

Appendix C
Site Matrices – PENRITH

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

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

		%population in good or very good health	+	>82% population in good or very good health	Census data	+	82%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Green space and play area adjacent to Beaconside primary school 378m from site, accessible via footpath to Brent Rd.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No neighbouring issues which would affect the amenity of residents
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
		SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.
+	Site well related, on the edge of the settlement						
N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.						
-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.						
--	Site outside of boundary, not related to cluster of units related to settlement						
Distance to Leisure or Cultural facilities	++			2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Penrith supports a number of facilities, all of which are accessible within 3km
	+			Facility within 6km			
	N			Facility within 8km			
	-			Facility within 10km			

			--	No Facilities within 10km			
Social Summary							+ / ++
ENVIRONMENTAL							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Site is 902m from the River Eden SAC. It is likely that there will be cumulative impacts on the SAC from the proposed level of development in the town. Where possible the site should include SUDS and other measures to limit 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.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
	Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	+	Hedgerows and boundaries should be preserved. Opportunities for new tree planting	
		+	Would result in net increase in tree cover, hedge etc				
		N	would not affect trees or hedges				
		-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc				
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	- / -	Classed as intermediate farmland under county landscape toolkit. Visual impacts on this site are likely to be significant, though a feathering of site edges may help to mitigate the effect of a striking 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
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			

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

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

NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	++	102% UK Average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						+	
ECONOMIC							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
			+	Employment centre accessed by appropriate public transport within 30 mins.			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++	
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							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Penrith Rugby Club 580m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Co-op (King St) 1392m from site
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Main PO 1485m from site
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop 499m from site on Oak Road.	
		+	Bus stop or rail station with regular service <800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m from site				
	Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	-	Right of way through north of site to centre	
		+	Good access to nearby Rights of Way				
		N	No impact or nearby access				
		-	Public rights of way would be diverted as a result of development				
--		Public rights of way would be lost as a result of development					
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	+	Site not near any bodies of water, though evidence of standing water on site
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	Hunter Hall primary school 556m from site, however this is a private school. Beaconside primary school 1999m from site
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Ullswater secondary school 1472m from site, via footbridge to Tynefield drive
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg college is also accessible to all sites.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	21%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	+	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Penrith medical centre 1252m from site
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			

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

			-	Facility within 10km			within 3km	
			--	No Facilities within 10km				
Social Summary							+/**	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	--	Number of key species recorded as potentially present on site including species of bat, red squirrel and badger. The site is 100m from the River Eden SAC and run off from new development will feed into the river at this point.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	N	No issues	
			+	Would result in net increase in tree cover, hedge etc				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-/-	Classed as 50% intermediate farmland and 50% urban under county landscape toolkit. Development on this site is considered particularly sensitive, as it is noticeable from the A6 extending to and beyond Brougham castle. The Penrith landscape assessment advocated reducing the scale of the site, and retaining existing vegetation to help screen the impacts of new development. The revised boundary as brought forward in the Penrith masterplan accounts for this somewhat.	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Limited effect	

			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N/-	Site within 250m of hunter hall school (grade 2 listed), the cross keys public house and a SAM on the periphery of Frenchfield football pitches. Adjusting the eastern boundary, and appropriate screening should offer satisfactory mitigation against setting of historic assets
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	--	Air quality Management area at Penrith - mitigation may be required.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	Renewables may be applied to site, however there are no conditions which advocate a certain type of renewable on site.	
		+	Potential for the application of renewable technology				
		N	Limited knowledge or understanding of the application of technology on site				
		-	Potential constraints for the development of renewable technology				
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	The WwTW has recently been upgraded and there are no capacity issues.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
	Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	+	There is a watercourse about 200m from the centre of the site. This is the River Eamont, which is a	
		+	Unfavourable recovering				
		N	Unfavourable no change				

