

Appendix 6 Completed Qualitative Site Assessments

Site Name: Site 31, EDC Industrial Units adjacent to the railway station

General

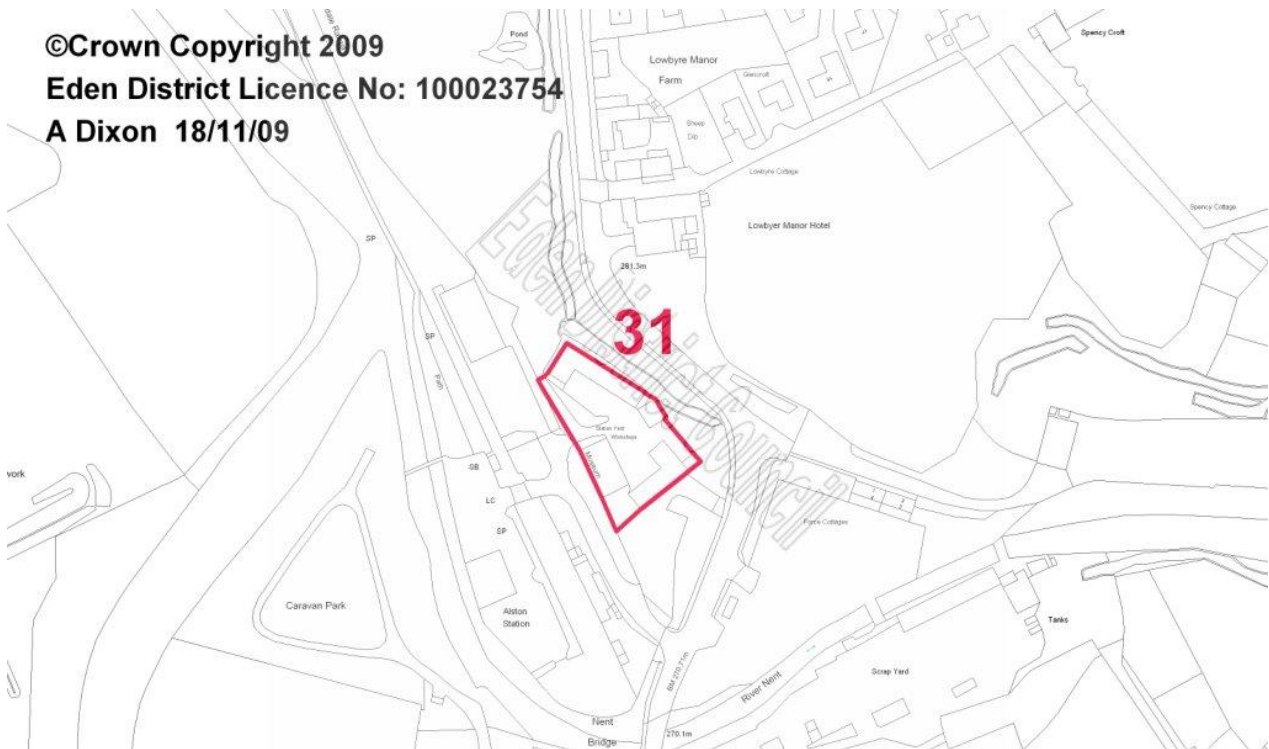
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.23 ha
General Site Description	Redevelopment of former industrial space into 9 light industrial units, circulation space. Site Information - <ul style="list-style-type: none"> ▪ Super Output Area: Eden 001A Lower Layer Super Output Area ▪ Ward: Alston Moor ▪ Sub-Area: Alston Policy Allocation – <ul style="list-style-type: none"> • Unallocated 	

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		✓		
Accessibility	Availability of local facilities including retail and housing			✓	
	Ease of access to the Strategic Highway Network		✓		
	Quality of local road access			✓	
Market Conditions / Perception of Demand	Quality of site access				✓
	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				✓
Market Attractiveness Score		3			

