

# Appendix 6 Completed Qualitative Site Assessments

**Site Name: Site 1, Gilwilly Industrial Estate**

## General

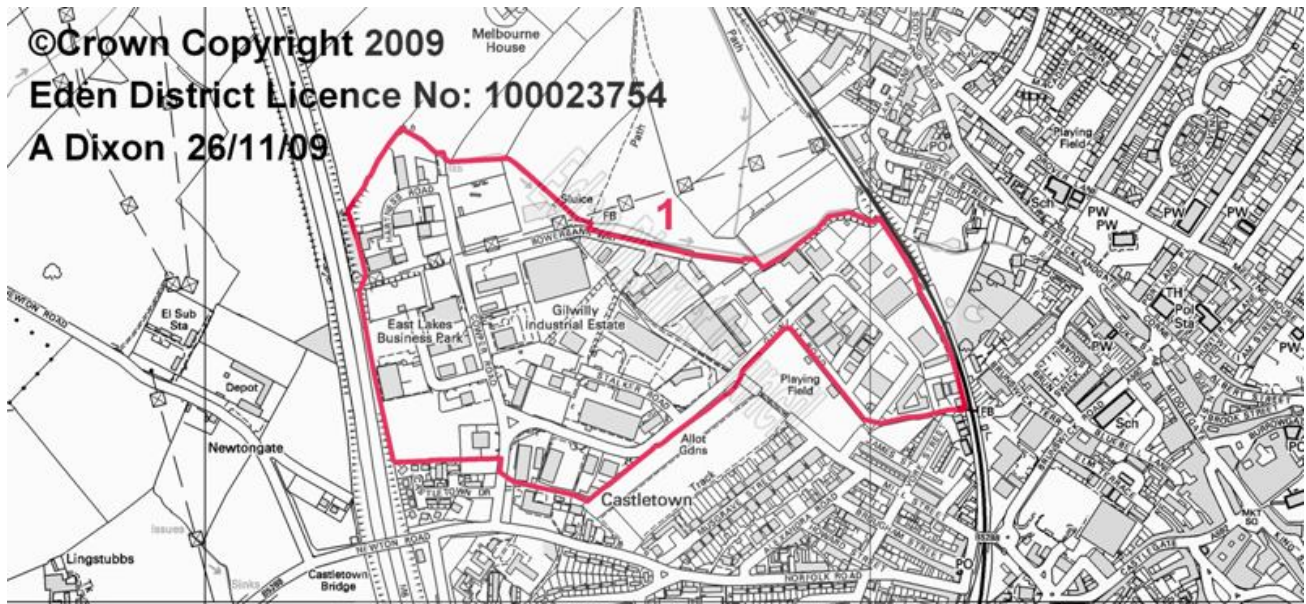
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	28.26 ha
	Vacant Available Area	Vacancy rates low
General Site Description	<p>Established light industrial estate, very few vacancies, mix of unit types, although majority steel portal frame units, brick curtain walling and aluminium cladding.</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Lower Super Output Area 003E</li> <li>▪ Ward: Penrith West</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• Part allocated in Local Plan</li> </ul>	

## Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment			✓	
	Quality of the external environment			✓	
	Amenity Impacts (eg. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of wider environmental quality		✓		
	Availability of local facilities including retail and housing		✓		
Accessibility	Ease of access to the Strategic Highway Network		✓		
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest				✓
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding		✓		
<b>Market Attractiveness Score</b>		<b>3</b>			

## Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification				✓
	Ease of access to public transport			✓	
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Ability to deliver specific regeneration objectives		✓		
Economic Development	Economic Development		✓		
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>3</b>			
<b>Classification</b>		<b>Good</b>			