			-	Unfavourable declining				
			--	Poor				tributary of the River Eden and is part of the River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable 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
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-		Site would extend current boundaries for town
			+	Brownfield site on the edge of the settlement				
			N	Greenfield site clearly defined within settlement				
			-	Greenfield site on the edge of the settlement				
			--	Greenfield site outside the settlement boundary				
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	+		
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.				
			-	Possible significant contamination on site that could require significant remediation.				
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N		Urban extension. Grade 3 land.
			+	ALC grade 4				
			N	ALC grade 3 (a & b)				
			-	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+		Facilities in settlement
			+	Recycle centre in settlement				
			N	No Recycle centre in settlement				
			-	Recycle centre within 5km				
			--	Recycle centre >5km				
NR4	To retain existing jobs and create	Median annual salary	++	Median gross pay >UK average	CACI data	++		102% UK Average
			+	Median gross pay >Cumbria average				

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

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

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	Beaconside primary school 1383m from site
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Ullswater secondary school 1817m from site
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg college is also accessible to all sites.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	21%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	+	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	+	Penrith medical centres 1357m from site
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	82%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Play area 707m from site, via grounds of rugby club.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Potential issues associated with neighbouring farm, including odour, vibration and noise.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Development extends to the outskirts of town, though still well located
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Penrith supports a number of facilities, all of which are accessible
			+	Facility within 6km			
			N	Facility within 8km			

			-	Facility within 10km			within 3km
			--	No Facilities within 10km			
Social Summary							+ / ++
ENVIRONMENTAL							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	--	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.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
	Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	N	Impacts unlikely. Buffer needs to be made on southern side of site between housing and forested area.	
		+	Would result in net increase in tree cover, hedge etc				
		N	would not affect trees or hedges				
		-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc				
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+/-	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.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect	
		-	Development affects setting of designated landscape				

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

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

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

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

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	18%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Site directly adjacent to Fair Hill playing area/green space
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site adjacent 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	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+/N	Sites P18, P27 and P29 are well related to town, however the northern sites extend the form of the settlement well into the open countryside.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							+	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Number of key avian species potentially present on site. The site has also been noted as a potential interest site for great crested newts and as such would require additional investigations.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	+	Hedgerows and boundaries should be preserved. Opportunities for new tree planting	
			+	Would result in net increase in tree cover, hedge etc				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	--	Site classified as sandstone ridge under the county landscape classification. Site is in prominent location and will affect the ridgeline from a number of locations	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Site may be visible from certain high peaks in the lake district. Impact low.	
			-	Development affects setting of designated landscape				
			--	Development directly affects designated landscape				
		EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N/-
+	Potential for sympathetic development							
N	Limited potential for improvement, negative effects unlikely							

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

			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Historic land uses nearby that have the potential to impact on the site and will require some assessment prior to planning approval.
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Urban extension. Grade 3 land.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Facility 530m from site, at St. Catherine's primary school.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	++	102% UK Average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						+/-	
ECONOMIC							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
			+	Employment centre accessed by appropriate public transport within 30 mins.			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple	N	Least deprived 50%

	and strengthen the local economy		+	Site in ward in second bottom quartile for deprivation	Deprivation		
			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							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	Penrith Methodist church hall 1958m from site
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	-	Spar 2176m from site
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	-	PO (Spar) 2176m from site
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop on Beacon edge 765m from site	
		+	Bus stop or rail station with regular service <800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m from site				
	Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N		
		+	Good access to nearby Rights of Way				
		N	No impact or nearby access				
		-	Public rights of way would be diverted as a result of development				
--		Public rights of way would be lost as a result of development					
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	No evidence of flooding, or standing water on site
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	St. Catherine's primary school 1299m from site
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	-	Ullswater secondary school 2499m from site
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Adult education facilities are based at Ullswater school. Newton Rigg college is also accessible to all sites.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	22%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	+	28%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	-	Penrith medical centre 2893m from site
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	18%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Site within 800m of Fair Hill playing area/green space
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site adjacent 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	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	The site extends the form of the settlement well into the open countryside.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
	Distance to Leisure or Cultural facilities		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							+	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Number of key avian species potentially present on site. The site has also been noted as a potential interest site for great crested newts and as such would require additional investigations.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	+	Hedgerows and boundaries should be preserved. Opportunities for new tree planting	
			+	Would result in net increase in tree cover, hedge etc				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	--	Site classified as sandstone ridge under the county landscape classification. Site is in prominent location and will affect the ridgeline from a number of locations	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Site may be visible from certain high peaks in the lake district. Impact low.	
			-	Development affects setting of designated landscape				
			--	Development directly affects designated landscape				
		EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N/-
+	Potential for sympathetic development							
N	Limited potential for improvement, negative effects unlikely							