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		✓		
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			



Site Name: Site 32, Kirkby Stephen Railway Depot

General

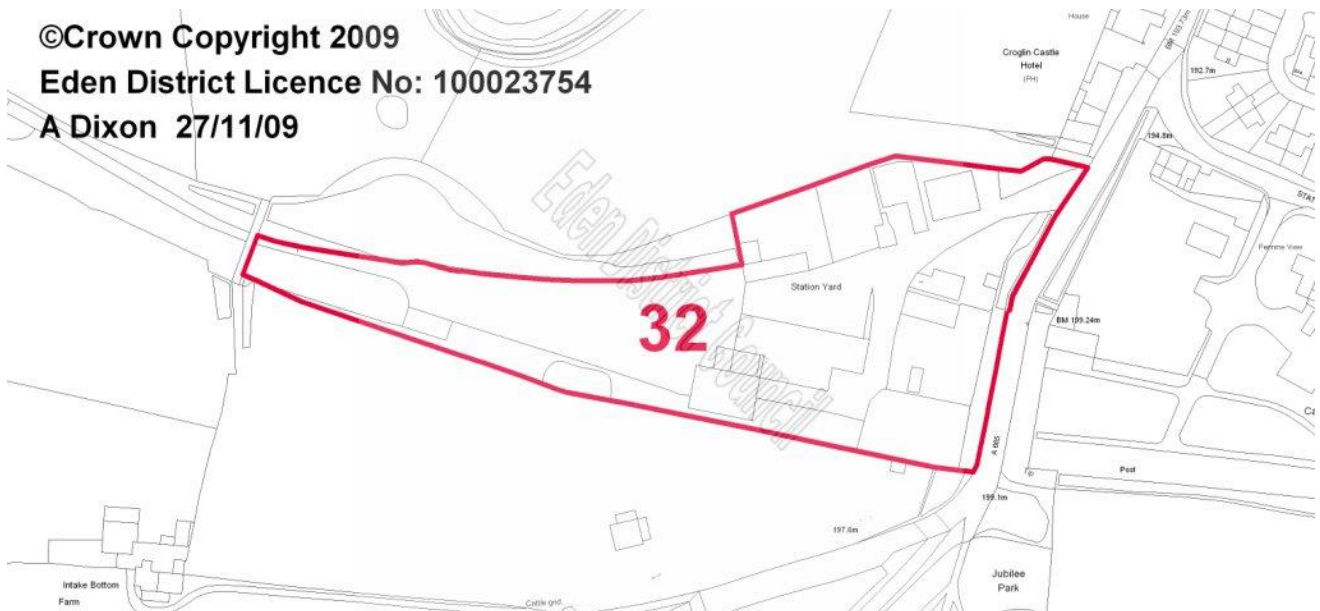
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.81 ha
General Site Description	<p>The site is occupied by a railway museum/workshop and scrap yard</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 007B Lower Layer Super Output Area ▪ Ward: Kirkby Stephen ▪ Sub-Area: Kirkby Stephen <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

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				✓
Market Attractiveness Score		3			

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		✓		
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			



Site Name: Site 33, Kirkby Stephen Business Park

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.2 ha (3 acre) site with planning consent for B1, B2 and B8
General Site Description	<p>There is one portal frame shed. The remainder of the site is undeveloped but allocated for employment use within the 1996 Local Plan. The proposed units will be built of steel frame constructions, having an eaves height of approximately 20'.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 007B Lower Layer Super Output Area ▪ Ward: Kirkby Stephen ▪ Sub-Area: Kirkby Stephen <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Allocated for employment under Policy EMP3, 1996 Local Plan 	

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				✓
Market Attractiveness Score		3			

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		✓		
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			

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Site Name: Site 34, Hobson's Lane Estate, Kirkby Stephen

