Appendix E Site Appraisal – Appleby

Objective	Details	Indicator	Score	Appraisal Tool	Source		and to the south of Station Road 120 units @ 30DPH). Bongate
SOCIAL							
	To increase	Proximity to civic buildings/Village Halls	++	Voting station <400m to site	GIS: Polling station		
SP1	the level of participation		+	Voting station <800m to site	layer (Generic	-	940m from polling station at
SFI	in democratic	(Voting stations)	=	Voting station within 2km of site	Overlays>Planning Policy Overlays)		Appleby Market Hall.
	processes	, , ,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	675m from The Co-operative.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			050 (4 1 1 0 1
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	850m from Appleby Post Office.
		Access to post office	-	PO 2-5km of site			Office.
				PO 5km+ from site			
	To improve access to		++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers	++	250m from railway station
SP2	services, facilities, the	Access to public	+	Bus stop or rail station with regular service <800m from site			(Settle-Carlisle Railway) and
	countryside and open spaces	transport	-	Bus stop or rail station with infrequent service <400m from site	(Generic Overlays > Local Information)		bus stop at Appleby Railway Station.
	3,5333			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	N	
			-	Public rights of way would be diverted as a result of development	Information)		
				Public rights of way would be lost as a result of development			

			++	Site not in a flood zone and >8m from any bodies of water/surface water			
0.00	To provide everyone		+	Site not in a flood zone but bodies of water/surface water within 8m.	GIS: Flood Zones (Generic Overlays >	++	Site not in a flood zone and >8m from any bodies of
SP3	with a decent	Risk of flooding	N	Site within flood zone 1	Planning Policy		water/surface water
	nome		-	Site within flood zone 2	Overlays)		
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 11		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	130m from Appleby Primary
		school	-	Primary School within 3km			School.
				Primary school >3km away	- Policy Overlays).		
			++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
		Distance from secondary school	+	Secondary School <2km to site		+	1000m from Appleby Grammar School.
			=	Secondary school 2-5km			SCHOOL.
				Secondary School >5km	Policy Overlays).		
			++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve	Access to colleges and adult education centres	+	Facilities accessed by appropriate public transport within 30 mins.		++	Appleby Adult Education Centre at Appleby Heritage Centre, Station Yard
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			220/
		% population with no qualifications	N	25-39%	Census data	++	23%
		-	30-49%				
				50% +			
			++	30% +			
		O/ manufation with NO/O4	+	25-29%		N	24%
		% population with NVQ4 and above	N	22-24%	Census data	IN	Z470
			-	20-22%			
				<20%			

	I			1			
			++	GP Surgery within <800m			OCOm from Applobush 14h
		Distance from GP	+	GP Surgery within 2km of site	GIS: Medical Centres (Generic Overlays >	+	860m from Appleby health Centre.
			-	GP Surgery 2-5km	Local Information).		centre.
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
SP5	Health and	to-day activity h and	N	>20% population with limited day-to-day activity	Consus data		
	Well being	Distance to children's play areas/ accessible green spaces Neighbouring uses which may affect human health (Light, noise, visual etc.	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	
			+	Green space or play facility within 800m of site			510m to Coronation Park.
			-	Green space or play facility within 2km of site			
				Green space or play facility >2km of site	1 olicy Overlays)		
			++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	Site is adjacent to the A66 which has the potential to inflict light, noise, vibration and pollution disturbance on
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
	To create vibrant, active,	pollution)	-	Potential issues which could give rise to problems associated with residential amenity			residents.
				Development would have a significantly negative impact upon residents amenity			
			++	Site clearly defined within settlement			The site is located on the edge
			+	Site well related, on the edge of the settlement			of, and is well related to the
SP6 inclusive and open-minded communities	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites	+	existing settlement. It falls within the natural development	
	communities with a strong sense local		_	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			boundary created by the

	history			Site outside of boundary, not related to cluster of units related to settlement			railway line.
			++	2 Facilities within 6km			
			+	Facility within 6km	GIS: Cultural Facilities		
		Distance to Leisure or Cultural facilities	N	Facility within 8km	(Generic Overlays > Planning Policy	++	>2 Facilities within 6km
			-	Facility within 10km	Overlays)		
				No Facilities within 10km			
Social Summary	,					++/+	
ENVIRONMENTA	AL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Site within 1km of River Eden
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence	-	SAC/ SSSI.
ENIA	To protect			Significant adverse effect on nationally or internationally designated habitat			
EN1	and enhance biodiversity		++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree		
			+	Would result in net increase in tree cover, hedge etc.		N	
		hedgerows	N	would not affect trees or hedges	Surveys		
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Site is within the natural
	To process		+	Site unlikely to have negative landscape considerations			development boundary create by the A66. Development of a
	enhance and manage	ah araatar	-	Potential negative issues with landscape character	Site assessment/Cumbria Landscape Toolkit	+	high design standard would no
EN2	landscape quality and character for future generations			Highly likely potential for negative effects on landscape character			have negative implications to landscape character.
		Effect on designated	++	Development does not affect designated landscape	GIS layers.	++	Development does not affect
		landscape	-	Development affects setting of designated landscape	GIO layers.		designated landscape

				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			The site is approx. 150m from
To improve the quality of	Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays >		the Settle-Carlisle conservation	
		features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation	+	area. Existing residential development between the two
	environment	Listed building, SAM, AAI)	-	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		would screen any impact of developing the site.
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to services, no issu
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		
	To improve local air			Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of	ts of Potential for the	++	Clear potential for the application of renewable technologies			
	climate change		+	Potential for the application of renewable technology	Desk based assessment	N	Limited knowledge or understanding of the application of technology on
			N	Limited knowledge or understanding of the application of technology on site			
		topography/natural assets)	-	Potential constraints for the development of renewable technology			site
		·		High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		Correspondence with United
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	Utilities suggests there are n
	To improve	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		capacity issues in Appleby.
water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)			
	and water resources		++	Favourable			
		Water quality (Biological	+	Unfavourable recovering	GIS layers. SSSI Unit	++	No issues
		and chemical)	N	Unfavourable no change	Data, planning policy overlay		INO ISSUES
			-	Unfavourable declining	,		

			==	Poor			
			++	Brownfield site clearly defined within settlement			
			+	Brownfield site on the edge of the settlement			Greenfield site on the edge of
	Site condition (Brownfield or Greenfield)	N	Greenfield site clearly defined within settlement	Housing Matrix/Desk Based	-	the settlement.	
			-	Greenfield site on the edge of the settlement			
				Greenfield site outside the settlement boundary			
NR3	To restore and protect		+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use		Part of site previously
	land and soil	Site based contaminants	N	Possible contamination either onsite or nearby which could result in remedial enhancements.	Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	developed
			-	Possible significant contamination on site that could require significant remediation.			
			++	ALC grade 5, or Urban		N	A minula walland alamifiantia
		Agricultural Land	+	ALC grade 4	CIC lavara		Agricultural land classification
		Classification	N	ALC grade 3 (a & b)	GIS layers.		3.
			-	ALC grade 1-2			
	To manage		++	Site within 800m of centre			
	natural (was mineral)		+	Recycle centre in settlement	GIS: Eden Recycling	+	Recycling centre at Chapel Street Car Park, more than
NR4	resources	Proximity to local recycle centres	N	No Recycle centre in settlement	Centres (Generic Overlays > Local		
	sustainably and minimise	Control	-	Recycle centre within 5km	Information)		800m from the site.
	waste			Recycle centre >5km			Goom from the site.
	To retain		++	Median gross pay >UK average			
	existing jobs		+	Median gross pay >Cumbria average			
NR4	and create new	Median annual salary	N	Median gross pay 90-100% Cumbria average	CACI data	N	97% Cumbrian average
	employment		-	Median gross pay 80-90% Cumbria average		IN	97% Cumbrian average
	facilities			Median gross pay <80% Cumbria average			
Environmental :	Summary					++/+	
ECONOMIC							
	To improve	Distance to employment		Employment centre within 5km of settlement	GIS: Employment Areas	++	Employment centres within

