays)					
			++	Shop within 800m of site						
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Co-op (King St) 230m from site			
		day to day needs	=	Shop 2-5km of site	Overlays> Eden LDF)					
				Shop 5km+ from site						
			++	PO within 800m of site						
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	PO (Main) 269m from site			
		7 todedo to post office	-	PO 2-5km of site	Overlays> Eden LDF)					
				PO 5km+ from site						
	To improve access to		++	Bus stop or rail station with regular service <400m from site						
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service <800m from site	GIS: Bus Layers	++	Bus stops on King St 304m from			
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		site			
	Тригосс			Bus stop or rail station with infrequent service <800m from site						
			++	Public rights of way would be created and the network enhanced						
			+	Good access to nearby Rights of Way	GIS: Rights of Way					
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	N				
			-	Public rights of way would be diverted as a result of development	Information)					
				Public rights of way would be lost as a result of development						
050	To provide everyone	Dial of "	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >		Site noted for SW2/3 flooding			
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		issues and surface water.			

	î				7		•
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
	Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	Beaconside school 1.3km fror	
		school	-	Primary School within 3km	Overlays > Planning		site
			Primary school >3km away	Policy Overlays).			
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	Ullswater school 709m from s
		school	-	Secondary school 2-5km	Overlays > Planning		0.0000000000000000000000000000000000000
				Secondary School >5km	Policy Overlays).		
		prove Access to colleges and adult education centres Facilities 5-10km of site not accessible within and mins and mins adult education centres are also fills, eation Facilities 5-10km of site not accessible within and mins are accessible within accessible			Adult education facilities are		
	To improve		+		GIS: Eden Educational Facilities (Generic	++	based at Ullswater school.
SP4	levels of skills,		-		Overlays > Planning Policy Overlays).		Newton Rigg college is also accessible to all sites.
	and training.						
			++	<22%			28%
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	
		quamodiono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%	Census data		
		% population with NVQ4 and above	N	22-24%		+	24%
		and above	-	20-22%			
				<20%			
		++	GP Surgery within <800m	GIS: Medical Centres	++	Penrith medical centre 725n	
SP5	Health and Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays >	- ' '	from site
	vveil being		-	GP Surgery 2-5km	Local Information).		

		[GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or	'	80-81% population in good or very good		_	79%
		very good health	N	health	Census data		7 9 70
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Ochsus data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		D : ''II 1 1 1 1 1 1 1 1 1
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic '	-	Pategill park and play area 1.2kr from site
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		nom site
				Green space or play facility >2km of site	1 olicy Overlays)		
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		Site would increase the setting of the area, however would be opposite business use and a former gas holding site. If this site were also developed, this score would be increased.
			+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		N/-	
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active,	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 located within development limits
SP6	inclusive and open-minded	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		iiiiiG
	communities with a strong sense local			Site outside of boundary, not related to cluster of units related to settlement			
	history		++	2 Facilities within 6km	GIS: Cultural Facilities		Donrith cumparts a number of
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	Penrith supports a number of facilities, all of which are
		3 4114141	N	Facility within 8km	Overlays)		racinges, an or writer are

			-	Facility within 10km			accessible within 3km
				No Facilities within 10km			
Social Summar	у					+	
NVIRONMENT	ΓAL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Brownfield site unlikely to give
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	rise to biodiversity impacts.
EN/	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			No Issues
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	
		hedgerows	N	would not affect trees or hedges	Surveys		110 10000
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
		Effect on landscape	++	Potential enhancement of landscape character	Site	+	Urban Site will enhance charact
			+	Site unlikely to have negative landscape considerations			of area, however does not
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			-
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
	To improve	Impact on historic features of interest	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays >		Adjacent boundary of Penrith C
EN3	the quality of the built	(Conservation area,	+	Potential for sympathetic development	Listed Buildings/Conservation	+/++	Buildings up to 3 stories would contribute to the urban form of
	EN3 the quality of the built environment	Listed building, SAM, AAI)	N	Limited potential for improvement, negative effects unlikely	Areas/SAMs)/ Heritage Assessments		the area, mirroring recent

			-	Potential that site could lead to negative effects on interest feature(s)			developments on Old London Road/Roper St.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area a Penrith - mitigation may be
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		required.
	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	Desk based assessment		Limited knowledge
	-	decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site		N	
		topography/natural assets)	=	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
		Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >		The WwTW has recently bee
			+	Potential capacity issues (cumulative)		++	upgraded and there are no capacity issues.
			-	Likely cumulative capacity issues (potential contribution)			
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	, , , ,		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onemically	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
NR3	To restore and protect	Site condition (Brownfield	+	Brownfield site on the edge of the settlement	Housing Matrix/Desk	++	Brownfield site on the edge
СЛИ	land and soil	or Greenfield)	N	Greenfield site clearly defined within settlement	Based		the town centre
			-	Greenfield site on the edge of the settlement			

				Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Light industrial use
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lavara	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facility 326m from site
	sustainably and minimise	Contros	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs	Median annual salary	+	Median gross pay >Cumbria average	CACI data		100% Cumbrian average
NR4	and create new		N	Median gross pay 90-100% Cumbria average		+	
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental	Summary					++	
ECONOMIC	_						
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All of the sites, whether they ar
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	e 2012 (Generic Overlays > Planning Policy Overlays)	++	within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify and		++	Site in ward in bottom quartile for deprivation	Indices of Multiple	N	Least deprived 50%
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Deprivation	14	Least acprived 50%

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

Summary: The Site is brownfield within Penrith and situated adjacent to, but not inside, the Conservation Area. Whilst the AQMA is noted within Penrith it is unlikely that a redevelopment of a site this size would have any major impacts on such.

Objective	Details	Indicator	Score	Appraisal Tool	Source	P71	: Brent road garages 0.2ha Penrith East
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	++	Beaconside primary school 399m from site
SFI	participation in democratic	(Voting stations)	=	Voting station within 2km of site	Overlays>Planning Policy Overlays)		from site
	processes			Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 880m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	PO (Spar) 880m from site
		7 todeos to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to	Access to public	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2	services, facilities, the		+	Bus stop or rail station with regular service <800m from site		++	Bus stops on Brent Road 36m from
	countryside and open spaces		=	Bus stop or rail station with infrequent service <400m from site			site
	·			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		, asia ragine si 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			
CDC	To provide everyone		++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No issues noted on or around site
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		

	1	1		T	7		1
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	Beaconside school 348m from s
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	_	Ullswater school 2.3km from s
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
		Access to colleges and adult education centres	++	Facilities within 5km of settlement			
To improve	To improve		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are ba at Ullswater school. Newton R
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			college is also accessible to all s
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	28%
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		and above	-	20-22%			
				<20%	1		
	Hoolth and		++	GP Surgery within <800m	GIS: Medical Centres	+	Penrith medical centre 885m fr
SP5	Health and Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays >		site
	vveii being		-	GP Surgery 2-5km	Local Information).		