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	3.48 ha
General Site Description	<p>Developed industrial estate used for a range of uses (B1, B2 and B8) some light industrial, recycling, storage and distributions. Reasonably modern industrial estate. Occupancy levels high with only one vacancy (3,437 sq m (37,000 sq ft)) marketed by Pell & Co.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 007B Lower Layer Super Output Area ▪ Ward: Kirkby Stephen ▪ Sub-Area: Alston <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

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				✓
Market Attractiveness Score		3			

Site Name: Site 35, British Gypsum, Kirkby Thore

General

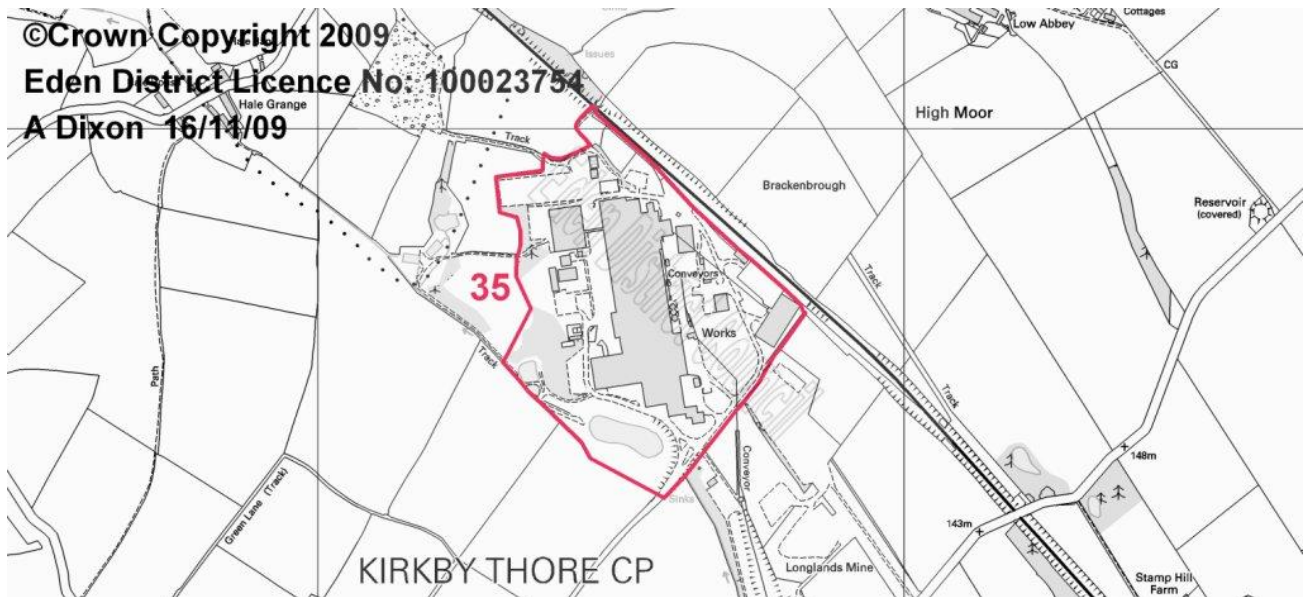
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	19.70 ha
General Site Description	<p>Good strategic links to the M6 and A1 via the A66. The site comprises of a large manufacturing plant, somewhat isolated in location. There are no similar uses around the locality.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 006D Lower Layer Super Output Area ▪ Ward: Kirkby Thore ▪ Sub-Area: Kirkby Stephen <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

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				✓
Market Attractiveness Score		3			

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		✓		
Environmental Sustainability and Strategic Planning Score		2			
Classification		Owner Specific			