	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	2012 (Generic Overlays > Planning Policy		Appleby.
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays)		
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify and		++	Site in ward in bottom quartile for deprivation			
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			

Economic Summary ++/N

Summary: The Site is outwith any conservation areas and not within the setting of any listed building. Care will be needed in relation to the impact of the A66 on any development and the constraints this may bring, also the impacts of the adjacent scrap yard

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP11: I	Fields at the coal yard 3.44ha Bongate
SOCIAL							
	To increase		++	Voting station <400m to site	GIS: Polling station		070 6 111
CD4	SP1 the level of participation in democratic processes	Proximity to civic	+	Voting station <800m to site	layer (Generic	-	950m from polling station at
581		buildings/ Village Halls (Voting stations)	=	Voting station within 2km of site	Overlays>Planning		Appleby Market Hall.
		, , ,		Voting station more than 2km away from site	Policy Overlays)		
			++	Shop within 800m of site			
		Access to shop which sells basic goods to meet	+	Shop within 2km of site	GIS: Post Offices & Shops layer (Generic	++	690m from The Co-operative.
		day to day needs	-	Shop 2-5km of site	Overlays> Eden LDF)		
				Shop 5km+ from site			
			++	PO within 800m of site			
		Access to post office	+	PO within 2km of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	860m from Appleby Post Office.
			-	PO 2-5km of site			Office.
				PO 5km+ from site			
	To improve access to	cess to rvices, ties, the attributed transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)		250m from railway station
SP2	services, facilities, the		+	Bus stop or rail station with regular service <800m from site		++	(Settle-Carlisle Railway) and bus stop at Appleby Railway Station.
	and open spaces		-	Bus stop or rail station with infrequent service <400m from site			
	Spasso			Bus stop or rail station with infrequent service <800m from site			
			++	Public rights of way would be created and the network enhanced			
			+	Good access to nearby Rights of Way	GIS: Rights of Way		
		Public Rights of Way	N	No impact or nearby access	definitive map (Generic Overlays > Local	N	
		3	-	Public rights of way would be diverted as a result of development	Information)		
			Public rights of way would be lost as a result of development				
SP3	To provide everyone	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	Site not in a flood zone and

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		>8m from any bodies of water/surface water
			N	Site within flood zone 1			·
			-	Site within flood zone 2			
				Site within flood zones 3a or 3b			
			++	Primary School <400m to site	010 51 51 11 1		
		Distance from primary	+	Primary School <800m to site	GIS: Eden Educational Facilities (Generic	++	130m from Appleby Primary
		school	-	Primary School within 3km	Overlays > Planning		School.
				Primary school >3km away	Policy Overlays).		
			++	Secondary School <800m to site	010 51 51 11 1		
		Distance from secondary	+	Secondary School <2km to site	GIS: Eden Educational Facilities (Generic	+	1000m from Appleby
		school	-	Secondary school 2-5km	Overlays > Planning		Grammar School.
				Secondary School >5km	Policy Overlays).		
		adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		
	To improve		+	Facilities accessed by appropriate public transport within 30 mins.		++	Appleby Adult Education Centre at Appleby Heritage
SP4	levels of skills,		-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			Centre, Station Yard
	education and training.			Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
			+	22-24%			220/
		% population with no gualifications	N	25-39%	Census data	++	23%
		444	-	30-49%			
				50% +			
			++	30% +			
			+	25-29%			2404
		% population with NVQ4 and above	N	22-24%	Census data	N	24%
	and above	-	20-22%				
				<20%			
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays >	+	860m from Appleby health

			+	GP Surgery within 2km of site	Local Information).		Centre.
			-	GP Surgery 2-5km			
				GP Surgery >5km			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	83%
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-	++	<20% population with limited day-to-day activity	Census data	++	16%
		to-day activity	N	>20% population with limited day-to-day activity	Conouc data		
			++	Green space or play facility within 400m of site	GIS: Accessible Spaces		
		Distance to children's play areas/ accessible	+	Green space or play facility within 800m of site	(Generic	+	510 to Coronation Park.
		green spaces	-	Green space or play facility within 2km of site	Overlays>Planning Policy Overlays)		
				Green space or play facility >2km of site	1 olicy Overlays)		
			++	Development would significantly enhance residential amenity			
		Neighbouring upon which	+	Development would enhance residential amenity			Site is adjacent to the A66 which has the potential to
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	N	Development would not lead to any issues related to residential amenity	Desk based assessment of features that may affect human health	-	inflict light, noise, vibration and pollution disturbance on
		polition	-	Potential issues which could give rise to problems associated with residential amenity			residents.
				Development would have a significantly negative impact upon residents amenity			
	To proote		++	Site clearly defined within settlement			The site is located on the
	vibrant,	active, clusive and en-minded enmunities th a strong Location in relation to existing settlement	+	Site well related, on the edge of the settlement			edge of, and is well related to
SP6	inclusive and open-minded		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	the existing settlement. It falls within the natural
	communities with a strong		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		development boundary created by the railway line.
	sense local history			Site outside of boundary, not related to cluster of units related to settlement			created by the fallway line.

	İ		++	2 Facilities within 6km			
			+	Facility within 6km	GIS: Cultural Facilities		
		Distance to Leisure or	N	Facility within 8km	(Generic Overlays >	++	>2 Facilities within 6km
		Cultural facilities	-	Facility within 10km	Planning Policy Overlays)		
				No Facilities within 10km			
ocial Summary						++/+	
NVIRONMENTA	AL						
			++	No known issues and potential for biodiversity enhancements			
			+	No known issues	GIS: Cumbria		Site within 1km of River Eder
		Potential effects on local biodiversity	-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	SAC/SSSI.
ENI4	To protect	To protect		Significant adverse effect on nationally or internationally designated habitat			
EN1	biodiversity		++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree	N	
		Effects on trees and	+	Would result in net increase in tree cover, hedge etc.			
		hedgerows	N	would not affect trees or hedges	Surveys	,,	
			-	Would result in loss of tree cover, hedge etc.			
				Would result in significant loss of tree cover, hedge etc.			
			++	Potential enhancement of landscape character			Site is within the natural
			+	Site unlikely to have negative landscape considerations			development boundary created by the A66.
	To preserve, enhance and	Effect on landscape	-	Potential negative issues with landscape character	Site assessment/Cumbria	+	Development of a high design
EN2	manage landscape quality and character for future	landscape quality and character for		Highly likely potential for negative effects on landscape character	Landscape Toolkit		standard would not have negative implications to landscape character.
	generations		++	Development does not affect designated landscape	CIS lovere	++	Development does not affect
		landscape	-	Development affects setting of designated landscape	- GIS layers.		designated landscape