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

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

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

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

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	18%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Fair hill playing field 125m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site adjacent to traveller site and scrapyard, potential impacts likely.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Sites around White Ox Farm do extend the form of the town but can be considered a natural extension to White Ox Way. The peripheral sites in this complex follow the A6 and do protrude into the open countryside.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							+	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Number of key avian and bat species potentially present on site. There are some mature trees on site, though these tend to fall along the boundary of the site.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	+/-	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				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	Classed as intermediate farmland under the Cumbrian landscape toolkit. Given the topography, visual impact on this site is inevitable, however it still ranks 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.	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Site may be visible from certain high peaks in the lake district. Impact low.	
			-	Development affects setting of designated landscape				
			--	Development directly affects designated landscape				

EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No evidence of heritage assets in proximity of site.	
			+	Potential for sympathetic development				
			N	Limited potential for improvement, negative effects unlikely				
			-	Potential that site could lead to negative effects on interest feature(s)				
			--	Likely that development will lead to significant negative effects on interest feature(s).				
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	--	Air quality Management area at Penrith - mitigation may be required.	
			+	Site unlikely to have significant effects on air quality				
			-	Potential to negatively contribute towards air quality				
			--	Site highly likely to negatively contribute towards air quality				
	NR1	To improve local air quality and respond to the 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	Desk based assessment	N	Renewables may be applied to site, however there are no conditions which advocate a certain type of renewable on site.
				+	Potential for the application of renewable technology			
				N	Limited knowledge or understanding of the application of technology on site			
				-	Potential constraints for the development of renewable technology			
				--	High constraints for the development of renewable technology			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	The WwTW has recently been upgraded and there are no capacity issues.	
			+	Potential capacity issues (cumulative)				
			-	Likely cumulative capacity issues (potential contribution)				
			--	No Capacity. (private infrastructure required)				
	NR2	To improve water quality and water resources	Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
				+	Unfavourable recovering			
				N	Unfavourable no change			
				-	Unfavourable declining			
				--	Poor			

NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	-/-	Northern aspect of site would significantly extend boundary of settlement
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Historic land uses nearby that have the potential to impact on the site and will require some assessment prior to planning approval.
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Urban extension. Grade 3 land.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Facilities in settlement
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	++	102% UK Average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						+/-	
ECONOMIC							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All extensions within 5km of employment areas
			+	Employment centre accessed by appropriate public transport within 30 mins.			

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

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

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	18%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Play area on Milton St, 529m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site abuts NWML railway, which is used for high speed rail and freight. Likely noise and vibration issues associated with development.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	Site forms logical extension to Pennyhill Park estate. Though site extends the form of development, the impacts are not significant for an urban extension.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							+	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	Number of key avian and bat species potentially present on site. There are some mature trees on site, though these tend to fall along the boundary of the site.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	+/-	Woodland on A6 boundary will need to be maintained and protected.	
			+	Would result in net increase in tree cover, hedge etc				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+/-	Classed as intermediate farmland under the Cumbrian landscape toolkit. Site is visible from the M6, however site is low lying and unlikely to give rise to significant visual impacts. N3 scores the most positively within the Penrith landscape assessment.	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Site may be visible from certain high peaks in the lake district. Impact low.	
			-	Development affects setting of designated landscape				
			--	Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM,	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation	N	There are some listed buildings within 250m of P19/P20/P21, however existing buildings are	
			+	Potential for sympathetic development				