	1				7		
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	79%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Sonida dala		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic '	++	Play area and grass at Scaws, 355
		green spaces	-	Green space or play facility within 2km of site	e Overlays>Planning Policy Overlays)		from site
				Green space or play facility >2km of site	1 olicy Overlays)		
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		
		No abbouring upon which	+	Development would enhance residential amenity			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	N	Development would not lead to any issues related to residential amenity		N	The redevelopment of the garages is unlikely to impact amenity.
		polition	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active,	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 located within developmen limits
SP6	inclusive and open-minded	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	communities with a strong sense local	communities with a strong sense local history		Site outside of boundary, not related to cluster of units related to settlement			
			++	2 Facilities within 6km	GIS: Cultural Facilities	++	Penrith supports a number of
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	facilities, all of which are accessib
			N	Facility within 8km	Overlays)		.aa.maca, an or windir are accessic

			-	Facility within 10km			within 3km
				No Facilities within 10km			
Social Summary	1					++	
ENVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Proposal adjacent to woodlands, in
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	N/-	known area for red squirrels.
				Significant adverse effect on nationally or internationally designated habitat			
		ice	++	Would result in protected and increased tree cover, hedges etc			Small block of trees to south of site, woodland to the north on
	To protect		+	Would result in net increase in tree cover, hedge etc			adjacent land. Group of trees
EN1	and enhance		N	would not affect trees or hedges			alongside Brent Road significant
	biodiversity		-	Would result in loss of tree cover, hedge etc			within the landscape and merit TPO. Selected thinning would be
		Effects on trees and hedgerows	Į	Would result in significant loss of tree cover, hedge etc	Housing Matrices/ Tree Surveys	-	advisable and then establish construction free zone 6m from trees to be retained. This will be a significant constraint as the site is already subject to a lot of shading and future residents would need to accept this if development takes place.
	T		++	Potential enhancement of landscape character			Urban Site will enhance character
	To preserve, enhance and manage landscape quality and character for future	E#sat sa !	+	Site unlikely to have negative landscape considerations	Site		of area, however does not
EN2		pe character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit	+	correspond with landscape objectives
				Highly likely potential for negative effects on landscape character			objectives
	generations	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect

			-	Development affects setting of designated landscape			
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays >		
EN3	the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation	N	Limited impact on the built environment
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/ŠAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with known issues)	+	Site unlikely to have significant effects on air quality	Evidence from	-	Air Quality Management Area a Penrith - mitigation may be
			-	Potential to negatively contribute towards air quality			required.
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of	Potential for the installation of decentralised renewable technologies (orientation, site size,	++	Clear potential for the application of renewable technologies			
	climate change		+	Potential for the application of renewable technology			Limited knowledge
			N	Limited knowledge or understanding of the application of technology on site		N	
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		The WwTW has recently been
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	upgraded and there are no
To improve water quality	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		capacity issues.	
NR2	and water			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
	resources		++	Favourable	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	+	Unfavourable recovering	Data, planning policy	++	No issues
			N	Unfavourable no change	overlay		

	ı	1		1	7		
			-	Unfavourable declining			
				Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Largely brownfield site within the
		Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	N/+	town limits.
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	> Planning Policy Overlays), advice from	N	Previously developed
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land Classification	+	ALC grade 4	CIC lovers	++	ALC Urban Classification
			N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre	GIS: Eden Recycling		
	natural (was mineral)		+	Recycle centre in settlement			
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facility 476m from site
	sustainably and minimise	Contros	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	+	100% Cumbrian average
	employment facilities		-	Median gross pay 80-90% Cumbria average			
				Median gross pay <80% Cumbria average			
Environmental S	Summary					++	
ECONOMIC							
EC2	To improve	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays	++	All of the sites, whether they are
EU2	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	> Planning Policy Overlays)		central or urban extensions fall

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			within 5km of the employment core of the town.				
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.							
	To diversify		++	Site in ward in bottom quartile for deprivation							
EC3	and strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%				
	economy		N	Site is least deprived 50% of wards							
Economic Sumi	nary					++					
Summary: The S	Summary: The Site is brownfield and within Penrith, care will be needed in relation to siting and the existing trees but not significant issues raised.										

Objective	Details	Indicator	Score	Appraisal Tool	Source	P93	: Barn & Yard, Brunswick Road, 0.1ha Penrith West
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of	Proximity to civic	+	Voting station <800m to site	layer (Generic	++	Methodist Church 400m
581	participation in democratic	buildings/ Village Halls (Voting stations)	=	Voting station within 2km of site	Overlays>Planning		
	processes	, ,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Morrisons 90m from site
		day to day needs	=	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	PO (Spar) 474m from site
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service <800m from site	GIS: Bus Layers	++	Bus stop at Rickerbys, 60m from
	countryside and open spaces	transport	=	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		site
	3,73,333			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local Information)		
				Public rights of way would be lost as a result of development			
0.00	To provide everyone	Diel of flooring	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No issues with site
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		

					=		-
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	Brunswick school 133m from si
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 1.6km from s
		school	-	Secondary school 2-5km	Overlays > Planning		
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			Adult education facilities are
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	based at Ullswater school.
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		Newton Rigg college is also accessible to all sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	20%
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		17%
		and above	-	20-22%			
				<20%	1		
	Health and		++	GP Surgery within <800m	GIS: Medical Centres	+	Penrith medical centre 1.47 k
SP5	Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).		from site
			-	GP Surgery 2-5km	Local Illioillation).		

1	1	1	I		1		,
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	- Coca cata		
			++	Green space or play facility within 400m of site	CIC. Assessible Cresses		
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	++	Brunswick Square 206m from site
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity			
		Najahhauring ugga whigh	+	Development would enhance residential amenity			Redevelopment unlikely to lead
		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 affect human health	N	to positive/negative impacts on amenity.
		polition	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active,	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 located within development limits
SP6	inclusive and open-minded	CAISTING SCHIOMORE	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		
	communities with a strong sense local			Site outside of boundary, not related to cluster of units related to settlement			
	history	B	++	2 Facilities within 6km	GIS: Cultural Facilities		Penrith supports a number of
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	facilities, all of which are
			N	Facility within 8km	Overlays)		racincies, an or writer are

			_	Facility within 10km			accessible within 3km
				No Facilities within 10km			
ocial Summar	у					++	
NVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Nearby sightings of red squirrels
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	N/+	however site unlikely to provide suitable habitat for the species.
ENI4	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No Issues
		hedgerows	N	would not affect trees or hedges	Surveys	,,	110 100000
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
			++	Potential enhancement of landscape character			Urban Site will enhance characte
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	of area, however does not correspond with landscape objectives
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			•
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
	To improve	Impact on historic features of interest	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays >		Limited impact on the built
EN3	the quality of the built	(Conservation area,	+	Potential for sympathetic development	Listed Buildings/Conservation	N	environment
	environment	Listed building, SAM, AAI)	N	Limited potential for improvement, negative effects unlikely	Areas/SAMs)/ Heritage Assessments		

	1			Potential that site could lead to negative]		I
			-	effects on interest feature(s)			
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from		Air quality Management area a Penrith - mitigation may be
		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		required.
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies			
	climate	Potential for the installation of	+	Potential for the application of renewable technology			
		decentralised renewable technologies (orientation, site size.	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		The WwTW has recently beer
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	upgraded and there are no
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >	• •	capacity issues.
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	, , ,		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onomically	-	Unfavourable declining	overlay		
				Poor			
			++	Brownfield site clearly defined within settlement			
NDO	To restore	Site condition (Brownfield	+	Brownfield site on the edge of the settlement	Housing Matrix/Desk	++	Brownfield site located in tov
NR3	and protect land and soil	or Greenfield)	N	Greenfield site clearly defined within settlement	Based		centre
			-	Greenfield site on the edge of the settlement]		

				Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Previously developed
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	ALC Urban Classification
		Classification	Ν	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		- 11111 100 5
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facilities 198m from site
	sustainably and minimise	33111133	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian Average
	employment			Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental S	Summary					++	
ECONOMIC							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All of the sites, whether they are central or urban extensions fall
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify and		++	Site in ward in bottom quartile for deprivation	Indices of Multiple	N	Least deprived 50%
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Deprivation	''	2000 000,000

	economy	N	Site is least deprived 50% of wards			
	Economic Summary				++	
Ī	Summary: The Site is brownfield and in the limits of Penrith.	There are no pa	articular concerns raised throughout the SA, it is no	oted that the air quality is flag	gged as	an issue but it is unlikely that a
	scheme of this size would have any particular impact.					