				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			
	To improve	Impact on historic	+	Potential for sympathetic development	GIS: Constraints (Generic Overlays >		N. C
EN3	the quality of the built	features of interest (Conservation area,	N	Limited potential for improvement, negative effects unlikely	Listed Buildings/Conservation	+	No features of historic interest within 200m.
	environment	Listed building, SAM, AAI)	•	Potential that site could lead to negative effects on interest feature(s)	Areas/SAMs)/ Heritage Assessments		
				Likely that development will lead to significant negative effects on interest feature(s).			
			++	Potential to address air quality issues through development			
		Effects upon air quality (proximity to areas with	+	Site unlikely to have significant effects on air quality	Evidence from	++	Accessible to services, no
		known issues)	-	Potential to negatively contribute towards air quality	Environmental Health		issues
	To improve local air		1	Site highly likely to negatively contribute towards air quality			
NR1	quality and respond to the effects of	pond to ffects of mate Potential for the installation of	++	Clear potential for the application of renewable technologies	Desk based assessment		Limited knowledge or understanding of the application of technology on
	climate		+	Potential for the application of renewable technology		N	
			N	Limited knowledge or understanding of the application of technology on site			
		topography/natural assets)	i	Potential constraints for the development of renewable technology			site
			-	High constraints for the development of renewable technology			
			++	No capacity issues	UU: Correspondence (SharePoint > Planning		Correspondence with United
		Water resources	+	Potential capacity issues (cumulative)	Policy > LDF >	++	Correspondence with United Utilities suggests there are no
	To improve	(Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Evidence Base > Infrastructure > UU >		capacity issues in Appleby.
NR2	water quality			No Capacity. (private infrastructure required)	Draft LSC WW Capacity)		
	and water resources		++	Favourable			
		Water quality (Biological	+	Unfavourable recovering	GIS layers. SSSI Unit	++	No issues
		and chemical)	N	Unfavourable no change	Data, planning policy overlay		
			-	Unfavourable declining			
		•					

NR3 To restore and protect land and soil NR4 To manage natural (was mineral) resources sustainably and minimise waste NR4 To retain existing jobs and create new waste To retain existing jobs and create new waste NR4 To restore and protect land and soil NR5 Greenfield site outside the settlement boundary No known contamination on site or nearby that is likely to impact on development No possible contamination on site or nearby which could result in remedial enhancements. Possible significant contamination on site that could require significant remediation. H ALC grade 5, or Urban Agricultural Land Classification N ALC grade 4 N ALC grade 4 N ALC grade 1-2 H Site within 800m of centre Sustainably and minimise N No Recycle centre in settlement N No Recycle centre within 5km N No Recycle centre within 5km N Recycling centre Street Car Park, 800m from the street one which is street Car Park, 800m from the street one waste N Median gross pay > UK average H Median gross pay 9-0100% Cumbria average CACI data N 97% Cumbrian and settleman and salary N Median gross pay 90-100% Cumbria average CACI data N 97% Cumbrian and settleman and salary N 97% Cumbrian average CACI data	_							
NR3								
NR3	the edge o							
NR3	the settlement.							
NR3 To restore and protect land and soil Site based contaminants No known contamination on site or nearby that is likely to impact on development No known contamination on site or nearby which could result in remedial enhancements. Possible significant contamination on site that could result in remedial enhancements. Possible significant contamination on site that could result in remediation. Agricultural Land Classification H ALC grade 5, or Urban Agricultural Land Classification ALC grade 4 N ALC grade 4 N ALC grade 1-2 To manage natural (was mineral) resources sustainably and minimise waste Proximity to local recycle centres N No Recycle centre in settlement N Recycle centre in settlement Recycle centre within 5km To retain existing jobs and create new Median annual salary N Median gross pay > Cumbria average N Median gross pay 9-100% Cumbria average N Median gross pay 9-100% Cumbria average CACI data Prox in the first of site place (Oser lass) N Part of site place (Generic Overlays) Agricultural land (GIS: Historic Land Use Data (Generic Overlays) Agricultural land (GIS: Historic Land Use Data (Generic Overlays) Agricultural land (GIS: Historic Land Use Data (Generic Overlays) Agricultural land (GIS: Historic Land Use Data (Generic Overlays) Agricultural land (GIS: Hother on site or nearby which could require significant remediation. N ALC grade 4 N Recycle centre in settlement N Recycle centre in settlement N Recycle centre in settlement N Recycle centre within 5km Information) H Median gross pay > UK average H Median gross pay > CACI data N 97% Cumbrian and part of the visiting plots of the place								
NR3 and protect land and soil Site based contaminants Site based contaminants N Possible contamination either onsite or nearby which could result in remedial enhancements. Planning Policy Overlays, Planning Policy Overlays, Agricultural Land Classification Agricultural Land Classification To manage natural (was mineral) resources sustainably and minimise waste NR4 To retain existing jobs and create new Median annual salary NR4 NR4 And protect is based contaminants N Possible contamination either onsite or nearby which could result in remedial enhancements. N Possible significant contamination on site that could require significant remediation. H ALC grade 5, or Urban ALC grade 4 N ALC grade 4 N ALC grade 1-2 H Site within 800m of centre H Recycle centre in settlement N N Recycle centre in settlement Site based contaminants H ALC grade 4 N N Recycle centre H Recycle centre in settlement Site based contamination either onsite or nearby which could result in remedial enhancements. H ALC grade 4 N N Recycle centre H Recycle gentre Site within 800m of centre Centres (Generic Overlays > Local Information) H Site within 5km Information N Recycling centre Street Car Park, 800m from the site of the provided in the provided in the provided in the policy overlays of the policy overlays over								
Site based contaminants N	reviously							
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waste Recycle centre >5km To retain existing jobs and create new Median annual salary new Median annual salary new Median gross pay 90-100% Cumbria average CACI data N 97% Cumbrian a								
NR4 Page 10 retain existing jobs and create new Median annual salary N Median gross pay 90-100% Cumbria average CACI data N 97% Cumbrian a								
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NR4 Median annual salary N Median gross pay 90-100% Cumbria average CACI data N 97% Cumbrian a								
IV 3770 Cambrian a								
employment - Median gross pay 80-90% Cumbria average	Erage							
facilities Median gross pay <80% Cumbria average								
Environmental Summary ++/+								
ECONOMIC								
EC2 To improve Distance to employment ++ Employment centre within 5km of settlement GIS: Employment Areas ++ Employment centre within 5km of settlement GIS: Employment Areas								

	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	2012 (Generic Overlays > Planning Policy		Appleby.
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays)		
				Employment centre >10km of site not accessible within 30 mins by appropriate public transport.			
	To diversify and		++	Site in ward in bottom quartile for deprivation			
EC3	strengthen the local	Regeneration benefits	+	Site in ward in second bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
	economy		N	Site is least deprived 50% of wards			
Economic Sun	nmary					++/N	

Economic Summary

Summary: A greenfield Site on the edge of Appleby, the Site is not within a Conservation Area or within the setting of a listed building. Care will be needed over the relationship of the Site to the A66 and the noise implications on layout and house design.