Site Name: Site 36, Corus Quarry, Shap

General

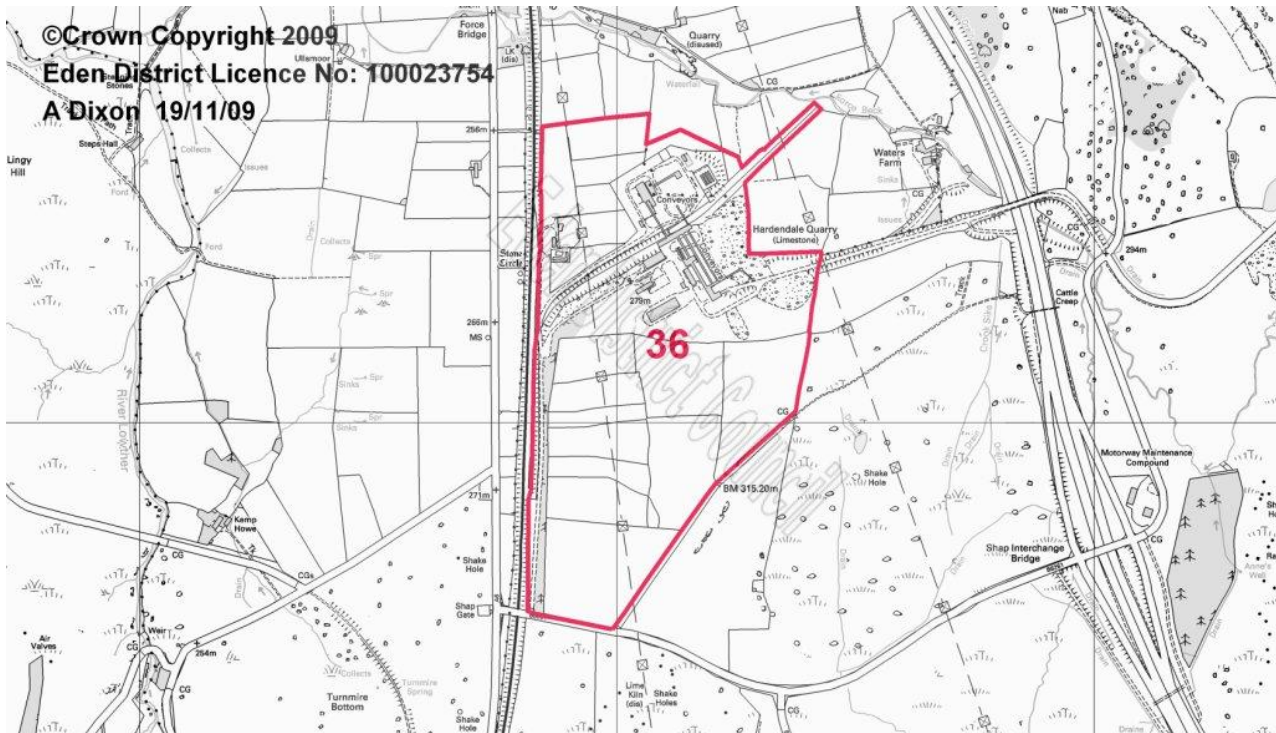
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	45.74 ha
General Site Description	Rural location adjacent to M6 and railway line Site Information - <ul style="list-style-type: none"> ▪ Super Output Area: Eden 006G Lower Layer Super Output Area ▪ Ward: Shap ▪ Sub-Area: Appleby Policy Allocation – <ul style="list-style-type: none"> • Unallocated 	

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				✓
Market Attractiveness Score		3			

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			✓	
Environmental Sustainability and Strategic Planning Score		2			
Classification		Owner Specific			



Site Name: Site 37, Vion Foods, Shap

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	3.25 ha
General Site Description	<p>A small scale food plant with site office.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 006G Lower Layer Super Output Area ▪ Ward: Shap ▪ Sub-Area: Appleby <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