Objective	Details	Indicator	Score	Appraisal Tool	Source	P94:	QEGS annexe 0.57ha Penrith South
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	Penrith Cricket Club 851m from
581	participation in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning		site
	processes	, , ,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Morrison's 269m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	PO (Main) 881m from site
		7 todedo to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service <800m from site	GIS: Bus Layers	++	Bus stop 88m from site
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		·
	Тригосо			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	N	
			-	Public rights of way would be diverted as a result of development	Information)		
				Public rights of way would be lost as a result of development			
CP2	To provide everyone	Dialy of the site of	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	+	Surface water noted on site
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		

	1				a		
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	North Lakes School 1.7km from si
		school	-	Primary School within 3km	Overlays > Planning		
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site			
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	++	QEGS 313m from site
		school	-	Secondary school 2-5km	Overlays > Planning		·
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are bas at Ullswater school. Newton Ri
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to all si
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	++	28%
		qualifications	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			
		% population with NVQ4 and above	N	22-24%	Census data		16%
		and above	-	20-22%			
				<20%	1		
	Hoolth and		++	GP Surgery within <800m	GIS: Medical Centres	+	Penrith medical centre 1.38 kr
SP5	Health and Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).		from site
			-	GP Surgery 2-5km	Local information).		

	1	[GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	79%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	N	19%
		to-day activity	N	>20% population with limited day-to-day activity	Conouc data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic '	++	Castle Park 183m from site
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		
				Green space or play facility >2km of site	1 Olicy Overlays)		
			++	Development would significantly enhance residential amenity			Redevelopment unlikely to lead to
		N. dalah ang dan dalah d	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		
		Neighbouring uses which may affect human health (Light, noise, visual etc	N	Development would not lead to any issues related to residential amenity		N	positive/negative impacts on amenity. Site opposite industrial estate, which may impact views.
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			estate, which may impact views.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active,	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	2km Visual analysis of sites in relation to current settlement. uster GIS: Cultural Facilities	++	Site located within development limits
SP6	inclusive and open-minded	existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
	communities with a strong sense local			Site outside of boundary, not related to cluster of units related to settlement			
	history		++	2 Facilities within 6km			Donrith supports a number of
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	Penrith supports a number of facilities, all of which are accessible
		Canala Idollido	N	Facility within 8km	Overlays)		identices, an or writer are accessible

			-	Facility within 10km			within 3km
				No Facilities within 10km			
Social Summar	у					+	
ENVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			Site is adjacent to woodland area
			+	No known issues	GIS: Cumbria		within castle park, which will need
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	N/+	to be considered if site is developed.
	Townsteel			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			No trees but distinctive beech hedge inside side site parallel to
	2.000.0.0.0		+	Would result in net increase in tree cover, hedge etc			Ullswater Road and behind properties in Castle Drive.
		Effects on trees and	N	would not affect trees or hedges	Housing Matrices/ Tree	N	Significant trees to the north and
		hedgerows	-	Would result in loss of tree cover, hedge etc	Surveys		east within Castle Park therefore
				Would result in significant loss of tree cover, hedge etc			layout should maintain appropriate separation to prevent future issues
			++	Potential enhancement of landscape character			Urban Site will enhance character
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site	+	of area, however does not
	To preserve, enhance and	character	-	Potential negative issues with landscape character	assessment/Cumbria Landscape Toolkit		correspond with landscape objectives
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			·
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
EN3	To improve the quality of the built	Impact on historic features of interest (Conservation area.	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed	+/-	Potentially sensitive site adjacent
	environment	Listed building, SAM,	+	Potential for sympathetic development	Buildings/Conservation		to Penrith castle SAM.

		AAI)	N	Limited potential for improvement, negative effects unlikely	Areas/SAMs)/ Heritage Assessments		Conservation officer recommends retention of building, or mitigatio
			-	Potential that site could lead to negative effects on interest feature(s)			for loss of features.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	-	
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies	е		
	climate	Potential for the installation of decentralised renewable	+	Potential for the application of renewable technology			
		technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	N	Limited knowledge
		topography/natural assets)	-	Potential constraints for the development of renewable technology			
				High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		The MustNA has been recently
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	The WwTW has been recently upgraded and there are no capacity issues.
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
NR2	and water		++	Favourable	, ,,		
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit		
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues
		and onemical)	-	Unfavourable declining	overlay		
				Poor			
	To restore		++	Brownfield site clearly defined within settlement		N1 / .	Building on site, along with sizab
NR3	and protect	Site condition (Brownfield or Greenfield)	+	Brownfield site on the edge of the settlement	Housing Matrix/Desk Based	N/+	undeveloped land.
	land and soil	S. 2.33	N	Greenfield site clearly defined within settlement			

i	1	1		,	1		
			-	Greenfield site on the edge of the settlement			
			-	Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	N	Partially developed site
				Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	010.1	++	ALC Urban Classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		
NR4	resources	resources sustainably Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facilities 301m from site
	sustainably and minimise		-	Recycle centre within 5km	Information)		
				Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data		84% Cumbrian Average
	employment		-	Median gross pay 80-90% Cumbria average			
I	facilities			Median gross pay <80% Cumbria average			
Environmental	Summary						
ECONOMIC							
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All of the sites, whether they are central or urban extensions fall
EC2	To improve access to jobs	ss to Distance to employment	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple	N	Least deprived 50%

and strengthen	+	Site in ward in second bottom quartile for deprivation	Deprivation						
the local economy	N	Site is least deprived 50% of wards							
Economic Summary				++					
Summary: The Site is brownfield and within the boundaries of Penrith. Due to its relationship to the Penrith Castle SAM it is possible that there may be some archaeological impacts and that									

Summary: The Site is brownfield and within the boundaries of Penrith. Due to its relationship to the Penrith Castle SAM it is possible that there may be some archaeological impacts and that assessment work should be done prior to any application in order to consider this issues further. Given the appropriate materials and massing development of the Site is achievable.

Objective	Details	Indicator	Score	Appraisal Tool	Source	P115:	: Land at Brentfield Way 0.13 ha
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		01: 40= 6 0 11
SP1	the level of participation	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	+	Site 407m from Beaconside
371	in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning Policy Overlays)		school
	processes			Voting station more than 2km away from site	Folicy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Spar/Co-op 526m from site
		day to day needs	-	Shop 2-5km of site			
				Shop 5km+ from site			
		Access to post office	++	PO within 800m of site			
			+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	++	Spar 526m from site
			-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to services, facilities, the	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		
SP2			+	Bus stop or rail station with regular service <800m from site		+	Bus station 532m from site
	countryside and open spaces		=	Bus stop or rail station with infrequent service <400m from site			
	.,			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
		l action in growth and an example	-	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			
050	To provide everyone	Dial of "	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No reported flooding or surface
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		water issues on site.