Shire Hall	, Appleby						
Objective	Details	Indicator	Score	Appraisal Tool	Source	Shire Hall, Appleby	
SOCIAL							
			++	Motorway within 1km			From the centre of the site
			+	A road within 1km and motorway within 5km			the A66 is over 1600m away, As the site is within
			-	A road >3km and motorway within 10km			the centre of town the route would take traffic
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network		Motorway >10km	GIS: (Generic Overlays> Eden LDF)		through the centre of town, as the main exit to the A66 is in the North. The site is in the centre of town, therefore this would cause a large effect on traffic going through the town centre and therefore affecting the amenity of the town. The M6 is over 20km from the site
			++	Bus stop or rail station with regular service <400m from site			From the centre of the site, the closest bus stop is
			+	Bus stop or rail station with regular service <800m from site			about 50m away and the station less than 500m
		Access to public	N	Within 2 km of bus or rail service	GIS: Bus Layers	++	away. Therefore the
		transport		Bus or rail <2km from site	(Generic Overlays > Local Information)		location can be accessed by customers and employees using public transport. This promotes sustainable development and increased accessibility

							will also help deliver a more viable business.
			++	Public rights of way would be created and the network enhanced			
		+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map	Ν	No Right of Way on site
	Public Rights of Way	r done reignes of way	-	Public rights of way would be diverted as a result of development	(Generic Overlays > Local Information)		
			Public rights of way would be lost as a result of development				
			++	>4%			0.00/ 1
		Appropriacobing	+	3.5-4%	Census data	+	3.8% have undertaken an
		Apprenticeships	-	<3.2%	Census data		apprenticeship
				<3%			
			++	Facilities within 5km of settlement			Appleby Heritage Centre
			+	Facilities accessed by appropriate public transport within 30 mines.	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).		with its adult education is about 670m from the site.
	To improve the level of skills, education and training	Access to colleges and adult education centres	-	Facilities 5-10km of site not accessible within 30 mines by appropriate public transport		++	Therefore this is significantly positive, as this means that there will be an increased proportion of the population who have had and will have the opportunity of further education and could provide a more skilled workforce in the area.
SP4 ec				Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
			++	<22%			
		% population with no	+	22-25%	Conque deta	+	23%
		qualifications	N	25-30%	Census data		
			-	>30%]		
	Ī	% population with	++	>30% +	Census data	N	24%
		NVQ4 and above	+	25-29%	Census data		

			N	22-24%										
				20-22%										
				<20%										
			+	>82% population in good or very good health										
		%population in good or very good health	Ν	80-81% population in good or very good health	Census data	+	82%							
			ī	<80% population in good or very good health										
		Number of residents with limited ability to	+	<20% population with limited day-to- day activity	Census data	+	17%							
		do day-to-day activity	-	>20% population with limited day-to- day activity	Census data									
			++	Green space or play facility within 400m of site			Directly behind to the site is a large area of							
	To improve		+	Green space or play facility within 800m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)		accessible green space. The impact of this is							
SP5			-	Green space or play facility within 2km of site		++	positive, as access to such space makes the							
well-be	well-being of people		-1	Green space or play facility >2km of site			development more desirable, as people value access to such spaces close to where they work, but also because such spaces help to provide an attractive development and help to meet health and well-being objectives.							
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based		The site is within the settlement; it is							
			+	Development would enhance residential amenity	assessment of features that may	N	surrounded by residential and retail uses. Suitable							
			*	*	I '	-	-	· ·	*	7	N	Development would not lead to any issues related to residential amenity	affect human health	

				Potential issues which could give rise to problems associated with residential amenity Development would have a significantly negative impact upon residents amenity			should be used in this case to ensure that it's in keeping with the area and its function, but also restricting the use of 'bad neighbour' uses.
			++	Site clearly defined within settlement			The site is a brownfield
			+	Site well related, on the edge of the settlement			site within the settlement. Whilst the use of
To create vibrant, active, inclusive and open-			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		++	brownfield land is more sustainable than using undeveloped land, the
	inclusive and open-	inclusive and open- minded communities with a strong Location in relation to existing settlement	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	Visual analysis of sites in relation to current settlement.		close proximity of neighbouring developments would limit
	communities with a strong sense local			Site outside of boundary, not related to cluster of units related to settlement			the uses to which development in this building could be put. Any development would need to take into account the potential effects on surrounding sensitive receptors.
Social Summ	ary					+	
ENVIRONMEN	NTAL						
EN1			++	No known issues and potential for biodiversity enhancements			The site is about 80 m from the River Eden SAC.
	To protect and	Potential effects on	+	No known issues	GIS: Cumbria Biodiversity Evidence	+	Due to its location in the
	enhance biodiversity	Potential effects on local biodiversity	iversity Development may cause loss or Base (SSSI, SA		Base (SSSI, SAC, SPA, Key Species,		centre of Appleby, employment activity would be restricted to ensure there is no risk of harm to

				Significant adverse effect on nationally or internationally designated habitat			sensitive neighbouring receptors. , Therefore there should be no impact on the SAC.
			++	Would result in protected and increased tree cover, hedges etc			
			+	would result in net increase in tree cover, hedge etc			There are trees along the rear boundary of the site. There is no reason that these should be affected as a result of the reuse of
		Effects on trees and	N	would not affect trees or hedges		N	
		hedgerows	-	Would result in loss of tree cover, hedge etc	site visit/ Tree Surveys	14	
				Would result in significant loss of tree cover, hedge etc			this existing building.
			++	Potential enhancement of landscape character			The site is within the town centre and Conservation
EN2 cl		e Effect on landscape character	+	Site unlikely to have negative landscape considerations	Site assessment/Cumbria Landscape Toolkit	+	Area. The site is an eighteenth century magistrate's court. Providing no external changes are made to the building (and these would require both listed building and conservation area consent) then the reuse of this property would have no effect on the character of the town centre.
			-	Potential negative issues with landscape character			
	To preserve, enhance and manage landscape quality and character for future generations			Highly likely potential for negative effects on landscape character			
		Effect on designated	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated
		landscape	-	Development affects setting of designated landscape	GIO layers.		landscape

				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			The site is a listed building; any development would have to take into
			+	Potential for sympathetic development			consideration the interest
			N	Limited potential for improvement, negative effects unlikely			features of the listed building and its
			-	Potential that site could lead to negative effects on interest feature(s)			surroundings. Development would be
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)		Likely that development will lead to significant negative effects on interest feature(s).	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	strictly controlled to ensure there would be no adverse effects on the building or its curtilage. Therefore appropriate employment uses that utilise the features of the listed buildings should be encouraged. The site is also within the town's conservation area; therefore any development would also have to take into consideration the conservation value of the area. Continuing to use the building in an appropriate manner is the best way to preserve its historic features and protect it from becoming at risk.
		Impact on local	++	Potential to enhance the local character contributing to enhancements		+	As long as an appropriate
		character, sense of place etc	+	Potential for sympathetic development			use can be found, a use

				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).			that accommodates the features of the listed building and does not damage the heritage value of the site, this could help to preserve the local character of the area and help to build the sense of place through the reuse of this listed building
		% of identified site	++	0%		++	No part of the site is at risk
		which is at risk of flooding	+	Site margins			of flooding
		nooding	-	Up to 50%			
				50%			
			++	Potential to address air quality issues through development			Eden undertakes monitoring of Nitrogen
			+	Site unlikely to have significant effects on air quality	Evidence from + Environmental Health		Dioxide in Appleby. The annual average for 2010
NR1 respond to			-	Potential to negatively contribute towards air quality			(the latest data available) suggests that Annual
	local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)		Site highly likely to negatively contribute towards air quality		mean Nitrogen Dioxide Concentrations were 21.7μg/m3. The legal limit is 40μg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality	