## Site Name: Site 2A, Eden Business Park Phase 1

### General

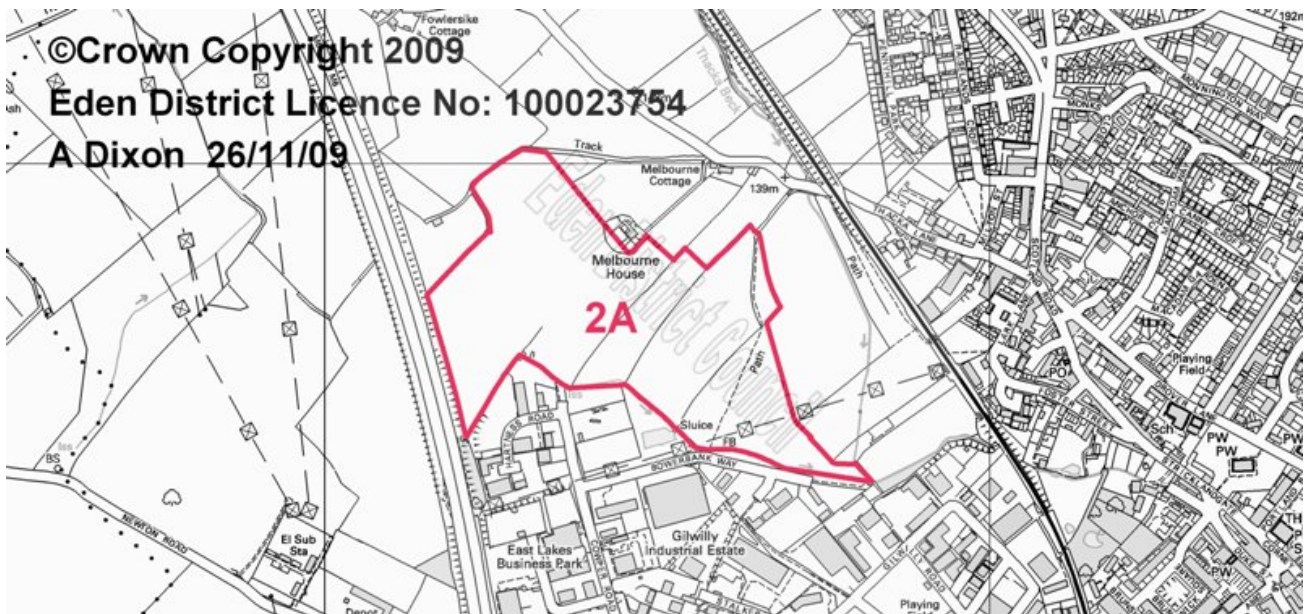
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	14.82 ha
	Vacant Available Area	The majority of this site is sold but undeveloped
General Site Description	<p>Purpose built industrial/business estate, partly developed but majority are just infrastructure. Offices to be developed, predominantly undeveloped but site infrastructure in place. Eco-office under construction. 2 portal frame sheds, agriculture use/wholesale.</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Lower Super Output Area 003E</li> <li>▪ Ward: Penrith West</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• EM2, 1996 Local Plan, 1.3ha</li> </ul>	

### Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (eg. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing		✓		
Accessibility	Ease of access to the Strategic Highway Network		✓		
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding		✓		
<b>Market Attractiveness Score</b>		<b>4</b>			

## Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification	✓			
	Ease of access to public transport	✓			
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives				✓
Economic Development	Economic Development				✓
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>3</b>			
<b>Classification</b>		<b>Good</b>			



## Site Name: Site 2B, Eden Business Park Phase 2

### General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	121.77 ha
General Site Description	<p>Greenfield, undeveloped with no infrastructure. Adjacent to M6, rural in nature working farms and agricultural land.</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Lower Super Output Area 003E</li> <li>▪ Ward: Penrith West</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• Unallocated</li> </ul>	

### Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment	N/A			
	Quality of the external environment			✓	
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility			✓	
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network	✓			
	Quality of local road access		✓		
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations		✓		
Site Development Constraints	Environmental Constraints and abnormal development requirements		✓		
	Physical site features				✓
	Ground conditions / Contamination				✓
	Flooding		✓		
<b>Market Attractiveness Score</b>		<b>2</b>			

## Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location	✓			
	Land Classification	✓			
	Ease of access to public transport	✓			
	Ease of walking and cycling	✓			
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources	✓			
Social Progress and Regeneration	Ability to deliver specific regeneration objectives	✓			
Economic Development	Economic Development			✓	
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>1</b>			
<b>Classification</b>		<b>Moderate</b>			



## Site Name: Site 3, Penrith Business Park

### General

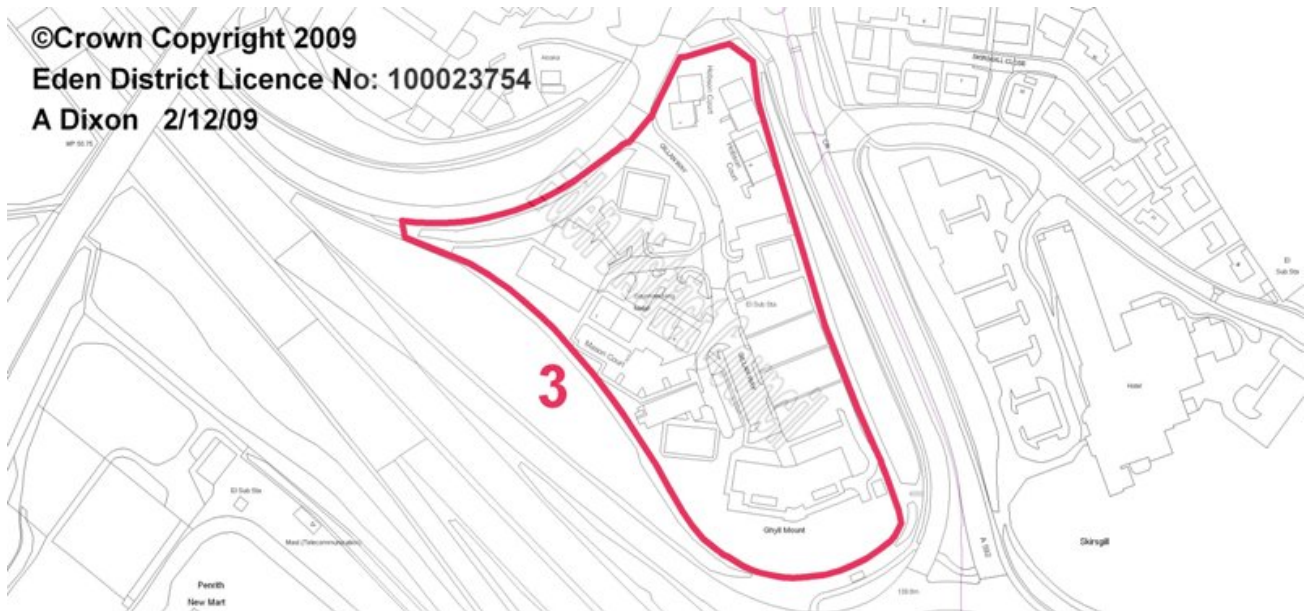
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	2.40 ha
General Site Description	<p>10 modern units circa 10 years. There is good signposting and age suggests good IT broadband connections.</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Lower Super Output Area 003D</li> <li>▪ Ward: Penrith West</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• EM1, 1996 Local Plan</li> </ul>	

### Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (eg. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality		✓		
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability		✓		
	Marketing and enquiry interest			✓	
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features			✓	
	Ground conditions / Contamination				✓
	Flooding	✓			
<b>Market Attractiveness Score</b>		<b>3</b>			

## Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport		✓		
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Ability to deliver specific regeneration objectives		✓		
Economic Development	Economic Development		✓		
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>2</b>			
<b>Classification</b>		<b>Good</b>			