Ī	ı	1		1	1	_	•
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 11		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	+	Beaconside school 658m from
		school	-	Primary School within 3km	Overlays > Planning		site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	Olo Eden Educational		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	Ullswater school 1.4km from site
		school	-	Secondary school 2-5km	Overlays > Planning Policy Overlays).		
				Secondary School >5km	Policy Overlays).		
		Access to colleges and adult education centres	++	Facilities within 5km of settlement		++	Adult education facilities are based at Ullswater school. Newton Rigg college is also accessible to all sites.
	To improve levels of skills, education and training.		+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic		
SP4			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		
				Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			2004
		% population with no qualifications	N	25-39%	Census data	++	28%
		quamouno	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			2.24
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
		and above	-	20-22%			
				<20%			
	Health and		++	GP Surgery within <800m	GIS: Medical Centres	_	Brunswick medical centre 2.075m
SP5	Well being	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).		from site
			-	GP Surgery 2-5km	Local Information).		

I	İ			000]		
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	-	79%
			_	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Conodo data		
			++	Green space or play facility within 400m of site	CIC: Assessible Cases		Play area and green space at
		Distance to children's	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic	+	Beaconside School 475m from
		play areas/ accessible green spaces	-	Green space or play facility within 2km of site	e Overlays>Planning Policy Overlays)		site
		3 ** *		Green space or play facility >2km of site			
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	+	Development would enhance residential amenity			Redevelopment unlikely to lead
			N	Development would not lead to any issues related to residential amenity		N	to positive/negative impacts on 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			
			+	Site well related, on the edge of the settlement			
	To create vibrant, active,	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 located within development limits
SP6	inclusive and open-minded communities with a strong sense local history	existing settlement	-	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			
			++	2 Facilities within 6km	GIS: Cultural Facilities		Donrith cumparts a number of
		Distance to Leisure or Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy	++	Penrith supports a number of facilities, all of which are
		3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	Ν	Facility within 8km	Overlays)		racinites, an or winer are

			-	Facility within 10km			accessible within 3km
				No Facilities within 10km			
Social Summary	1						
ENVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Brownfield site unlikely to give
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	rise to biodiversity impacts.
5 114	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity	and enhance biodiversity Effects on trees and	++	Would result in protected and increased tree cover, hedges etc	?		
			+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree	N	No issues
		hedgerows	N	would not affect trees or hedges	Surveys		
			-	Would result in loss of tree cover, hedge etc			
				Would result in significant loss of tree cover, hedge etc			
		Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit		Urban site will enhance character of area, however does not correspond with landscape objectives
			+	Site unlikely to have negative landscape considerations		+	
	To preserve, enhance and		-	Potential negative issues with landscape character			
EN2	manage landscape quality and			Highly likely potential for negative effects on landscape character			·
	character for future		++	Development does not affect designated landscape			
	generations	Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	No effect
				Development directly affects designated landscape			
	To improve	Impact on historic features of interest	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays >		Limited impact on the built
EN3	the quality of the built	(Conservation area,	+	Potential for sympathetic development	Listed Buildings/Conservation	N	environment
the buil	environment	Listed building, SAM, AAI)	N	Limited potential for improvement, negative effects unlikely	bullulings/Conservation		

		[=	Potential that site could lead to negative]			
				effects on interest feature(s) Likely that development will lead to significant negative effects on interest feature(s).				
			++	Potential to address air quality issues through development				
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	_	Air Quality Management Area a Penrith - mitigation may be	
		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	ir Environmental Health		required.	
	To improve local air			Site highly likely to negatively contribute towards air quality				
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies	е			
	climate change	Potential for the installation of	+	Potential for the application of renewable technology		N	Limited knowledge	
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment			
		topography/natural assets)	=	Potential constraints for the development of renewable technology				
				High constraints for the development of renewable technology				
		Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >		The WwTW has recently beer	
			+	Potential capacity issues (cumulative)		++	upgraded and there are no capacity issues.	
			-	Likely cumulative capacity issues (potential contribution)				
	To improve water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)			
NR2	and water		++	Favourable	, ,,			
	resources		+	Unfavourable recovering	GIS layers. SSSI Unit			
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	++	No issues	
		and onemical)	-	Unfavourable declining	overlay			
				Poor				
			++	Brownfield site clearly defined within settlement				
ND2	To restore	Site condition (Brownfield	+	Brownfield site on the edge of the settlement	Housing Matrix/Desk	++	Brownfield site within town	
NR3	and protect land and soil	or Greenfield)	N	Greenfield site clearly defined within settlement	Based			
			=	Greenfield site on the edge of the settlement				

				Greenfield site outside the settlement boundary			
			+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		
		Site based contaminants	Ν	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from	+	
			-	Possible significant contamination on site that could require significant remediation.	Environmental health		
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	GIS layers.	++	Urban site
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			1	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling		- 11111 640 6 11
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local	++	Facilities 618m from site
	sustainably and minimise	ainably	-	Recycle centre within 5km	Information)		
	waste			Recycle centre >5km			
	To retain		++	Median gross pay >UK average			
	existing jobs	bs te Median annual salary ent	+	Median gross pay >Cumbria average	CACI data		
NR4	and create new		N	Median gross pay 90-100% Cumbria average		+	100% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental S	Summary					++	
ECONOMIC	1						
			++	Employment centre within 5km of settlement			
			+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas		All of the sites, whether they are central or urban extensions fall
EC2	To improve access to jobs	Distance to employment centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	2012 (Generic Overlays > Planning Policy Overlays)	++	within 5km of the employment core of the town.
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify and		++	Site in ward in bottom quartile for deprivation	Indices of Multiple	N	Least deprived 50%
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Deprivation		22201 00000 00.00

	economy	N	Site is least deprived 50% of wards						
E	Economic Summary ++								
Sı	Summary: A small brownfield Site in Penrith, the redevelopment of this Site would enhance the surrounding environment.								

Site Ref: Gilwill	y 2a, Penrith						
Objective	Details	Indicator	Score	Appraisal Tool	Source		Gilwilly 2a
SOCIAL							
			++	Motorway within 1km			
		Distance to main road network	+	A road within 1km and motorway within 5km	GIS: (Generic Overlays> Eden LDF)	-	Junction 40 approx 2.7km via town centre and A692, Junction
		network	ı	A road >3km and motorway within 10km	Eden LDF)		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			
	countryside and open			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)		
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access		_	Rights of way cross the 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%			
		Apprenticeships	+	3.5-4%	Census data	+	3.6% have undertaken an
		Apprenticeships	ı	<3.2%	Cerisus data		apprenticeship
	To improve			<3%			
SP4	skills,	cation and	++	Facilities within 5km of settlement			
	education and training		+	Facilities accessed by appropriate public transport within 30 mines.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Ullswater Community College is approximately 2.6km from the centre of the site and Newton Rigg approximately 2km from the centre of the site
	-		-	Facilities 5-10km of site not accessible within 30 mines by appropriate public transport			

				Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
		% population with no	+	22-25%	Comovin data		2007
		qualifications	N	25-30%	Census data	+	20%
				>30%			
			++	>30% +			
		0/ 1/1 1/1 1/1 1/1 1/1	+	25-29%			40.0004
		% population with NVQ4 and above	N	22-24%	Census data	+	18.92% people have a NVQ4 qualification or 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	+	<20% population with limited day-to-day activity	Census data		400/
	To :	limited ability to do day- to-day activity	-	>20% population with limited day-to-day activity		+	16%
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	++	There are a number of green spaces within 400m and Thacka Beck nature reserve is
		green spaces	-	Green space or play facility within 2km of site	Overlays)		immediately to the east of the proposed site.
				Green space or play facility >2km of site			
		Neighbouring uses which	++	Development would significantly enhance residential amenity			The site wraps around a dwelling which would experience
		may affect human health (Light, noise, visual etc	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health		a significant change and is considered a significant adverse impact, the development is
		pollution)	N	Development would not lead to any issues related to residential amenity			unlikely to have wider amenity issues