		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++ + N -	Clear potential for the application of renewable technologies Potential for the application of renewable technology Limited knowledge or understanding of the application of technology on site Potential constraints for the development of renewable technology High constraints for the development of renewable technology	Desk based assessment		Due to its urban setting and its listed building status the site's ability to deliver renewable energy could be severely restricted
			++	No capacity issues			
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)	UU: Correspondence		
NR2	To improve water quality and water	Water resources (Correspondence from UU)		No Capacity. (private infrastructure required)	(SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	N	There are no known issues in Appleby
	resources		++	Favourable			Although the site does not
			+	Unfavourable recovering			have a watercourse within
			N	Unfavourable no change			it, it is about 100m from the River Eden. Through
			-	Unfavourable declining			Appleby, the River Eden
		Water quality (Biological and chemical)		Poor	GIS layers. SSSI Unit Data, planning policy overlay	N	water quality is described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden at risk from

							pollution
			++	Greenfield site, previously undeveloped	GIS: Historic Land Use		The site is a brownfield,
		Site based contaminants	+	Site previously developed but no known contamination on site	Data (Generic Overlays > Planning Policy Overlays),	+	former office site in the town centre. The likelihood
NR3	To restore and protect	contaminants	-	Possible contamination which could result in remedial enhancements	advice from Environmental health		of contamination is low.
111.0	land and soil			Possible significant contamination.			
	SOII		++	ALC grade 5, or Urban			
		Agricultural Land	+	ALC grade 4	010 1	++	The site is urban land
		Classification	-	ALC grade 3 (a & b)	GIS layers.		
				ALC grade 1-2			
	To manage		++	Brownfield within settlement			
	natural (was		+	Brownfield on edge of settlement			
	<u>mineral</u>) resources	Site condition	N	Greenfield within settlement	GIS: (Generic	++	The site is brownfield land
NR4	sustainably	(Brownfield or Greenfield)	-	Greenfield on edge of settlement	Overlays > Local Information)		within the town centre.
	and minimise waste	Greenneid)		Greenfield in rural area	- iniomation)		
Environmental Summary						++/+	
ECONOMIC							
			+	Increase			The site would not impact
	To retain	Annual tourist days expenditure Eden	-	Decrease		N	on existing or future tourist attractions
EC1	existing jobs	% tourism Jobs	+	Increase			It is unlikely that the
	and create new employment	reate	-	Decrease		N	scheme would provide additional tourism jobs
	opportunities	• •	++	Average gross weekly pay >UK average	Nomis	N	The average salary is
		Average Salary	+	Average gross weekly pay >NW average	INOTHIS		approximately 92% of the

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

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

Summary: The Site is a brownfield inner town Site with part of the building in use. Further use of the Site for additional employment uses would be supported. The building is Grade II listed and any development will have to mindful of the building fabric.

The Old C	The Old Creamery, Appleby									
Objective	Details	Indicator	Score	Appraisal Tool	Source	The Old Creamery, Appleby				
SOCIAL										
			++	Motorway within 1km			From the centre of the site			
			+	A road within 1km and motorway within 5km			the A66 is nearly 3km away, with the route to the			
			-	A road >3km and motorway within 10km			A66 northbound taking traffic through the centre of			
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network		Motorway >10km	GIS: (Generic Overlays> Eden LDF)		town although the A66 southbound can be accessed to the south thus avoiding contributing to town centre traffic. The site is on the southern edge of Appleby, therefore this could cause an adverse effect on north bound traffic going through the town centre and affecting the amenity of the town. For national distribution or supplies, the site is about 23km from the M6 and therefore this would be an adverse location in terms of access. Should motorway access be required it would be significantly adverse.			

		Access to public transport	++ + N	Bus stop or rail station with regular service <400m from site Bus stop or rail station with regular service <800m from site Within 2 km of bus or rail service Bus or rail <2km from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	From the centre of the site, the closet bus stop is about 690m however a new housing development opposite the former dairy site is generating additional bus stops, the nearest of which would be about 300m from the site. Appleby railway station is about 700m from the site. The site is relatively accessible by public transport and is thus considered to be positive.	
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way			
			+	Good access to nearby Rights of Way				
			Public Rights of Way	N	No impact or nearby access	definitive map	N	No Right of Way on site
				l ublic ragino di vvay	-	Public rights of way would be diverted as a result of development	(Generic Overlays > Local Information)	
				Public rights of way would be lost as a result of development				
			++	>4%			0.00/ have well-states	
		Apprenticeships	+	3.5-4%	Census data	+	3.8% have undertaken an apprenticeship	
	To improve the level of skills, education and training	Apprendiceships	-	<3.2%	Census uala		apprenniceanih	
				<3%				
SP4			++	Facilities within 5km of settlement			Appleby Heritage Centre	
		education Access to colleges	+	Facilities accessed by appropriate public transport within 30 mines.	GIS: Eden Educational Facilities (Generic	++	with its adult education is about 660m from the	
				and adult education	and adult education	-	Facilities 5-10km of site not accessible within 30 mines by appropriate public transport	Overlays > Planning Policy Overlays).

				Facilities >10km of site not accessible within 30 mins by appropriate public transport.			significantly positive, as this means that there will be an increased proportion of the population who have had and will have the opportunity of further education and could provide a more skilled workforce in the area.
			++	<22%			
		% population with no	+	22-25%	Census data	+	23%
		qualifications	N	25-30%	Census data		
			-	>30%			
			++	>30% +	-		
		% population with NVQ4 and above	+	25-29%		N	24%
			N	22-24%	Census data	.,	
			-	20-22%			
				<20%			
		%population in good or very good health	+	>82% population in good or very good health	Census data		
			N	80-81% population in good or very good health		+	82%
			-	<80% population in good or very good health			
CDC	To improve the health	Number of residents	+	<20% population with limited day-to- day activity	Canava data	+	17%
SP5	and sense of well-being of people	with limited ability to do day-to-day activity	-	>20% population with limited day-to- day activity	Census data		
роорю	Factor	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 no accessible green spaces close to the
			+	Green space or play facility within 800m of site		-	site (with the closest being over 800m from centre of
			-	Green space or play facility within 2km of site			the site) The impact of this is negative, as access to

			Green space or play facility >2km of site			such space makes the development more desirable, as people generally appreciate access to such spaces close to where they work, but also as such spaces help to provide an attractive development and help to meet health and well-being objectives. 800m is considered too far to be regularly used by employees and their families.		
	Neighbouring uses		++	Development would significantly enhance residential amenity			The site is towards the edge of the settlement,	
				+	Development would enhance residential amenity			with a train line to the west and other industrial uses
			N	Development would not lead to any issues related to residential amenity			to the south and east. In the north but not directly	
				-	Potential issues which could give rise to problems associated with residential amenity	Desk based		adjacent is a residential area and there are further residential dwellings to the
	which may affect human health (Light, noise, visual etc pollution)		Development would have a significantly negative impact upon residents amenity	assessment of features that may affect human health	Z	south west, beyond the railway line. A further 142 homes have just been consented directly to the west of the site, on the other side of the railway line. There could be some localised impact from noise, but as long as mitigation measures are in place,		