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

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

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

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

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Outdoor play areas and green space 656m from site at Pategill park.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+/++	Site would involve the 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.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site in central location
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							++/+	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+/-	Number of key bird and bat species noted in area. Though site is brownfield, the site may be important as a corridor for wildlife.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	N	No Issues	
			+	Would result in net increase in tree cover, hedge etc				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond with landscape objectives	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect	
			-	Development affects setting of designated landscape				
			--	Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	Redevelopment of the masterplan site would remove the blight of the former gasworks. Redevelopment would need to be designed to enhance the urban frontage along	
			+	Potential for sympathetic development				
			N	Limited potential for improvement, negative effects unlikely				

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

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

			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++	
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: Gillwilly Road 0.33ha Penrith East	
SOCIAL							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Castletown Community Centre 103m from site
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Morrison's supermarket 376m from site, via footbridge over West Coast Mainline.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Post office (Spar) 605m from site, via pedestrian footpath and ginnel leading to Middlegate.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop on Gilwilly Road, 65m from site
			+	Bus stop or rail station with regular service <800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	+	Issues of surface water around site
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Play area and green space 50m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N/-	Site will enhance the amenity of the area, though lies adjacent to business area and WCML. Thus site may lead to issues which affect amenity of properties.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site well located within settlement boundary
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
	Distance to Leisure or Cultural facilities		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							++	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	Noted bird and bat species in area, however impact on this site is unlikely.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
	Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	N	No Issues		
		+	Would result in net increase in tree cover, hedge etc					
		N	would not affect trees or hedges					
		-	Would result in loss of tree cover, hedge etc					
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond with landscape objectives	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect		
		-	Development affects setting of designated landscape					
		--	Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	Limited impact on the built environment	
			+	Potential for sympathetic development				
			N	Limited potential for improvement, negative effects unlikely				

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

			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Current industrial / commercial use, potential contamination issues.
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	++	ALC Urban Classification
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Facilities 316m from site (Morrison's car park)
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	+	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++	
ECONOMIC							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
			+	Employment centre accessed by appropriate public transport within 30 mins.			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			

	economy		N	Site is least deprived 50% of wards		
Economic Summary						++
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: Myers Lane 0.63ha Penrith West	
SOCIAL							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Castletown Community Centre 564m from site
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Morrison's 318m from site
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Main PO 742m from site
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop on B5288 148m from site
			+	Bus stop or rail station with regular service <800m from site			
			-	Bus stop or rail station with infrequent service <400m from site			
			--	Bus stop or rail station with infrequent service <800m from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Right of way along eastern boundary
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
--	Public rights of way would be lost as a result of development						
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	No evidenced issues
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	82%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Castle Park and play facilities 296m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Development adjacent to the WCML and opposite Penrith train station. Likely issues for residents
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site located within development limits
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
	Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							++	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	Site unlikely to present suitable areas for habitat creation.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	N	No Issues	
			+	Would result in net increase in tree cover, hedge etc				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond with landscape objectives	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect	
			-	Development affects setting of designated landscape				
			--	Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+	Site near rail station (LB), Penrith castle (SAM) and Penrith CA. 2 story buildings of sound architectural quality would	
			+	Potential for sympathetic development				
			N	Limited potential for improvement, negative effects unlikely				

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

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

	economy		N	Site is least deprived 50% of wards		
Economic Summary						++
<p>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.</p>						

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

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	-	Pategill park and play area 1.2km from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N/-	Site 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			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site located within development limits
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
	Distance to Leisure or Cultural facilities		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							+	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	Brownfield site unlikely to give rise to biodiversity impacts.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	N	No Issues	
			+	Would result in net increase in tree cover, hedge etc				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond with landscape objectives	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect	
			-	Development affects setting of designated landscape				
			--	Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	+ / ++	Adjacent boundary of Penrith CA. Buildings up to 3 stories would contribute to the urban form of the area, mirroring recent	
			+	Potential for sympathetic development				
			N	Limited potential for improvement, negative effects unlikely				