			-	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 well related to the settlement but allows for a 200m buffer between it and the built up
	communities with a strong sense local history	, and the second	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		area to diffuse any amenity impacts
				Site outside of boundary, not related to cluster of units related to settlement			
Social Summary	•					+	
ENVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues			The site is 500m from a Priority
		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,	-	Habitat but this is upstream and unlikely to be affected. There is a pond on site which may require further investigation and if necessary mitigation
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and hedgerows	+	would result in net increase in tree cover, hedge etc	site visit/ Tree Surveys	_	There a number of trees and hedgerows which would be lost
		Ticagetows	N	would not affect trees or hedges			as a 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			
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site assessment/Cumbria		The land is between the WCML
	To preserve, enhance and manage	character	-	Potential negative issues with landscape character	Landscape Toolkit	+	and M6 and is not sensitive to development
EN2	landscape quality and			Highly likely potential for negative effects on landscape character			
	future generations		++	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 direct impacts on historic features. The conservation area is approximately 700m away
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic	N	
		features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	Overlays > Listed Buildings/Conservation		
	To improve	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/ŠAMs)/ Heritage Assessments		with no direct view
EN3	EN3 the quality of the built environment			Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to enhance the local character contributing to enhancements			
		Impact on local	+	Potential for sympathetic development			
		Impact on local character, sense of place etc	N	Limited potential for improvement, negative effects unlikely		N	The site is adjacent to an existing industrial area
			-	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).													
		% of identified site which	++	0%			There is a 1.3% chance of										
		is at risk of flooding	+	Site margins	+	+	flooding to the southern and south eastern part of the site										
		, and the second	-	Up to 50%			, , , , , , , , , , , , , , , , , , ,										
				50%													
			++	Potential to address air quality issues through development													
			+	Site unlikely to have significant effects on air quality	Evidence from Environmental Health	+	There is no monitoring close to the site and on its own the site is unlikely to cause a significant deterioration in air quality standards										
			-	Potential to negatively contribute towards air quality													
	To improve local air			Site highly likely to negatively contribute towards air quality													
NR1	quality and respond to the effects of	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies													
	climate change		+	Potential for the application of renewable technology			Scale of development could										
			technologies (orientation,	technologies (orientation,	technologies (orientation,	technologies (orientation,	technologies (orientation, site size,	technologies (orientation,	technologies (orientation,	technologies (orientation,	technologies (orientation,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment +		make district heating, or other larger scale low energy schemes	
			-	Potential constraints for the development of renewable technology			viable.										
				High constraints for the development of renewable technology													
	To improve		++	No capacity issues	UU: Correspondence												
NR2	water quality	Water resources (Correspondence from	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF > Evidence	++	The WwTW has recently been upgraded and there are no										
11112	and water resources (Correspondenc		-	Likely cumulative capacity issues (potential contribution)	Base > Infrastructure > UU > Draft LSC WW		capacity issues.										

					Capacity)		
				No Capacity. (private infrastructure required)			
			++	Favourable			
			+	Unfavourable recovering	GIS layers. SSSI Unit		Thacka Beck is adjacent but
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	N	there is no available water
		and onemical)	-	Unfavourable declining	overlay		quality information
				Poor			
			++	Greenfield site, previously undeveloped	GIS: Historic Land Use		
		Site based contaminants	+	Site previously developed but no known contamination on site	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		
	land and soil			Possible significant contamination.			
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lovers		Urban extension. Grade 3 land.
		Classification	-	ALC grade 3 (a & b)	GIS layers.	-	Orban extension. Grade 3 land.
				ALC grade 1-2			
	To manage natural (was		++	Brownfield within settlement			
	mineral)	Site condition	+	Brownfield on edge of settlement	010. (0		
NR4	resources	(Brownfield or	N	Greenfield within settlement	GIS: (Generic Overlays > Local Information)	+	
	sustainably and minimise	Greenfield)	-	Greenfield on edge of settlement			
	waste			Greenfield in rural area			
Environmental	Summary					+	
ECONOMIC							
F04	To retain	Annual tourist days	+	Increase		N. 1	The site would not impact on
EC1	existing jobs and create	expenditure Eden	-	Decrease		N	existing or future tourist attractions

	new	% tourism Jobs	+	Increase		.,	It is unlikely that the scheme
	employment opportunities		-	Decrease		N	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 NW
		Average Salary	-	Average gross weekly pay 80% of NW average	Nomis	IN	average
				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 >	++	The site is adjacent to the existing employment centre at
EC2	To improve access to jobs		-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	Local Information)		Gilwilly
	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 from
			+	Site in second from bottom quartile ward for deprivation		+	bottom ward for deprivation. It is ranked 8 out of 29 wards in
			N	Site in ward in least deprived 50% of wards			Eden where 1 is the most deprived.
			++	10% of all new businesses in emerging technologies			
		Number of businesses in	+	5% of all new businesses in emerging technology		N	The site is unlikely to attract
	To diversify	emerging technologies	N	0% new businesses in emerging technology		14	emerging technology businesses
EC3	and strengthen the		-	Net loss of businesses in emerging technology			
	local economy	increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT			The site is unlikely to attract jobs in these markets given the
			+	10% new jobs in finance, business, IT		N	development on the site
			-	<10% new jobs in finance, business, IT			adjacent to date

Economic Summ	nary				N/+	
				net loss of businesses in public admin, education and health		
		admin, education and health	-	<23% new jobs in public admin, education and health	N	therefore no increase in these types of jobs
		increase in jobs in public	+	25% new jobs in public admin, education and health		Presumed an extension would offer similar job opportunities
			++	30% new jobs in public admin, education and health		
				Net reduction in jobs in finance, business, IT		

Summary: The Site expands an existing employment site, there are habitat issues which would need to be explored in order to correctly place open space and allow enhanced biodiversity potential.

Site Ref: Master	Site Ref: Masterplan C (Skirsgill), Penrith											
Objective	Details	Indicator	Score	Appraisal Tool	Source	Ma	asterplan C (Skirsgill), 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)		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	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	++	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%								
		Apprenticeships	+	3.5-4%	Census data	+	3.8% have undertaken an apprenticeship					
		Apprenticeships	=	<3.2%	Census data		apprenticeship					
	To improve			<3%								
sp4 the level of skills, education and training		++	Facilities within 5km of settlement			Ullswater Community College is						
		Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mines.	GIS: Eden Educational Facilities (Generic	++	approximately 1.1km from the centre of the site and Newton Rigg					
	adult education centres	-	Facilities 5-10km of site not accessible within 30 mines by appropriate public transport	Overlays > Planning Policy Overlays).		approximately 4.25km from the centre of the site						