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

				Would result in loss of tree cover, hedge etc Would result in significant loss of tree cover, hedge etc			from development otherwise there would be permanent loss of trees. Further trees and hedgerow planting could be incorporated into future development.
			++	Potential enhancement of landscape character Site unlikely to have negative landscape considerations			The site is close to the edge of the town and thus may exert some influence over the surrounding
			-	Potential negative issues with landscape character			landscape. The site is not within the AONB or
quality and char	Effect on landscape character			Site assessment/Cumbria Landscape Toolkit	+	National Park. The landscape character in this area is described as Broad Valleys, characterised by wide and deep valleys with open floodplains, rural farmland comprising significant areas of improved pasture.	
	character for future generations			Highly likely potential for negative effects on landscape character			The site has been previously developed so further employment development in this area, would have only a limited effect on the rural character of the area. Mitigation measures would be required to ensure that development is environmentally sensitive, using sympathetic building

		Effect on designated landscape	++	Development does not affect designated landscape Development affects setting of designated landscape Development directly affects designated landscape	GIS layers.	++	design and materials, and appropriate planting to retain the rural character of the area. The development does not affect a designated landscape
			++	Potential to enhance the historic environment, contributing to enhancements			The site is immediately adjacent to the Settle-Carlisle railway
			+ N	Potential for sympathetic development Limited potential for improvement,			protects the historic
			IN	negative effects unlikely Potential that site could lead to			railway line. The Appleby conservation area is about
			-	negative effects on interest feature(s)			330m away from the centre of the site, with the
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)		Likely that development will lead to significant negative effects on interest feature(s).	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	++	closet listed building about 320m and SAM 430m. The site may be visible from the conservation area as there is open land/cemetery between the two, but probably not from the listed buildings or SAM. The development of the site is likely to replace a large, dated industrial facility with smaller units which would appear less intrusive on the Conservation Area,

					therefore redevelopment is likely to be beneficial providing care is taken with the siting and design of new buildings and their effect on the setting of the conservation area.	
		++	Potential to enhance the local character contributing to enhancements		The site is adjacent to industrial uses, with some	
		+ N	Potential for sympathetic development Limited potential for improvement, negative effects unlikely		close residential dwellings to the north and south and new housing to the west.	
		Potential that site could lead to negative effects on interest feature(s)		The site is already an employment site and		
	Impact on local character, sense of place etc		Likely that development will lead to significant negative effects on interest feature(s).	+	therefore further employment development or use would not be out of character. Any large scale development should be sympathetic to the site and its location. Overall, smaller scale buildings on the site are likely to represent a more appropriate development given the location and would be seen as sympathetic development.	
	% of identified site which is at risk of		++	0%	++	No part of the site is at risk of flooding
			+	Site margins		
	nooding	-	Up to 50%			
			50%			

	To improve local air quality and respond to the effects of climate	air and d to cts of	++ +	Potential to address air quality issues through development Site unlikely to have significant effects on air quality Potential to negatively contribute towards air quality	Evidence from Environmental Health		Eden undertakes monitoring of Nitrogen Dioxide in Appleby. The annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide Concentrations were 21.7µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality.		
NR1				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			The site could deliver renewable energy. Given	
						+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site	Desk based	-	turbines would be suitable. However it might be		
			(orientation, site size,	(orientation, site size,	-	Potential constraints for the development of renewable technology	assessment		possible to install small scale wind turbines if they
				High constraints for the development of renewable technology			were sited carefully. Solar energy could also offer potential.		
	To improve	\\\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-\-	++	No capacity issues	UU: Correspondence		There are no known		
NR2	water quality	Water resources (Correspondence from	+	Potential capacity issues (cumulative)	(SharePoint >	N	issues in Appleby		
NR2 and water resources	water (Correspondence from UU)	-	Likely cumulative capacity issues (potential contribution)	Planning Policy > LDF > Evidence Base >		loodes in Appleby			

				No Capacity. (private infrastructure required)	Infrastructure > UU > Draft LSC WW Capacity)		
			++	Favourable			Although the site does not
			+	Unfavourable recovering			have a watercourse within
			N	Unfavourable no change			it, it is about 570m from
			-	Unfavourable declining			the River Eden. Through Appleby, the River Eden
		Water quality (Biological and chemical)		Poor	GIS layers. SSSI Unit Data, planning policy overlay	N	water quality is described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden at risk from pollution
			++	Greenfield site, previously undeveloped	GIS: Historic Land Use		The site is on the edge of the settlement and is a
		Site based contaminants	+	Site previously developed but no known contamination on site	Data (Generic Overlays > Planning Policy Overlays),	-	brownfield site. As it is a former dairy site, the site
NR3	NR3 To restore and protect land and soil	Contaminants	-	Possible contamination which could result in remedial enhancements	advice from Environmental health		may have possible contamination
				Possible significant contamination.			
			++	ALC grade 5, or Urban			This is a brownfield site
		Agricultural Land	+	ALC grade 4	GIS layers.	++	and there would be no loss
		Classification	-	ALC grade 3 (a & b)	Olo layels.		of agricultural land.
				ALC grade 1-2			
NR4	To manage	Site condition	++	Brownfield within settlement	GIS: (Generic	++	The site is within the

	natural (was	(Brownfield or	+	Brownfield on edge of settlement	Overlays > Local		settlement and is a
	mineral)	Greenfield)	N	Greenfield within settlement	Information)		brownfield site.
	resources sustainably		-	Greenfield on edge of settlement			
	and minimise waste			Greenfield in rural area			
Environmental	Summary					++/N	
ECONOMIC							
			+	Increase			The site would not impact
		Annual tourist days expenditure Eden	-	Decrease		N	on existing or future tourist attractions.
		% tourism Jobs	+	Increase			It is unlikely that the
	To retain existing jobs		-	Decrease		N	scheme would provide additional tourism jobs
EC1	and create new	nd create new	++	Average gross weekly pay >UK average			
	employment opportunities		+	Average gross weekly pay >NW average			The average salary is approximately 92% of the NW average
		Average Salary	N	Average gross weekly pay = 90% of NW average	Nomis	N	
			1	Average gross weekly pay 80% of NW average			144V average
			-	Average gross weekly <80% of NW average			
			++	Employment centre within 5km of settlement			The site is on the edge of
	To improve		+	Employment centre accessed by appropriate public transport within 30 mins	GIS: (Generic	++	Appleby, and within the existing employment area. The site is surrounded by other employment uses
EUZ	C2 access to jobs	employment centres	1	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport	Overlays > Local Information)		which may help promote future economic activity between other businesses
			-	Employment centre >10km of site not accessible by public transport			perween onier publilesses

		Regeneration benefits	++	Site in bottom quartile for deprivation			Appleby Bongate is the
			+	Site in second from bottom quartile ward for deprivation			second least deprived ward in the district. It is
			N	Site in ward in least deprived 50% of wards	N	N	also within the least deprived quartile in the county. Job creation here is unlikely to deliver the range of regeneration benefits that would be experienced within a more deprived community (in terms of increasing employment, health, wealth, and so on). The increase in job availability would still have economic benefits but is considered neutral in terms of regeneration.
			++	10% of all new businesses in emerging technologies			Due to the site being adjacent to an existing
		Number of businesses	+	5% of all new businesses in emerging technology		+	range of uses, there is
		in emerging technologies	N	0% new businesses in emerging technology			potential for limited clean emerging technologies to
	To diversify and			Net loss of businesses in emerging technology			locate to the site.
EC3	strengthen the local	increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT			Being well related to the settlement there is
	economy		+	10% new jobs in finance, business, IT			potential to have jobs in
			-	<10% new jobs in finance, business, IT		+	these sectors. They would
				Net reduction in jobs in finance, business, IT			contribute to increasing the proportion of jobs in finance, IT and business to 10% across the district.