**Site Name: Site 4, Bridge Lane Depot**

**General**

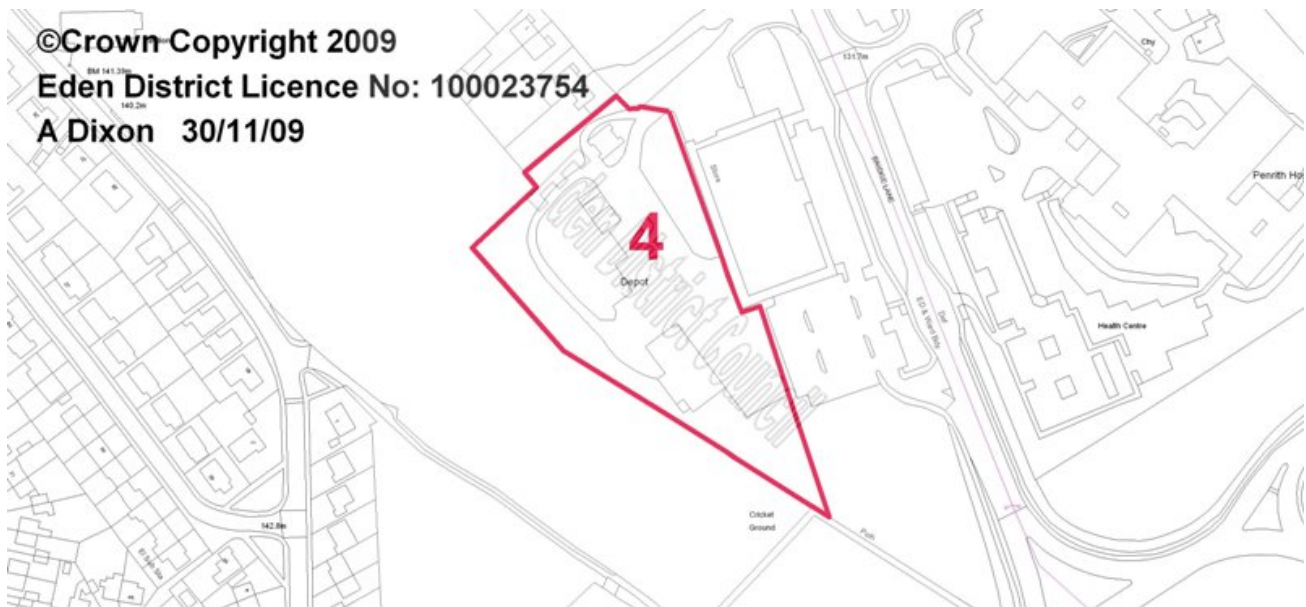
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.92 ha
General Site Description	<p>2 sheds presently on site. The majority of the site is hard standing for HGV. There is redevelopment potential in the form of an extension to B&amp;Q or equivalent.</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Lower Layer Super Output Area 004G</li> <li>▪ Ward: Penrith South</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• Unallocated</li> </ul>	

**Market Attractiveness**

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment			✓	
	Quality of the external environment			✓	
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility				✓
	Perception of the wider environmental quality		✓		
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access				✓
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest				✓
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination			✓	
	Flooding				✓
<b>Market Attractiveness Score</b>		<b>4</b>			

## Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	✓ Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport		✓		
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives		✓		
Economic Development	Economic Development		✓		
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>3</b>			
<b>Classification</b>		<b>Very Good</b>			