î.	İ	1		1	1		,
				Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
		% population with no	+	22-25%	Orania data	N	28%
		qualifications	N	25-30%	Census data		
			-	>30%			
			++	>30% +			
			+	25-29%			400/
		% 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	- Census data	-	21%
	T. :	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			There are accessible spaces
	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	+	although these are across the A66 and difficult to access. Land to the immediate East would remain
		Neighbouring uses which may affect human health (Light, noise, visual etc	-	Green space or play facility within 2km of site	Overlays)		undeveloped as a green space
				Green space or play facility >2km of site			
			++	Development would significantly enhance residential amenity			No neighbouring issues which
			+	Development would enhance residential amenity	Desk based assessment of features that may affect human health	+	would affect the amenity of residents
		pollution)	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		+	Site well related, on the edge of the settlement			
SP6	SP6 I open-minded I	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	N	The site is not currently adjoining the town and is outside the settlement
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		Gomenia.
				Site outside of boundary, not related to cluster of units related to settlement			
Social Summary	1					+/N	
ENVIRONMENTA	AL						
			++	No known issues and potential for biodiversity enhancements			The site is approx 250m from the R Eamont which forms part of the
			+	No known issues			R Eden SAC. There are potentially
		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,	-	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
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			Forest
	,		++	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	site visit/ Tree Surveys	-	There a number of trees and hedgerows which would be lost as a result of development
		neugerows	N	would not affect trees or hedges			a 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			Employment will change the rural
		Effect on landscape	+	Site unlikely to have negative landscape considerations	Site assessment/Cumbria	_	character of the area although this is limited by the existing major road network, highways depot and
	To preserve, enhance and manage	character	-	Potential negative issues with landscape character	Landscape Toolkit		houses along the southern boundary
EN2	landscape quality and			Highly likely potential for negative effects on landscape character			
	future generations		++	Development does not affect designated landscape			The development does not offer to
		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			
		Impact on historic features of interest (Conservation area,	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation	N	Site 850m from conservation area, listed buildings are in Penrith or Eamont Bridge with limited views, and views from Mayburgh Henge
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
	To improve	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/ŠAMs)/ Heritage Assessments		SAM would be filtered through existing planting
EN3	the built environment			Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to enhance the local character contributing to enhancements			The site is removed from the main
		Impact on local	+	Potential for sympathetic development			centre of Penrith but adjacent to an existing highways depot, given
		Impact on local character, sense of place etc	N	Limited potential for improvement, negative effects unlikely	е	N	proximity to this and the major road network it is unlikely to affect
	etc		-	Potential that site could lead to negative effects on interest feature(s)			the character of the area.

				Likely that development will lead to significant negative effects on interest feature(s).																					
		% of identified site which	++	0%		++	No part of the site is at risk of																		
		is at risk of flooding	+	Site margins			flooding																		
			-	Up to 50%																					
				50%																					
			++	Potential to address air quality issues through development			There is no monitoring close to the																		
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	+	site and on its own the site is unlikely to cause a significant																		
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		deterioration in air quality standards																		
	To improve local air	ir		Site highly likely to negatively contribute towards air quality																					
NR1	quality and respond to the effects of	nd to the ects of mate Potential for the	++	Clear potential for the application of renewable technologies																					
	climate change		+	Potential for the application of renewable technology		-	It is unlikely that wind turbines																		
			N	Limited knowledge or understanding of the application of technology on site	Desk based assessment		would be acceptable due to the landscape but solar could be a potential																		
		topography/natural assets)	-	Potential constraints for the development of renewable technology			potential																		
				High constraints for the development of renewable technology																					
			++	No capacity issues																					
	To improve water quality and water resources Water resources (Correspondence fro	(Correspondence from					<u> </u>)M-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1		Water	Watanasaan	Water reserves	N/star resources	\\\\	Water resources	\\\\)	Water resources	Water resources	+	Potential capacity issues (cumulative)	UU: Correspondence (SharePoint > Planning		The WwTW have recently been
NR2			-	Likely cumulative capacity issues (potential contribution)	Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW	++	upgraded and there are no capacity issues.																		
		,				,		No Capacity. (private infrastructure required)	Capacity)																
		Water quality (Biological	++	Favourable	GIS layers. SSSI Unit	N	There is a watercourse directly																		

		and chemical)	+	Unfavourable recovering	Data, planning policy		adjacent to the site. This is the	
			N	Unfavourable no change	overlay		River Eamont, which is a tributary	
			-	Unfavourable declining			of the River Eden and is part of the River Eden SSSI/SAC. The river	
				Poor			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			
			Site based contaminants	+	Site previously developed but no known contamination on site	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			
	land and soil			Possible significant contamination.				
			++	ALC grade 5, or Urban				
		Agricultural Land	+	ALC grade 4	CIC layers	-	Urban extension. Grade 3 land.	
		Classification	-	ALC grade 3 (a & b)	GIS layers.			
				ALC grade 1-2				
	To manage		++	Brownfield within settlement			The site is outside a settlement but	
	natural (was		+	Brownfield on edge of settlement			within 2km of Penrith although	
NR4	mineral) resources	Site condition (Brownfield or	N	Greenfield within settlement	GIS: (Generic Overlays >	-	there are some residential buildings and employment	
	sustainably	Greenfield)	-	Greenfield on edge of settlement	Local Information)		adjacent to the site which is	
	and minimise waste			Greenfield in rural area			adjacent to the M6	
Environmental	Summary				<u> </u>	++/-		
ECONOMIC								
	To retain		+	Increase			The site would not impact on	
EC1	existing jobs and create new	Annual tourist days expenditure Eden	-	Decrease		Z	existing or future tourist attractions.	

	employment	% tourism Jobs	+	Increase		N	It is unlikely that the scheme would
	opportunities		-	Decrease			provide additional tourism jobs
			++	Average gross weekly pay >UK average			
			+	Average gross weekly pay >NW average			
		Average Colomi	N	Average gross weekly pay = 90% of NW average	Namia	N	The average salary is approximately 92% of the NW
		Average Salary	-	Average gross weekly pay 80% of NW average	Nomis		average
				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 >	++	The site is approx 730m from the main employment centre of Penrith and well connected to
EC2	To improve access to jobs	centres	-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	Local Information)		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/a	
			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
	To diversify	emerging technologies	N	0% new businesses in emerging technology			
EC3	and strengthen the			Net loss of businesses in emerging technology			
	local economy	increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		+	It would be possible to
			+	10% new jobs in finance, business, IT			accommodate office development given the good links to the wider
				<10% new jobs in finance, business, IT			3 g mile to mie maor

		Net reduction in jobs in finance, business, IT		NW
	++	30% new jobs in public admin, education and health		Given its location and the current
increase in jobs in		25% new jobs in public admin, education and health	N	restrictions on public sector investment, the site is unlikely to
admin, education health	and -	<23% new jobs in public admin, education and health		be attractive to public admin, education and health during the lifetime of the plan.
		net loss of businesses in public admin, education and health		meune or the plan.

Economic Summary

N/+

Summary: The proposal would extend an existing depot area with immediate links onto the M6. North Bank, a Grade II listed building is 200m to the east and Mayburgh Henge SAM 450m to the SE. It is anticipated that any development would be no greater than 10m in height in which case the impacts on the heritage assets would be marginal. Any development would need to incorporate SUDS and appropriate buffer treatment to protect the River Eamont.