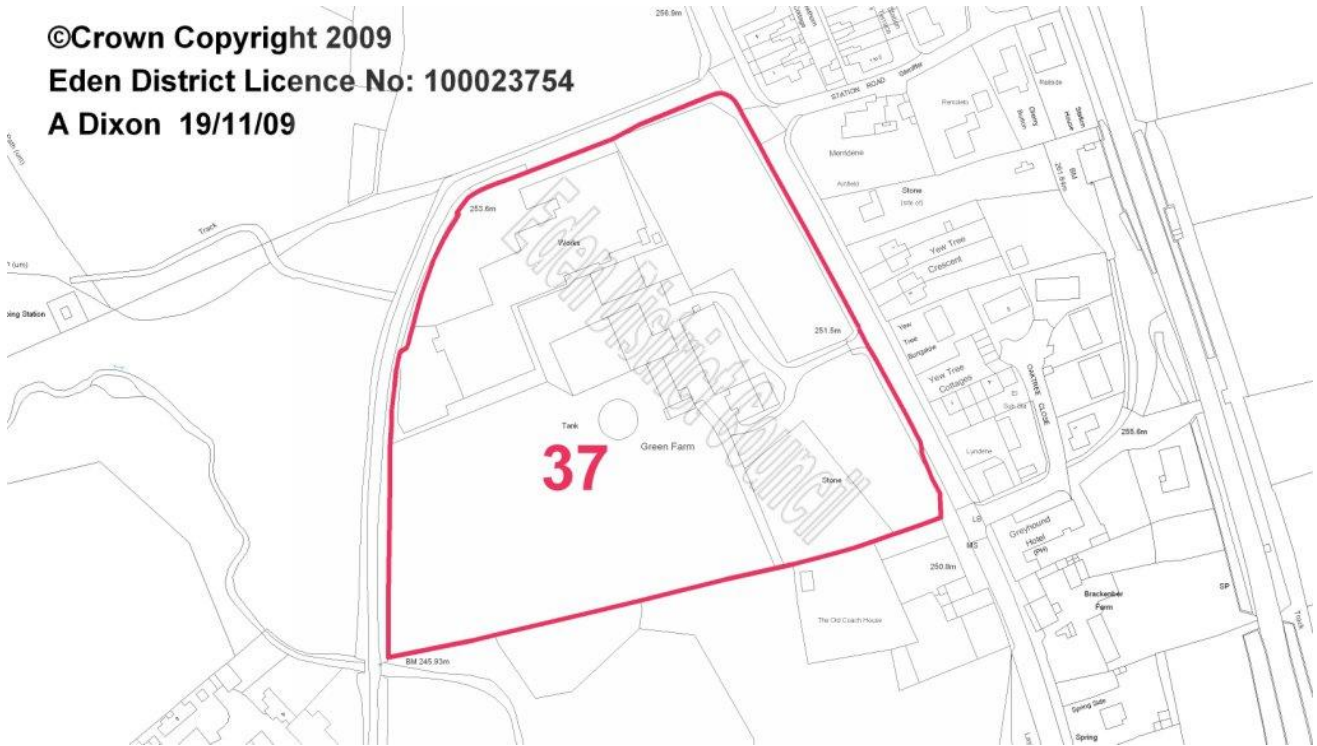
Market Attractiveness

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				✓
Market Attractiveness Score		3			

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			✓	
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			

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Site Name: Site 38A, Old Tebay Depot