Fconomic Summary					±/N	
			net loss of businesses in public admin, education and health			finance, IT and business to 10% across the district.
	public admin, education and health	-	<23% new jobs in public admin, education and health	+	+	contribute to increasing the proportion of jobs in
	increase in jobs in	+	25% new jobs in public admin, education and health			potential to have jobs in these sectors. They would
		++	30% new jobs in public admin, education and health			Being well related to the settlement there is

Summary: A brownfield Site which is available for redevelopment, the land is adjacent to the Settle-Carlisle Conservation Area and holds the opportunity to improve the setting of the conservation area through the removal of the large buildings which area currently on site. The Site scores poorly in relation to access to the M6 however, it has good access to the A66 which offers access to the M6 and the wider north east.

Cross Cro	ft, Appleb	у				
Objective	Details	Indicator	Score	Appraisal Tool	Source	Cross Croft, Appleby
SOCIAL						
			++	Motorway within 1km		From the centre of the site
			+	A road within 1km and motorway within 5km		the A66 is over 3km away, with the route to the A66
			-	A road >3km and motorway within 10km		northbound taking traffic through the centre of town
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network		Motorway >10km	GIS: (Generic Overlays> Eden LDF)	although the A66 southbound can be accessed to the south thus avoiding contributing to town centre traffic. The site is on the southern edge of Appleby, therefore this could cause an adverse effect on north bound traffic going through the town centre and affecting the amenity of the town. For national distribution or supplies, the site is about 23km from the M6 and therefore this would be an adverse location in terms of access. Should motorway access be required it would be significantly adverse.
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays >	+ From the centre of the site, the closet bus stop is

			+ N	Bus stop or rail station with regular service <800m from site Within 2 km of bus or rail service Bus or rail <2km from site	Local Information)		currently about 940m however a new housing development opposite the former dairy site is generating additional bus stops, the nearest of which would be about 700m from the site. Appleby railway station is about 1.3km from the site. The site is relatively accessible by public transport and is thus considered to be positive.	
			++	Public rights of way would be created and the network enhanced				
			+	Good access to nearby Rights of Way	GIS: Rights of Way			
		Public Rights of Way	N	No impact or nearby access	definitive map	Ν	No Right of Way on site	
		r done ragine or way	-	Public rights of way would be diverted as a result of development	(Generic Overlays > Local Information)			
			1	Public rights of way would be lost as a result of development				
			++	>4%			0.00/ 1	
		Apprenticeships	+	3.5-4%	Census data	+	3.8% have undertaken an apprenticeship	
		Apprenticeships	-	<3.2%	Census data		арргенисезттр	
				<3%				
	To improve		++	Facilities within 5km of settlement			Appleby Heritage Centre	
SP4	the level of		+	Facilities accessed by appropriate public transport within 30 mines.			with its adult education is about 1.2km from the	
		education Appear to college	-	Facilities 5-10km of site not accessible within 30 mines by appropriate public transport	GIS: Eden Educational Facilities (Generic Overlays > Planning	++	centre of the site. Therefore this is significantly positive, as	
			centres	centres	centres		Facilities >10km of site not accessible within 30 mins by appropriate public transport.	Policy Overlays).

							opportunity of further education and could provide a more skilled workforce in the area.
			++	<22%			
		% population with no	+	22-25%	Census data	+	23%
		qualifications	N	25-30%			
			-	>30%			
			++	>30% +			
		% population with	+	25-29%		N	24%
		NVQ4 and above	N	22-24%	Census data		
			-	20-22%			
	+			<20%			
			+	>82% population in good or very good health			
		%population in good or very good health	N	80-81% population in good or very good health	Census data	+	82%
			-	<80% population in good or very good health			
		Number of residents with limited ability to	+	<20% population with limited day-to- day activity	Census data	+	17%
	To improve the health	do day-to-day activity	-	>20% population with limited day-to- day activity	Census data		
SP5	and sense of well-being of		++	Green space or play facility within 400m of site			There are no accessible green spaces close to the
	people		+	Green space or play facility within 800m of site			site (with the closest being 1070m from centre of the
	play areas	Distance to children's play areas/ accessible	-	Green space or play facility within 2km of site	GIS: Accessible Spaces (Generic Overlays>Planning	-	site). The impact of this is negative, as access to
		green spaces		Green space or play facility >2km of site	Policy Overlays)		such space makes the development more desirable, as people would like to have access to such spaces close to where

cial Summ	arv					+	
	history			Site outside of boundary, not related to cluster of units related to settlement			
	communities with a strong sense local	unities strong	-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.	settlement.		an existing industria estate.
SP6	active, inclusive and open- minded	Location in relation to existing settlement	N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.	Visual analysis of sites in relation to current	+	field site on the edge of the settlement, therefore, although it is adjacent to
	To create vibrant,		+	Site well related, on the edge of the settlement			The site is a greenfie
			++	Site clearly defined within settlement			
				Development would have a significantly negative impact upon residents amenity			developments close to or directly adjacent a open countryside of another employment s
		human health (Light, noise, visual etc pollution)	-	Potential issues which could give rise to problems associated with residential amenity	assessment of features that may affect human health	N	Therefore there will to limited impact on neighbouring uses as
		Neighbouring uses which may affect	N	Development would not lead to any issues related to residential amenity	Desk based		residential dwellings a about 400m away.
			+	Development would enhance residential amenity			development is the for dairy site, and the nea
			++	Development would significantly enhance residential amenity			The site is on the edge the settlement; the clo
							they work, but also a such spaces help to provide an attractive development and help meet health and well-b objectives.

	To protect	Potential effects on local biodiversity	++ +	No known issues and potential for biodiversity enhancements 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	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	There are no known sites or species of biodiversity importance within 250m of site however the River Eden SAC is located just over 500m from the site.
EN1	To protect and enhance biodiversity	Effects on trees and hedgerows	++ + N -	Would result in protected and increased tree cover, hedges etc would result in net increase in tree cover, hedge etc 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	site visit/ Tree Surveys	-	The site is bisected by a hedge and there is tree cover and hedgerow planting along the eastern boundary with the A66. The trees around the site boundary should be protected although it is acknowledged that the hedgerow through the site centre would be lost.
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character Site unlikely to have negative landscape considerations Potential negative issues with landscape character Highly likely potential for negative effects on landscape character	Site assessment/Cumbria Landscape Toolkit	-	The site is not in the AONB. The landscape character in this area is described as Broad Valleys, characterised by wide and deep valleys with open floodplains, rural farmland comprising significant areas of improved pasture. This particular site is situated between the existing industrial estate and the A66 so its rural

							character has already been substantially eroded. Therefore further employment development in this area would not have any substantial effect on the landscape however development should be sensitive to its environment with sympathetic building design and materials, and appropriate planting to retain the rural character of the area
			++	Development does not affect designated landscape			The development does not
		Effect on designated landscape	-	Development affects setting of designated landscape	GIS layers.	++	affect a designated landscape
				Development directly affects designated landscape			
			++	Potential to enhance the historic environment, contributing to enhancements			The site does not directly affect the historic environment. There are
			+	Potential for sympathetic development	010 0 1 1 1		two conservation areas in
	To improve	Impact on historic features of interest	N	Limited potential for improvement, negative effects unlikely	GIS: Constraints (Generic Overlays > Listed		Appleby: the Settle- Carlisle CA follows the
EN3	the quality of the built	(Conservation area, Listed building, SAM,	-	Potential that site could lead to negative effects on interest feature(s)	Buildings/Conservation Areas/SAMs)/	N	railway line and is approx 300m from the site and the
	environment	AAI)		Likely that development will lead to significant negative effects on interest feature(s).	Heritage Assessments		Appleby conservation area is about 600m away from the site, with the closest listed building about 600m and Scheduled Monument, 720m. The site is unlikely