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

			--	Greenfield site outside the settlement boundary			
		Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Light industrial use
			N	Possible contamination either onsite or nearby which could result in remedial enhancements.			
			-	Possible significant contamination on site that could require significant remediation.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	++	ALC Urban Classification
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Facility 326m from site
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	+	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
Environmental Summary						++	
ECONOMIC							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays)	++	All of the sites, whether they are central or urban extensions fall within 5km of the employment core of the town.
			+	Employment centre accessed by appropriate public transport within 30 mins.			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			

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

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Play area and grass at Scaws, 355m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The redevelopment of the garages is unlikely to impact amenity.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site located within development limits
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
	Distance to Leisure or Cultural facilities		++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Penrith supports a number of facilities, all of which are accessible
			+	Facility within 6km			
			N	Facility within 8km			

			-	Facility within 10km			within 3km	
			--	No Facilities within 10km				
Social Summary							++	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	N/-	Proposal adjacent to woodlands, in known area for red squirrels.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	-	Small block of trees to south of site, woodland to the north on adjacent land. Group of trees alongside Brent Road significant within the landscape and merit TPO. Selected thinning would be 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.	
			+	Would result in net increase in tree cover, hedge etc				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
--	Would result in significant loss of tree cover, hedge etc							
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond with landscape objectives	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect		

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

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

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			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 and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
Economic Summary						++	
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							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Methodist Church 400m
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Morrisons 90m from site
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	PO (Spar) 474m from site
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at Rickerbys, 60m from site	
		+	Bus stop or rail station with regular service <800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m from site				
	Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N		
		+	Good access to nearby Rights of Way				
		N	No impact or nearby access				
		-	Public rights of way would be diverted as a result of development				
--		Public rights of way would be lost as a result of development					
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	No issues with site
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	82%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Brunswick Square 206m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Redevelopment unlikely to lead to positive/negative impacts on amenity.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site located within development limits
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							++	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	N/+	Nearby sightings of red squirrels, however site unlikely to provide a suitable habitat for the species.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	N	No Issues	
			+	Would result in net increase in tree cover, hedge etc				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond with landscape objectives	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect	
			-	Development affects setting of designated landscape				
			--	Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	Limited impact on the built environment	
			+	Potential for sympathetic development				
			N	Limited potential for improvement, negative effects unlikely				

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

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

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

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

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

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

			-	Facility within 10km			within 3km	
			--	No Facilities within 10km				
Social Summary							+	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	N/+	Site is adjacent to woodland area within castle park, which will need to be considered if site is developed.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
	Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	N	No trees but distinctive beech hedge inside site parallel to Ullswater Road and behind properties in Castle Drive. Significant trees to the north and east within Castle Park therefore layout should maintain appropriate separation to prevent future issues		
		+	Would result in net increase in tree cover, hedge etc					
		N	would not affect trees or hedges					
		-	Would result in loss of tree cover, hedge etc					
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban Site will enhance character of area, however does not correspond with landscape objectives	
			+	Site unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
	Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect		
		-	Development affects setting of designated landscape					
		--	Development directly affects designated landscape					
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM,	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation	+/-	Potentially sensitive site adjacent to Penrith castle SAM.	
			+	Potential for sympathetic development				

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

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

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

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

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	16%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Play area and green space at Beaconside School 475m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Redevelopment unlikely to lead to positive/negative impacts on amenity.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site located within development limits
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							
ENVIRONMENTAL							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	Brownfield site unlikely to give rise to biodiversity impacts.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	N	No issues
			+	Would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
		--	Would result in significant loss of tree cover, hedge etc				
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	Urban site will enhance character of area, however does not correspond with landscape objectives
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	No effect
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	Limited impact on the built environment
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			

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

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

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

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

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

			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is well related to the settlement but allows for a 200m buffer between it and the built up area to diffuse any amenity impacts
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary						+	
ENVIRONMENTAL							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	The site is 500m from a Priority 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
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	-	There a number of trees and hedgerows which would be lost as a result of development
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			