General

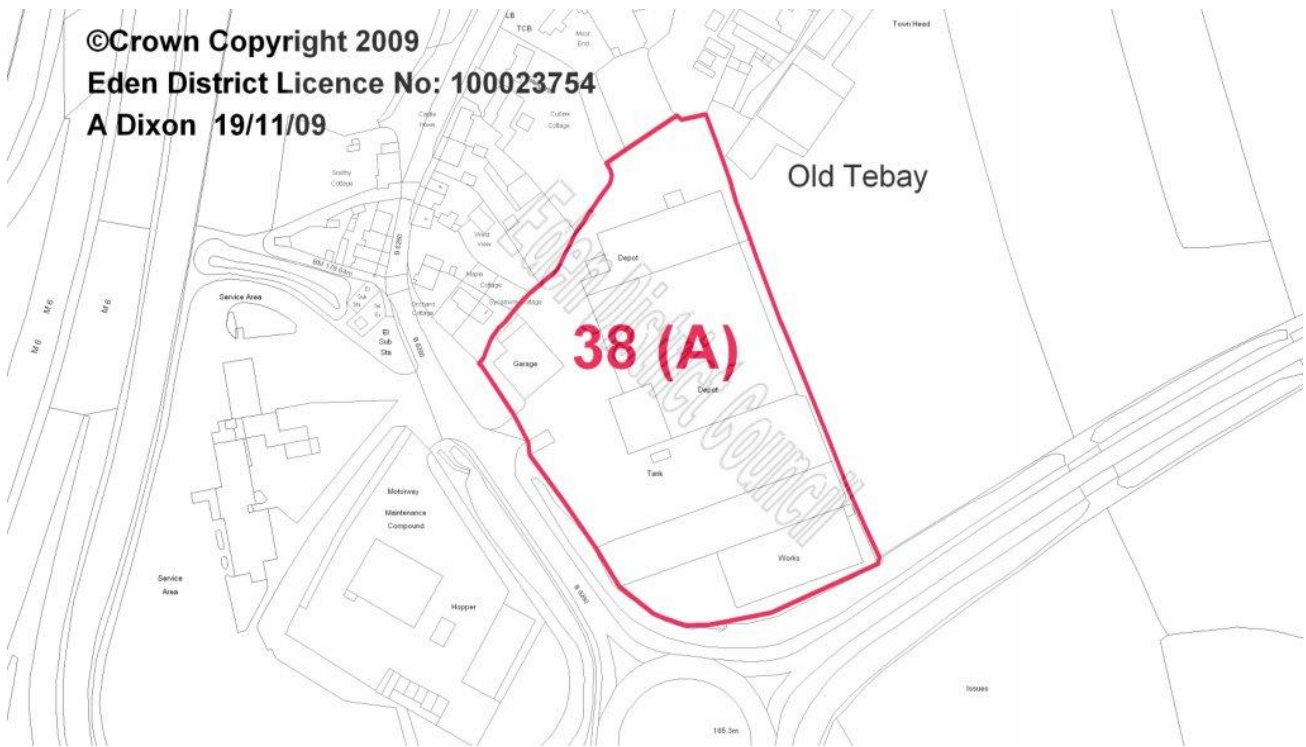
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	1.93 ha
General Site Description	<p>This site is a distribution yard with 3 depots. There are excellent transport links as the site is adjacent to the motorway junction at the edge of Tebay.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 007D Lower Layer Super Output Area ▪ Ward: Tebay ▪ Sub-Area: Kirkby Stephen <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

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				✓
Market Attractiveness Score		4			

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			✓	
Environmental Sustainability and Strategic Planning Score		2			
Classification		Good			