Site Ref: Newto	n Rigg Campus, F	Penrith						
Objective	Details	Indicator	Score	Appraisal Tool	Source	Newton	Rigg Campus, Penrith	
SOCIAL								
			++	Motorway within 1km			The nearest access to the	
		Distance to main road	+	A road within 1km and motorway within 5km	GIS: (Generic Overlays>	+	M6 is Junction 40 which is approximately 2.9km	
		network	-	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)	Overlays > Local	++	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		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	Overlays > Local Information)			
				Public rights of way would be lost as a result of development				
			++	>4%				
		Appropriacobina	+	3.5-4%	Census data	+	3.6% have benefitted from apprenticeships	
		Apprenticeships	-	<3.2%	Cerisus data		apprenticeships	
	To improve the level of			<3%				
SP4	skills,		++	Facilities within 5km of settlement			The cite is on advectional	
	education and training Access to colleges an	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 further and higher	
		adult education centres	-	Facilities 5-10km of site not accessible within 30 mines by appropriate public transport	Overlays > Planning Policy Overlays).		education opportunities	

				Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			The percentage of people
		% population with no	+	22-25%	Census data	++	above 16 with no
		qualifications	N	25-30%	Cerisus data		qualifications is 19.3%
			-	>30%			
			++	>30% +			The site is within Skelton
		O/ manufation with NIVOA	+	25-29%			Ward which has 34.7% of residents with an
		% population with NVQ4 and above	N	22-24%	Census data	++	educational attainment at
			-	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
	To improve	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 to the nearest designated
	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 space although the site relates well to Public
		green spaces	-	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			
		Neighbouring uses which	++	Development would significantly enhance residential amenity			The site is an educational facility with on-site
		may affect human health (Light, noise, visual etc	+	Development would enhance residential amenity	Desk based assessment of features that may affect human health	N	accommodation. It is not considered that the
		pollution)	N	Development would not lead to any issues related to residential amenity			development of business premises would impact

			-	Potential issues which could give rise to problems associated with residential amenity			this
				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	N	The site is approximately 1.5km from the edge of Penrith but is an
	communities with a strong sense local history	, and the second	-	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	,					++/+	
ENVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements			The River Eden lies 3.2km
			+	No known issues			away and Newbiggin
		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,	+	Moss (SSSI) 1.43km away. It is not considered that there would be any significant effects on these sites
EN1	To protect and enhance biodiversity			Significant adverse effect on nationally or internationally designated habitat			
			++	Would result in protected and increased tree cover, hedges etc			It is considered that any development may impact
		Effects on trees and hedgerows	+	would result in net increase in tree cover, hedge etc	site visit/ Tree Surveys	N	on hedgerows but would also offer the opportunity
		ilougolows	N	would not affect trees or hedges			to replace any planting
			-	Would result in loss of tree cover, hedge etc			lost

				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 assessment/Cumbria	-	rural area and it would require careful
	To preserve, enhance and manage	character	-	Potential negative issues with landscape character	Landscape Toolkit		consideration of how design and materials might mitigate the
EN2	landscape quality and			Highly likely potential for negative effects on landscape character			landscape impact
	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
		Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic		sites at Moss Cairn and Newton Reigny. It is not anticipated that there would be any negative
		features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	Overlays > Listed Buildings/Conservation	N	
	To improve	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/ŠAMs)/ Heritage Assessments		impacts on these sites which are approximately
EN3	the quality of the built environment			Likely that development will lead to significant negative effects on interest feature(s).			1km away
			++	Potential to enhance the local character contributing to enhancements			Development of the site
		Impact on local	+	Potential for sympathetic development	1		would be likely to change
	Impact on local character, sense of place etc	N	Limited potential for improvement, negative effects unlikely		- -	the rural character of the area further but could be mitigated through careful	
			-	Potential that site could lead to negative effects on interest feature(s)			design and material

				Likely that development will lead to significant negative effects on interest feature(s).			choice
		% of identified site which	++	0%		++	No flooding constraints
		is at risk of flooding	+	Site margins			affect the site
			=	Up to 50%			
				50%			
			++	Potential to address air quality issues through development			The site is not within or adjacent to an AQMA but
		Effects upon air quality	+	Site unlikely to have significant effects on air quality	Evidence from	?	depending on the amount of use could have an
		(proximity to areas with known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		impact on air quality. It is not possible to comment
	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			There is the potential for
		decentralised renewable technologies (orientation, site size,	N	Limited knowledge or understanding of the application of technology on site	Desk based assessment	+	the deployment of some renewable technologies on site.
		topography/natural assets)	-	Potential constraints for the development of renewable technology			on one.
				High constraints for the development of renewable technology			
	To improve		++	No capacity issues	UU: Correspondence		Nie zawa 26 dania 1
NR2	water quality	Water resources (Correspondence from	+	Potential capacity issues (cumulative)	(SharePoint > Planning Policy > LDF > Evidence	++	No capacity issues have been identified
INIXE	and water resources	UU)	-	Likely cumulative capacity issues (potential contribution)	Base > Infrastructure > UU > Draft LSC WW		Soon Identinoa

				No Capacity. (private infrastructure required)	Capacity)		
			++	Favourable			Due to the distance to the
			+	Unfavourable recovering	GIS layers. SSSI Unit	N	River Eden, it is
		Water quality (Biological and chemical)	N	Unfavourable no change	Data, planning policy	IN	considered that this would
			-	Unfavourable declining	overlay		be neutral
				Poor			
			++	Greenfield site, previously undeveloped	GIS: Historic Land Use		
		Site based contaminants	+	Site previously developed but no known contamination on site	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		
	land and soil			Possible significant contamination.			
			++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	CIC lavara	-	Land is Grade 3
		Classification	=	ALC grade 3 (a & b)	GIS layers.		
				ALC grade 1-2			
	To manage		++	Brownfield within settlement			The site is greenfield
	natural (was mineral)	Site condition	+	Brownfield on edge of settlement			although could involve
NR4	resources	(Brownfield or	N	Greenfield within settlement	GIS: (Generic Overlays > Local Information)		brownfield redevelopment
	sustainably and minimise	Greenfield)	-	Greenfield on edge of settlement	Local Information)		but is in the rural area
	waste			Greenfield in rural area			
Environmental	Summary					+	
ECONOMIC							
EC1	To retain	Annual tourist days	+	Increase		N	The site would not have
LOI	existing jobs	expenditure Eden	-	Decrease			an impact on tourist

	and create						attractions within Eden
	employment opportunities	% tourism Jobs	+	Increase			The site would not have
	opportunities		-	Decrease		N	an impact on tourist jobs within Eden
			++	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	Nomis		NW average.
				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
E02	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
	To diversify	North an afficiation of	+	5% of all new businesses in emerging technology			appropriate businesses
EC3	and strengthen the	Number of businesses in emerging technologies	N	0% new businesses in emerging technology		+	next to the college so both could benefit, it is
	local economy			Net loss of businesses in emerging technology			anticipated that the site would be attracted to emerging technology

					businesses
	increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		
		+	10% new jobs in finance, business, IT	+	As above
		=	<10% new jobs in finance, business, IT		
			Net reduction in jobs in finance, business, IT		
		++	30% new jobs in public admin, education and health		As a site to offer the
	increase in jobs in public	+	25% new jobs in public admin, education and health		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 Summary				+/N	

Summary: The Site is not defined as the policy allows for expansion in association with the College.