## Site Name: Site 5, Greggs the bakery Head Office

### General

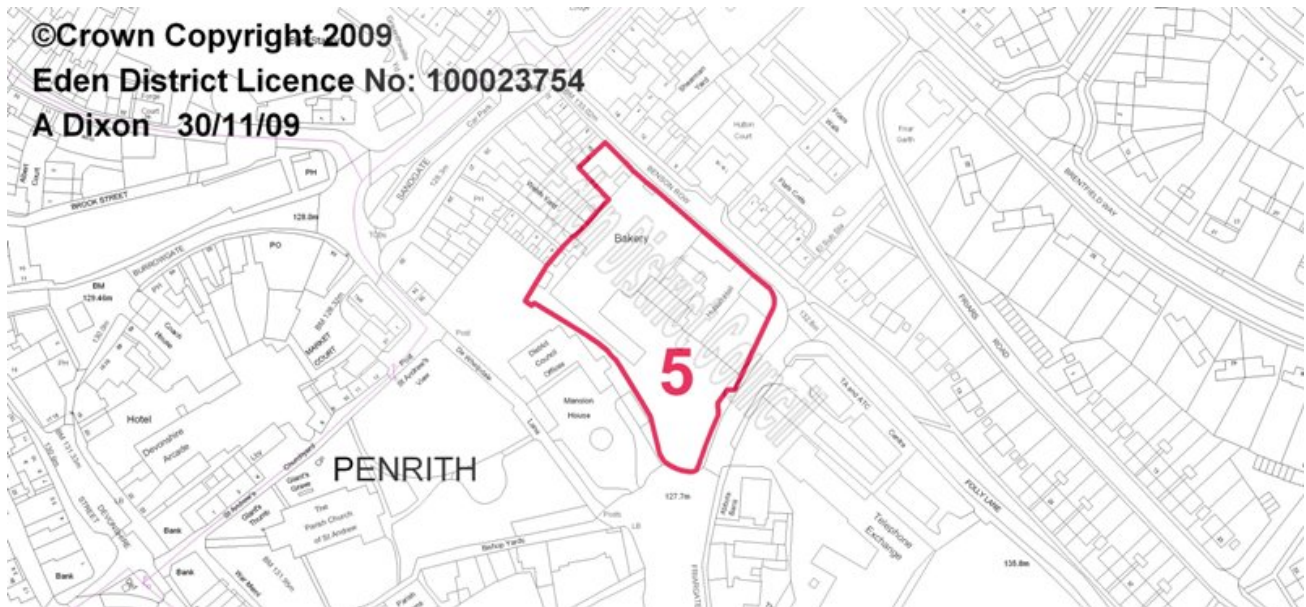
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.55 ha
General Site Description	<p>Office and baking/distribution facilities. Grade 2 listed building which is not considered fit for purpose.</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Eden 003A Lower Layer Super Output Area</li> <li>▪ Ward: Penrith East</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• Unallocated</li> <li>• Within Conservation Area</li> </ul>	

### Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment		✓		
	Quality of the external environment		✓		
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses			✓	
	Road frontage visibility				✓
	Perception of the wider environmental quality		✓		
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network		✓		
	Quality of local road access		✓		
	Quality of site access			✓	
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest		✓		
Ownership	Ownership / owner aspirations	✓			
Site Development Constraints	Environmental Constraints and abnormal development requirements	✓			
	Physical site features	✓			
	Ground conditions / Contamination				✓
	Flooding		✓		
<b>Market Attractiveness Score</b>		<b>2</b>			

## Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification				✓
	Ease of access to public transport		✓		
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Ability to deliver specific regeneration objectives				✓
Economic Development	Economic Development	✓			
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>3</b>			
<b>Classification</b>		<b>Other</b>			



## Site Name: Site 6, Penrith New Square

### General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	9.36 ha
General Site Description	<p>The site is a large site which has been cleared and was due to be developed for town centre mixed use development with Sainsbury's and residential use. However construction activity on the site at the time of survey had halted.</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Eden 003C Lower Layer Super Output Area</li> <li>▪ Ward: Penrith South</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• Unallocated</li> </ul>	

### Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment	N/A			
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses			✓	
	Road frontage visibility			✓	
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access				✓
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest	✓			
Ownership	Ownership / owner aspirations				✓
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features			✓	
	Ground conditions / Contamination				✓
	Flooding	✓			
<b>Market Attractiveness Score</b>		<b>Other</b>			

## Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location			✓	
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources				✓
Social Progress and Regeneration	Ability to deliver specific regeneration objectives				✓
Economic Development	Economic Development				✓
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>4</b>			
<b>Classification</b>		<b>Good</b>			