				Potential to enhance the local character			to be visible from the designated assets as there is no open land between them and there is therefore likely to be no effect on the historic assets or their setting.
			++	contributing to enhancements			The site is adjacent to industrial uses to the west,
			+	Potential for sympathetic development			with the rest of the area
			N	Limited potential for improvement, negative effects unlikely			being open pasture, although development
			-	Potential that site could lead to negative effects on interest feature(s)			would change the rural nature of the area, the site
		Impact on local character, sense of place etc		Likely that development will lead to significant negative effects on interest feature(s).		N	is between an employment site and a main road and therefore further employment development or use would not be out of character. Any development should be on a similar scale to existing units.
		% of identified site	++	0%		++	No part of the site is at risk
		which is at risk of flooding	+	Site margins			of flooding
		nooding	-	Up to 50%			
				50%			
NR1	To improve local air	Effects upon air quality (proximity to	++	Potential to address air quality issues through development	Evidence from	+	Eden undertakes monitoring of Nitrogen
1417.1	quality and respond to	areas with known issues)	+	Site unlikely to have significant effects on air quality	Environmental Health		Dioxide in Appleby. The annual average for 2010

	the effects of climate change		-	Potential to negatively contribute towards air quality			(the latest data available) suggests that Annual mean Nitrogen Dioxide
				Site highly likely to negatively contribute towards air quality			Concentrations were 21.7µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality
			++	Clear potential for the application of renewable technologies			The site could deliver Renewable energy. Given
		Potential for the	+	Potential for the application of renewable technology			the proximity to the town and the A66 it is unlikely
		installation of decentralised renewable	N	Limited knowledge or understanding of the application of technology on site	Desk based		that large wind turbines would be suitable.
		technologies (orientation, site size,	-	Potential constraints for the development of renewable technology	assessment		However it might be possible to install small
		topography/natural assets)		High constraints for the development of renewable technology			scale wind turbines if they were sited carefully. Solar energy could also offer potential.
	To improve	Water recourses	++	No capacity issues	UU: Correspondence		There are no known
NR2	water quality	Water regolires	+	Potential capacity issues (cumulative)	(SharePoint >	N	issues in Appleby
14112	and water resources	UU)	-	Likely cumulative capacity issues (potential contribution)	Planning Policy > LDF > Evidence Base >		issues in Appleby

				No Capacity. (private infrastructure required)	Infrastructure > UU > Draft LSC WW Capacity)		
			++	Favourable			Although the site does not
			+	Unfavourable recovering		N	have a watercourse within, it is about 950m from the River Eden. Through Appleby, the River Eden water quality is described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden at risk from pollution
			N	Unfavourable no change			
		Water quality (Biological and chemical)	-	Unfavourable declining	GIS layers. SSSI Unit Data, planning policy overlay		
				Poor			
			++	Greenfield site, previously undeveloped	GIS: Historic Land Use		
NR3	To restore and protect land and soil	Site based contaminants Agricultural Land Classification	+	Site previously developed but no known contamination on site	Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	Ν	No known contamination on site
			-	Possible contamination which could result in remedial enhancements			
				Possible significant contamination.			
			++	ALC grade 5, or Urban	GIS layers.	-	Haban and analysis On 1 0
			+	ALC grade 4			Urban extension. Grade 3 land.
			-	ALC grade 3 (a & b)			iailu.
				ALC grade 1-2			
NR4	To manage	Site condition	++	Brownfield within settlement	GIS: (Generic	-	The site is on the edge of

	natural (was	(Brownfield or	+	Brownfield on edge of settlement	Overlays > Local		the settlement and is a
	mineral)	Greenfield)	N	Greenfield within settlement	Information)		greenfield.
	resources sustainably		-	Greenfield on edge of settlement			
	and minimise			Greenfield in rural area			
Environmenta	waste					N/-	
Liviioiiiioiia	. Cammary					14/	
ECONOMIC							
			+	Increase			The site would not impact
	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	-	Decrease		N	on existing or future tourist attractions.
		% tourism Jobs	+	Increase			It is unlikely that the
EC1			-	Decrease		N	scheme would provide additional tourism jobs
		Average Salary	++	Average gross weekly pay >UK average			
			+	Average gross weekly pay >NW average	Nomis	N	The average salary is approximately 92% of the 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	cess to Distance to	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The site is on the edge of Appleby, and adjacent to
			+	Employment centre accessed by appropriate public transport within 30 mins			the existing employment centre. The site is surrounded to the west by
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			other employment uses, therefore its location with other industrial uses would
			-	Employment centre >10km of site not accessible by public transport			be positive and its location with regard to other

		Regeneration benefits	++ +	Site in bottom quartile for deprivation Site in second from bottom quartile ward for deprivation Site in ward in least deprived 50% of wards		N	business may help promote future economic activity between other businesses. Appleby Bongate is the second least deprived ward in the district. It is also within the least deprived quartile in the county. Job creation here is unlikely to deliver the range of regeneration benefits that would be experienced within a more deprived community (in terms of increasing employment, health, wealth, and so on). The increase in job availability would still have economic benefits but is considered neutral in terms of regeneration.
			++	10% of all new businesses in emerging			-
	To diversify and strengthen the local economy	Number of businesses in emerging technologies increase in jobs in business, finance, IT	+	technologies 5% of all new businesses in emerging	+		Due to the site being adjacent to existing industrial uses, there is potential for emerging
EC3			N	technology 0% new businesses in emerging technology		+	
				Net loss of businesses in emerging technology			technologies.
				20% new jobs finance, business, IT	N	N	Due to the site being adjacent to existing
			+	10% new jobs in finance, business, IT			industrial uses, it is
			-	<10% new jobs in finance, business, IT			unlikely to be used for

			Net reduction in jobs in finance, business, IT			finance, IT, or business uses.
		++	30% new jobs in public admin, education and health			Due to the site being adjacent to existing
	increase in jobs in public admin, education and health	+	25% new jobs in public admin, education and health	N	industrial uses, it is unlikely to be used for	
		-	<23% new jobs in public admin, education and health			public admin, education and health employment
			net loss of businesses in public admin, education and health		uses.	

Economic Summary

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Summary: A greenfield Site which is available for redevelopment, the land is adjacent to the A66 and views would be available from this main arterial route. However, the site is not within the setting of any listed buildings or conversation areas. The Site scores poorly in relation to access to the M6 however, it has good access to the A66 which offers access to the M6 and the wider north east.