			--	Would result in significant loss of tree cover, hedge etc			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	The land is between the WCML and M6 and is not sensitive to development
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No direct impacts on historic features. The conservation area is approximately 700m away with no direct view
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements		N	The site is adjacent to an existing industrial area
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
-	Potential that site could lead to negative effects on interest feature(s)						

			--	Likely that development will lead to significant negative effects on interest feature(s).			
		% of identified site which is at risk of flooding	++	0%	+	+	There is a 1.3% chance of flooding to the southern and south eastern part of the site
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	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
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	+	Scale of development could make district heating, or other larger scale low energy schemes viable.
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
		--	High constraints for the development of renewable technology				
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW	++	The WwTW has recently been upgraded and there are no capacity issues.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

			--	No Capacity. (private infrastructure required)	Capacity)		
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	Thacka Beck is adjacent but there is no available water quality information
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	No known contamination on site
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
	Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	-	Urban extension. Grade 3 land.	
		+	ALC grade 4				
		-	ALC grade 3 (a & b)				
		--	ALC grade 1-2				
NR4	To manage natural (was <u>mineral</u>) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	+	
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						+	
ECONOMIC							
EC1	To retain existing jobs and create	Annual tourist days expenditure Eden	+	Increase		N	The site would not impact on existing or future tourist attractions
			-	Decrease			

	new employment opportunities	% tourism Jobs	+	Increase		N	It is unlikely that the scheme would provide additional tourism jobs.
			-	Decrease			
		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
	--	Average gross weekly <80% of NW average					
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The site is adjacent to the existing employment centre at Gilwilly
			+	Employment centre accessed by appropriate public transport within 30 mins			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation		+	The ward is in the third from bottom ward for deprivation. It is ranked 8 out of 29 wards in Eden where 1 is the most deprived.
			+	Site in second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		N	The site is unlikely to attract emerging technology businesses
			+	5% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		N	The site is unlikely to attract jobs in these markets given the development on the site adjacent to date
			+	10% new jobs in finance, business, IT			
			-	<10% new jobs in finance, business, IT			

		--	Net reduction in jobs in finance, business, IT			
	increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	Presumed an extension would offer similar job opportunities therefore no increase in these types of jobs
		+	25% new jobs in public admin, education and health			
		-	<23% new jobs in public admin, education and health			
		--	net loss of businesses in public admin, education and health			
Economic Summary					N/+	
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: Masterplan C (Skirsgill), Penrith									
Objective	Details	Indicator	Score	Appraisal Tool	Source	Masterplan C (Skirsgill), Penrith			
SOCIAL									
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	++	The site is adjacent to the motorway with access via the A66 less than 1km		
			+	A road within 1km and motorway within 5km					
			-	A road >3km and motorway within 10km					
			--	Motorway >10km					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	N	Bus stop over 800m from site and across A66		
			+	Bus stop or rail station with regular service <800m from site					
			N	Within 2 km of bus or rail service					
			--	Bus or rail <2km from site					
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	No Right of Way on site		
			+	Good access to nearby Rights of Way					
			N	No impact or nearby access					
			-	Public rights of way would be diverted as a result of development					
			--	Public rights of way would be lost as a result of development					
		SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.8% have undertaken an apprenticeship
					+	3.5-4%			
-	<3.2%								
--	<3%								
Access to colleges and adult education centres	++			Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Ullswater Community College is approximately 1.1km from the centre of the site and Newton Rigg approximately 4.25km from the centre of the site		
	+			Facilities accessed by appropriate public transport within 30 mins.					
	-			Facilities 5-10km of site not accessible within 30 mins by appropriate public transport					