Site Name: Site 38B, Tebay Old Railway Sidings

General

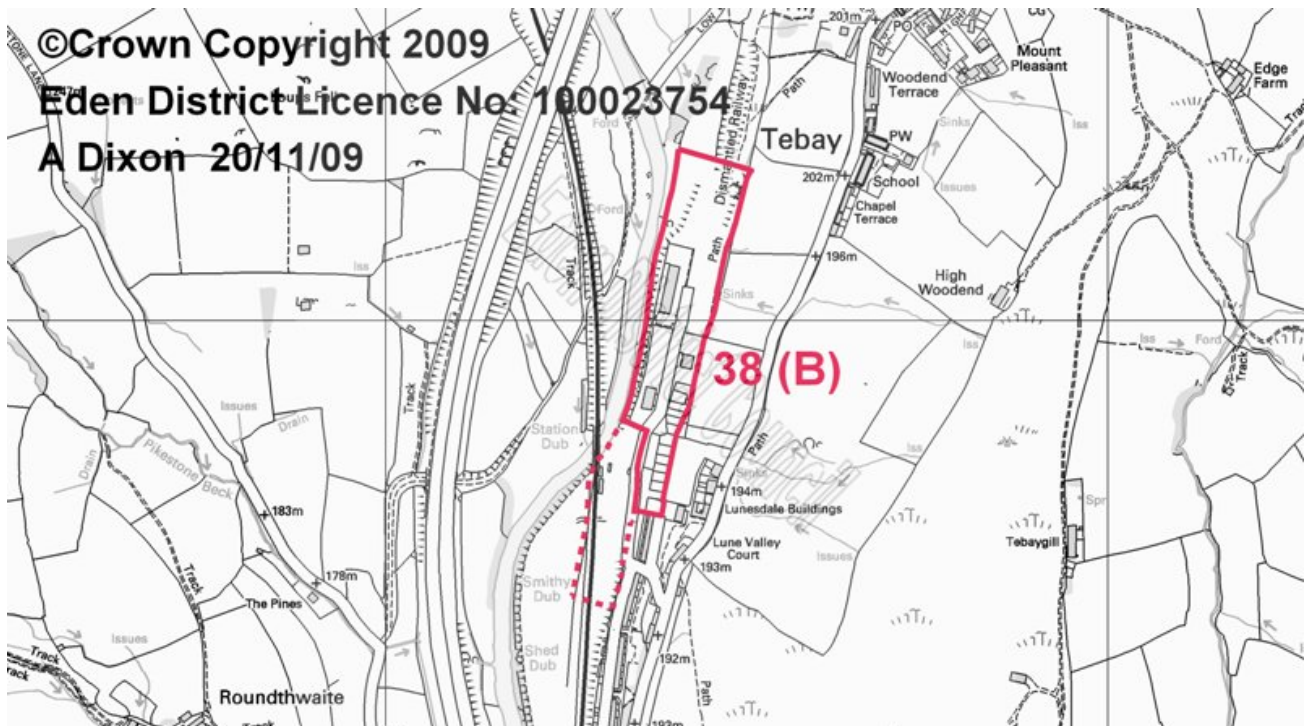
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	3.90 ha
General Site Description	Former railway line Site Information - <ul style="list-style-type: none"> ▪ Super Output Area: Eden 007D Lower Layer Super Output Area ▪ Ward: Tebay ▪ Sub-Area: Kirkby Stephen Policy Allocation – <ul style="list-style-type: none"> • 2.5ha allocated under Policy EMP3 in the 1996 Local Plan 	

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		✓		
Market Attractiveness Score		3			

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			✓	
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			