## Site Name: Site 7, Ullswater Road

### General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.65 ha
General Site Description	<p>This site is a former haulage depot and planning consent has been granted for A1 use</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Eden 004G Lower Layer Super Output Area</li> <li>▪ Ward: Penrith South</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• Unallocated</li> </ul>	

### Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment	N/A			
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)			✓	
Quality of the Wider Environment	Adjoining land uses		✓		
	Road frontage visibility				✓
	Perception of the wider environmental quality				✓
	Availability of local facilities including retail and housing				✓
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest	✓			
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements				✓
	Physical site features		✓		
	Ground conditions / Contamination			✓	
	Flooding				✓
<b>Market Attractiveness Score</b>		<b>3</b>			

## Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport				✓
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives			✓	
Economic Development	Economic Development		✓		
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>3</b>			
<b>Classification</b>		<b>Good</b>			





## Site Name: Site 8, Carleton Hall Police HQ

### General

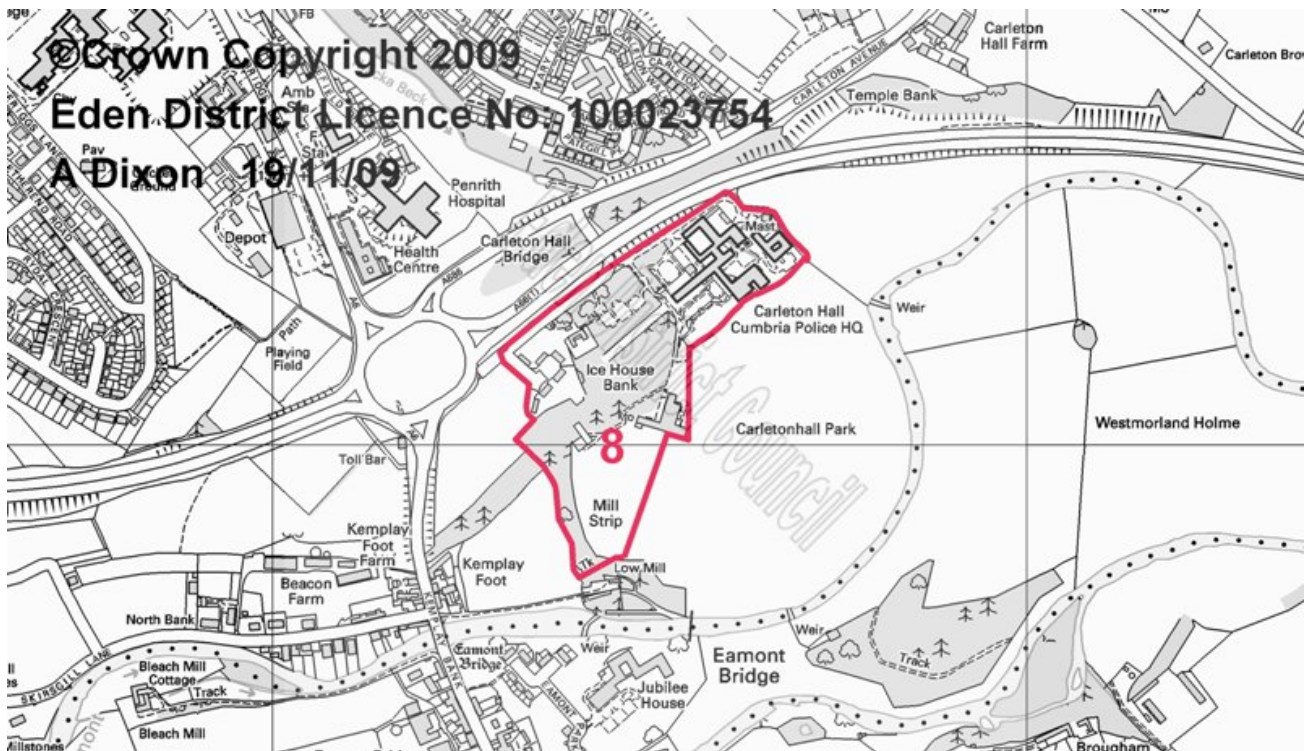
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	8.82 ha
General Site Description	<p>17<sup>th</sup> Century hall and out buildings with 20<sup>th</sup> Century additions. The site would make an attractive heritage led mixed use scheme. Live/work, started units etc. Land available for enabling development.</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Eden 003B Lower Layer Super Output Area</li> <li>▪ Ward: Penrith Pategill</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• Unallocated</li> </ul>	

### Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment			✓	
	Quality of the external environment			✓	
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility	✓			
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing		✓		
Accessibility	Ease of access to the Strategic Highway Network				✓
	Quality of local road access			✓	
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest				✓
Ownership	Ownership / owner aspirations	✓			
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features			✓	
	Ground conditions / Contamination				✓
	Flooding		✓		
<b>Market Attractiveness Score</b>		<b>3</b>			

## Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification			✓	
	Ease of access to public transport	✓			
	Ease of walking and cycling		✓		
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Ability to deliver specific regeneration objectives			✓	
Economic Development	Economic Development		✓		
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>2</b>			
<b>Classification</b>		<b>Other</b>			



## Site Name: Site 9, Fire Department Convalescence Home, Eamont Bridge, Penrith

### General

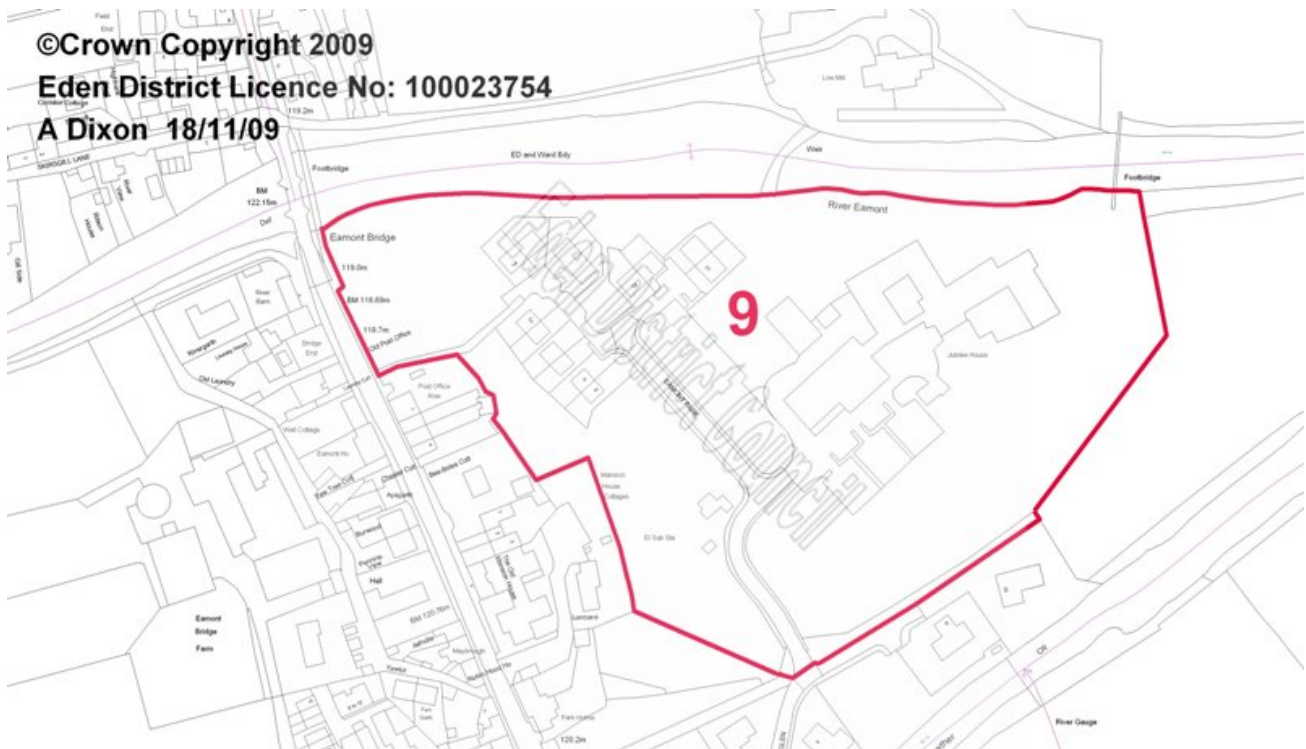
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	4.31 ha
General Site Description	<p>The main convalescence home is located in the centre of the site with a small cul-de-sac of detached bungalows situation off the main access road which are available to beneficiaries for recuperation breaks. The rest of the site is laid to grass with mature trees and planting throughout.</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Eden 004A Lower Layer Super Output Area</li> <li>▪ Ward: Eamont</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• Unallocated</li> </ul>	

### Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment				✓
	Quality of the external environment				✓
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses				✓
	Road frontage visibility	✓			
	Perception of the wider environmental quality			✓	
	Availability of local facilities including retail and housing	✓			
Accessibility	Ease of access to the Strategic Highway Network		✓		
	Quality of local road access		✓		
	Quality of site access		✓		
Market Conditions / Perception of Demand	Duration of availability				✓
	Marketing and enquiry interest	✓			
Ownership	Ownership / owner aspirations			✓	
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features	✓			
	Ground conditions / Contamination				✓
	Flooding		✓		
<b>Market Attractiveness Score</b>		<b>2</b>			

## Environmental Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification		✓		
	Ease of access to public transport		✓		
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources		✓		
Social Progress and Regeneration	Ability to deliver specific regeneration objectives		✓		
Economic Development	Economic Development		✓		
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>2</b>			
<b>Classification</b>		<b>Owner Specific</b>			



## Site Name: Site 10, Scotland Road

### General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.32 ha
General Site Description	<p>Site has been developed for use however the units are now vacant. The site contains a showroom building and derelict building to the rear of the site.</p> <p>Site Information -</p> <ul style="list-style-type: none"> <li>▪ Super Output Area: Eden 004F Lower Layer Super Output Area</li> <li>▪ Ward: Penrith North</li> <li>▪ Sub-Area: Penrith</li> </ul> <p>Policy Allocation –</p> <ul style="list-style-type: none"> <li>• Unallocated</li> </ul>	

### Market Attractiveness

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Quality of Existing Portfolio and Environment	Quality of the existing portfolio, internal and external environment		✓		
	Quality of the external environment			✓	
	Amenity Impacts (e.g. noise, smell, dust)				✓
Quality of the Wider Environment	Adjoining land uses			✓	
	Road frontage visibility		✓		
	Perception of the wider environmental quality		✓		
	Availability of local facilities including retail and housing			✓	
Accessibility	Ease of access to the Strategic Highway Network	✓			
	Quality of local road access		✓		
	Quality of site access				✓
Market Conditions / Perception of Demand	Duration of availability	✓			
	Marketing and enquiry interest			✓	
Ownership	Ownership / owner aspirations		✓		
Site Development Constraints	Environmental Constraints and abnormal development requirements			✓	
	Physical site features	✓			
	Ground conditions / Contamination				✓
	Flooding				✓
<b>Market Attractiveness Score</b>		<b>3</b>			

## Sustainability and Strategic Planning

Appraisal Criteria	Indicator	Score			
		1	2	3	4
Prudent use of Natural Resources	Sequential Location		✓		
	Land Classification				✓
	Ease of access to public transport	✓			
	Ease of walking and cycling			✓	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources			✓	
Social Progress and Regeneration	Ability to deliver specific regeneration objectives		✓		
Economic Development	Economic Development		✓		
<b>Environmental Sustainability and Strategic Planning Score</b>		<b>2</b>			
<b>Classification</b>		<b>Good</b>			