Objective	Details	Indicator	Score	Appraisal Tool	Source	GT2	2 – Land adjacent to Lake View, Inglewood Road
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		
SP1	the level of	Proximity to civic buildings/ Village Halls	+	Voting station <800m to site	layer (Generic	-	Penrith Methodist chapel hall 1479m from site
581	participation in democratic	(Voting stations)	-	Voting station within 2km of site	Overlays>Planning		1479m nom site
	processes	, , ,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	+	Spar 1809m from site
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic	+	PO (Spar) 1809m from site
		Access to post office	-	PO 2-5km of site	Overlays> Eden LDF)		
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site			
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service <800m from site	GIS: Bus Layers	+	Bus stop on Salkeld Road 618m
	countryside and open spaces	transport	=	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		from site
	ориност			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic	N	
			-	Public rights of way would be diverted as a result of development	Overlays > Local s a Information)		
				Public rights of way would be lost as a result of development			
0.00	To provide everyone	Dial of the aline	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	No evidence of flooding, or
SP3	with a decent home	Risk of flooding	+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		standing water on site

	•				a		•
			N	Site within flood zone 1			
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site			
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	_	St. Catherine's primary school
		school	-	Primary School within 3km	Overlays > Planning		1224m from site
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11 1		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	-	Ullswater secondary school
		school	-	Secondary school 2-5km	Overlays > Planning		2424m from site
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement			
	To improve	Access to colleges and	+	Facilities accessed by appropriate public transport within 30 mins.	GIS: Eden Educational Facilities (Generic	++	Adult education facilities are bas at Ullswater school. Newton Rig
SP4	levels of skills,	adult education centres	-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Planning Policy Overlays).		college is also accessible to a sites.
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			
		% population with no qualifications	N	25-39%	Census data	+	22%
		quamodiono	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%]		
		% population with NVQ4 and above	N	22-24%	Census data	+	28%
		and above	-	20-22%			
				<20%			
	Hoolth and		++	GP Surgery within <800m	GIS: Medical Centres	_	Penrith medical centre 2818 fro
SP5	Health and Well being Di	Distance from GP	+	GP Surgery within 2km of site	(Generic Overlays > Local Information).		site
Well being		-	GP Surgery 2-5km	Local inioimation).			

		[GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Ourses data	++	18%
			N	>20% population with limited day-to-day activity	Census data		
			++	Green space or play facility within 400m of site	CIS: Accordible Spaces	+	Fair hill playing field 425m from site
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic		
		Neighbouring uses which may affect human health (Light, noise, visual etc	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		
				Green space or play facility >2km of site	Policy Overlays)		
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site adjacent to existing provision for Gypsy's and Travellers.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
		pollution)	-	Potential issues which could give rise to problems associated with residential amenity			
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			
		vibrant, active, iclusive and pen-minded ommunities rith a strong	+	Site well related, on the edge of the settlement	Visual analysis of sites in relation to current settlement.	N	The site is an addition to an existing site for this use. It is visually contained and well related to the existing buildings and caravans.
SP6	,		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
	inclusive and open-minded communities with a strong sense local		-	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			
	history		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Penrith supports a number of facilities, all of which are
			+	Facility within 6km			
			N	Facility within 8km			

			-	Facility within 10km			accessible within 3km
				No Facilities within 10km			
Social Summar	у					+	
NVIRONMENT	AL						
			++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,		There are some mature trees on site, though these tend to fall along the boundary of the site.
			+	No known issues			
EN1		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites		+	
	To protect			Significant adverse effect on nationally or internationally designated habitat			
	and enhance biodiversity	Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc		+/-	Woodland strip on site which will require felling licence. Trees should be safeguarded where possible.
			+	Would result in net increase in tree cover, hedge etc	Housing Matrices/ Tree Surveys		
			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			
		Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	Classed as intermediate farmland under the Cumbrian landscape toolkit. As it relates to an existing development of a similar type, it is not considered that it will give rise to an unacceptable impact. Site may be visible from certain high peaks in the lake district. Impact low.
			+	Site unlikely to have negative landscape considerations			
	To preserve, enhance and manage landscape quality and		-	Potential negative issues with landscape character			
EN2				Highly likely potential for negative effects on landscape character			
	character for future	for	++	Development does not affect designated landscape	GIS layers.	++	
	generations		-	Development affects setting of designated landscape			
				Development directly affects designated landscape			
	To improve	ty of (Conservation area,	++	Potential to enhance the historic environment, contributing to enhancements	(Generic Overlays >	N	No evidence of heritage assets in proximity of site.
EN3	the quality of the built		+	Potential for sympathetic development			
	environment		N	Limited potential for improvement, negative effects unlikely			

	1			Potential that site could lead to negative]		I	
			-	effects on interest feature(s)				
				Likely that development will lead to significant negative effects on interest feature(s).				
			++	Potential to address air quality issues through development	Evidence from Environmental Health	ı	Air quality Management area at Penrith - mitigation may be required.	
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality				
		known issues)	-	Potential to negatively contribute towards air quality				
	To improve local air			Site highly likely to negatively contribute towards air quality				
NR1	quality and respond to the effects of		++	Clear potential for the application of renewable technologies		N	Renewables may be applied to site, however there are no conditions which advocate a certain type of renewable on site.	
	climate change	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	+	Potential for the application of renewable technology				
			N	Limited knowledge or understanding of the application of technology on site	Desk based assessment			
			-	Potential constraints for the development of renewable technology				
				High constraints for the development of renewable technology				
			++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU >	++	The WwTW has recently been upgraded and there are no capacity issues.	
	To improve water quality	Water resources	+	Potential capacity issues (cumulative)				
		(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)				
				No Capacity. (private infrastructure required)	Draft LSC WW Capacity)			
NR2	and water		++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay		No issues	
	resources	Water quality (Biological and chemical)	+	Unfavourable recovering		++		
			N	Unfavourable no change				
			-	Unfavourable declining				
				Poor				
NR3	To restore and protect land and soil	d protect Site condition (Brownfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-/	Northern aspect of site would significantly extend boundary	
			+	Brownfield site on the edge of the settlement				
			N	Greenfield site clearly defined within settlement			settlement	
				Greenfield site on the edge of the settlement				

				Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Historic land uses nearby that have the potential to impact on the site and will require some assessment prior to planning
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			i	Possible significant contamination on site that could require significant remediation.			approval.
			++	ALC grade 5, or Urban	GIS layers.	N	Urban extension. Grade 3 land.
		Agricultural Land	+	ALC grade 4			
		Classification	N	ALC grade 3 (a & b)	GIS layers.		
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was	mineral) resources sustainably nd minimise waste To retain xisting jobs and create new Proximity to local recycle centres Median annual salary	+	Recycle centre in settlement	GIS: Eden Recycling	+	Facilities in settlement
NR4	resources		N	No Recycle centre in settlement	Centres (Generic Overlays > Local Information) CACI data		
	sustainably and minimise		-	Recycle centre within 5km			
				Recycle centre >5km			
	To rotain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			102% UK Average
NR4	and create		N	Median gross pay 90-100% Cumbria average		++	
	employment		-	Median gross pay 80-90% Cumbria average			
	facilities			Median gross pay <80% Cumbria average			
Environmental S	Summary					+/-	
ECONOMIC							
			++	Employment centre within 5km of settlement			
	To improve access to jobs	access to Distance to employment	+	Employment centre accessed by appropriate public transport within 30 mins.	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
EC2			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify	To diversify and strengthen the local Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple N Deprivation	N	Least deprived 50%
EC3	strengthen		+	Site in ward in second bottom quartile for deprivation		IN	2000 0071100 0070

	economy	N	Site is least deprived 50% of wards		
Economic Summ	nary			++	

Summary: The Site is greenfield but there are limited brownfield options in Penrith, it is immediately adjacent to an existing areas of provision and can receive from the services within the town. The site has potential visual impact issues which would be considered through the policies within the Plan, trees would have to be retained and it is anticipated that walling would be retained in order to 'bed' any development into the landscape. The growth of housing to this side of town as proposed would further mitigate any potential impact.