Site Name: Site 39, Brough, Main street

General

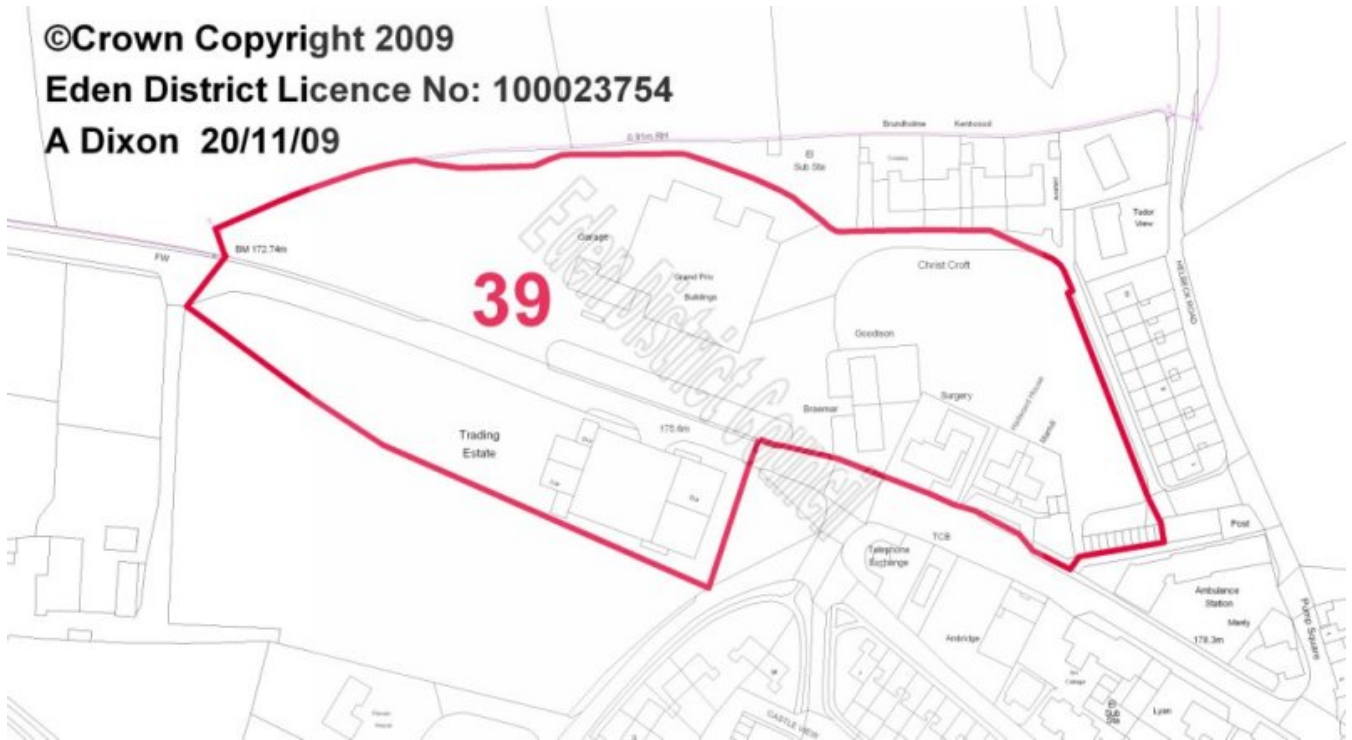
Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	2.92 ha
General Site Description	<p>This site is composed of two developed sites dissected by B6276 road, Grand Prix Coach Depot one side road, small industrial estate opposite. There is good access A66. On the site of the Grand Prix depot there is one new development by Amey Mouchel. 1996 local plan allocation adjacent to west of small industrial estate.</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 007A Lower Layer Super Output Area ▪ Ward: Brough ▪ Sub-Area: Kirkby Stephen <p>Policy Allocation – Unallocated</p>	

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				✓
Market Attractiveness Score		3			

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			✓	
Environmental Sustainability and Strategic Planning Score		3			
Classification		Good			



Site Name: Site 40, Wright Brothers Transport Depot

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	0.51 ha
General Site Description	<p>The site is currently occupied by the Wright Brothers Transport Company and used as a bus depot. The majority of the site is occupied by a large transport shed which forms the largest building in Nenthead</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 007A Lower Layer Super Output Area ▪ Ward: Brough ▪ Sub-Area: Kirkby Stephen <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

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				✓
Market Attractiveness Score		2			

Site Name: Site 41, Quarry Garage, Stainton

General

Appraisal Criteria	Baseline Information	Commentary
Quantitative Base Information	Site Area	2.09 ha
General Site Description	<p>Borderman Trucks Ltd currently occupy the site. The site consists of a circulation yard, haulage yard, and 2 units. Another unit is under construction.</p> <p>Site Information -</p> <ul style="list-style-type: none"> ▪ Super Output Area: Eden 005B Lower Layer Super Output Area ▪ Ward: Dacre ▪ Sub-Area: Penrith <p>Policy Allocation –</p> <ul style="list-style-type: none"> • Unallocated 	

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				✓
Market Attractiveness Score		3			

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		✓		
Environmental Sustainability and Strategic Planning Score		2			
Classification		Moderate			