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

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

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

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

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

	employment opportunities	% tourism Jobs	+	Increase	Nomis	N	It is unlikely that the scheme would provide additional tourism jobs
			-	Decrease			
		Average Salary	++	Average gross weekly pay >UK average		N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
--	Average gross weekly <80% of NW average						
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The site is approx 730m from the main employment centre of Penrith and well connected to wider transport links
			+	Employment centre accessed by appropriate public transport within 30 mins			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation	n/a		
			+	Site in second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies	?	Possible due to smaller units	
			+	5% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT	+	It would be possible to accommodate office development given the good links to the wider	
			+	10% new jobs in finance, business, IT			
			-	<10% new jobs in finance, business, IT			

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

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

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

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

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

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

			--	No Capacity. (private infrastructure required)	Capacity)		
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	Due to the distance to the River Eden, it is considered that this would be neutral
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	No known contamination on site
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
	Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	-	Land is Grade 3	
		+	ALC grade 4				
		-	ALC grade 3 (a & b)				
		--	ALC grade 1-2				
NR4	To manage natural (was <u>mineral</u>) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	--	The site is greenfield although could involve brownfield redevelopment but is in the rural area
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						+	
ECONOMIC							
EC1	To retain existing jobs	Annual tourist days expenditure Eden	+	Increase		N	The site would not have an impact on tourist
			-	Decrease			

	and create new employment opportunities						attractions within Eden
		% tourism Jobs	+	Increase			The site would not have an impact on tourist jobs within Eden
			-	Decrease		N	
		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average.
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average			
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	+	There is a bus stop on site which provides transport to Penrith
			+	Employment centre accessed by appropriate public transport within 30 mins			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
	Regeneration benefits	++	Site in bottom quartile for deprivation		+	Hesket is the 13 th most deprived ward in Eden.	
		+	Site in second from bottom quartile ward for deprivation				
		N	Site in ward in least deprived 50% of wards				
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	As the site would provide an opportunity to site appropriate businesses next to the college so both could benefit, it is anticipated that the site would be attracted to emerging technology
			+	5% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			

							businesses
	increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		+		As above
		+	10% new jobs in finance, business, IT				
		-	<10% new jobs in finance, business, IT				
		--	Net reduction in jobs in finance, business, IT				
	increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		-		As a site to offer the growth of the existing college, it is anticipated that educational employment could rise
		+	25% new jobs in public admin, education and health				
		-	<23% new jobs in public admin, education and health				
		--	net loss of businesses in public admin, education and health				
Economic Summary						+/N	
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 – Land adjacent to Lake View, Inglewood Road	
SOCIAL							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	-	Penrith Methodist chapel hall 1479m from site
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Spar 1809m from site
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	PO (Spar) 1809m from site
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop on Salkeld Road 618m from site	
		+	Bus stop or rail station with regular service <800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m from site				
	Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N		
		+	Good access to nearby Rights of Way				
		N	No impact or nearby access				
		-	Public rights of way would be diverted as a result of development				
--		Public rights of way would be lost as a result of development					
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	No evidence of flooding, or standing water on site
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

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

			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	++	<20% population with limited day-to-day activity	Census data	++	18%
			N	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	Fair hill playing field 425m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site adjacent 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			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	The site is an addition to an existing site for this use. It is visually contained and well related to the existing buildings and caravans.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	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 Summary							+	
ENVIRONMENTAL								
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	There are some mature trees on site, though these tend to fall along the boundary of the site.	
			+	No known issues				
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites				
			--	Significant adverse effect on nationally or internationally designated habitat				
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	Housing Matrices/ Tree Surveys	+/-	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				
			N	would not affect trees or hedges				
			-	Would result in loss of tree cover, hedge etc				
		--	Would result in significant loss of tree cover, hedge etc					
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	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 unlikely to have negative landscape considerations				
			-	Potential negative issues with landscape character				
			--	Highly likely potential for negative effects on landscape character				
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	Site may be visible from certain high peaks in the lake district. Impact low.	
			-	Development affects setting of designated landscape				
			--	Development directly affects designated landscape				
		EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N
+	Potential for sympathetic development							
N	Limited potential for improvement, negative effects unlikely							

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

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

	economy	N	Site is least deprived 50% of wards		
Economic Summary					++
<p>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.</p>					