

Appendix E: Sustainability Appraisal of the Employment: Preferred Sites and Policies Consultation Document



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Table E1 Sustainability Appraisal of the Employment: Preferred Sites and Policies Consultation Document

Sustainable Development Objectives	Questions	Timescale		Impact		Scale			Commentary (including cumulative and synergistic impacts)
		Short Term	Long Term	Severity	Local	Trans-boundary	Rural	Urban (Penrith)	
To increase the level of participation in democratic processes	Will it encourage participation in democratic processes?	++	N	N	++	N	++	++	The consultation exercise will seek to engage the views of stakeholders and local residents on the appropriate location for future employment development. Once the document is adopted then participation is likely to decline.
	Will it increase the ability of people to influence decisions?	++	++	+	++	+	++	++	Once the plan is agreed, following consultation it will continue to guide development for the next 20 years.
	Would the plan encourage access by public transport?	+	+	+	+	N	+	++	The plan has tried to focus sites where they are accessible by public transport. This is challenging in a large rural area where public transport may be sparse. It is for this reason that preferred sites are largely focussed around the larger settlements.
To improve access to services, facilities, the countryside and open spaces	Would the plan provide good connectivity?	+	+	+	+	N	+	++	Wherever possible the sites are identified close to the trunk road network to enhance connectivity to customers, staff and suppliers. This is enhanced in the Penrith because of the accessibility of a local market and the proximity of the M6 and West Coast Main Line.
	Would the plan protect public rights of way?	N	N	N	N	N	N	N	The plan does not explicitly address rights of way. These are protected in the NPPF.

++	Significantly Positive	+	Positive	N	Neutral	-	Negative	--	Significantly Negative	?	Uncertain
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To improve the level of skills, education and training	Would the plan increase skill levels?	N	+	N	+	+	+	+	Increasing the opportunity for jobs may indirectly increase education and skill levels as people retrain for the jobs available.
	Would the plan improve human health?	N	+	N	+	+	+	+	In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
To improve the health and sense of well-being of people	Would the plan protect and or increase accessibility to accessible open space?	N	N	N	N	N	N	N	There is nothing explicit in the plan which does this but the identified sites are not within nor would they compromise access to accessible open space.
	Would the plan cause or be affected by neighbouring uses which may affect human health (light, noise, visual etc pollution)?	N	N	N	N	N	N	N	The plan has identified preferred options which can be developed in such a way as to not cause nuisance to more sensitive neighbours. Protection is currently provided through environmental legislation, the NPPF and the Core Strategy. Apart from use classes this document does not provide any effective environmental controls to protect the sites or neighbours but this is an options consultation and such a detailed policy would not be appropriate at this stage. In later iterations of this document some form of development management controls will be required to offer appropriate protection.

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To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Would the plan support development that is well related to existing settlements?	+	+	+	+	N	+	-	In the rural area the plan has mainly chosen preferred options which are situated within or immediately adjacent to key service centres settlements. Around Penrith it has selected a number of sites which, although well connected to the town, are physically separate from it.
To protect and enhance biodiversity	Would the plan help to protect and enhance biodiversity?	-	--	--	--	--	+	--	The plan has mainly selected sites where there ecological effects are negligible however MP B and MP C in Penrith are both on the banks of the River Eamont, a SSSI, which feeds into the River Eden SAC. The developable area has been substantially reduced to provide land for suitable mitigation measures to protect the river from any adverse effects but significant adverse effects cannot be ruled out on these sites.
	Would the plan affect trees and hedgerows?	?	?	N	?	N	?	?	The plan does not explicitly protect trees but as a result of the site selection, there are few trees and hedges that would be lost as a result of development. For most of these sites compensatory tree planting may be appropriate.

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To preserve, enhance and manage landscape quality and character for future generations	Would the plan result in an effect on landscape character?	?	?	?	?	?	-	+	The document does not explicitly refer to landscape character but the sites allocated here are either extensions to existing employment sites where further development would be expected to be based on the same design criteria as existing buildings or are reuse of existing buildings within the town centre. Thus the effects on landscape character would be reduced. Conclusions will be site specific and therefore a plan review can never conclude more than mixed or uncertain effects.
	Would the plan affect a designated landscape?	-	-	-	-	N	-	N	The plan does not explicitly protect designated landscapes (part of western Eden around Alston, is in the North Pennines Area of Outstanding Natural Beauty) but the sites allocated here are either extensions to existing employment sites where further development would be expected to be based on the same design criteria as existing buildings or are reuse of existing buildings within the town centre. Thus the effects on the AONB would be minimised.

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To preserve, enhance and manage landscape quality and character for future generations (cont)	Would the plan impact on historic features of interest (Conservation area, Listed building, SM, AAI)?	+	+	++	++	N	++	N	The document does not explicitly refer to the historic environment. However two of the sites proposed (High Mill Alston and Shire Hall, Appleby) are within conservation areas and Shire Hall, Appleby is a listed building. It is considered that using these buildings would protect the buildings and the fabric of the conservation area, particularly in Alton where the Conservation Area is at risk. Other sites are unlikely to affect LBs, CAs or SMs.
	Would the plan result in an impact on local character, sense of place etc	N	N	N	N	N	N	N	The document does not explicitly refer to the local character but providing care is taken in siting and design of new developments, none is anticipated to have an adverse effect on local character or sense of place.
	Would the plan reduce the risk of flooding	N	N	N	N	N	N	N	The document does not explicitly refer to flooding. The only site which is at significant flood risk is the extension to Gilwilly but the developable land has been reduced to avoid the areas at risk of flooding.

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To improve local air quality and respond to the effects of climate	Would the plan help to reduce air pollution?	+	+	+	+	+	+	+	The document does not seek to reduce air pollution however during the site selection process their distribution across the district, accessibility to public transport and the access to the trunk road and rail network was considered to reduce the need to travel to and between sites. This is therefore considered to have a positive effect on air quality.
	Would the plan encourage the installation of decentralised renewable technologies?	N	?	?	?	N	N	?	The document does not address capacity for renewable technologies. Wind power might be possible on some sites, although this is largely constrained by the built environment, AONB or landscape character assessment. It is more likely to be possible on the urban fringe around Penrith. Solar power is likely to be possible on many sites, with the possible exception of High Mill Alston and Shire hall, Appleby which are in conservation areas.

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To improve water quality and water resources	Would the plan help to improve river water quality?	-	+	+	+	+	N	+	The document does not refer to river quality. For those sites situated away from water courses this is not an issue but there are a number of sites situated adjacent to water courses where site run off could significantly affect water quality. The River Eden SAC runs through the district and a number of sites are in close proximity to it or its tributaries and in some locations development poses a significant threat to the quality.
	Would the plan affect water capacity?	-	?	-	-	N	-	N	The capacity and availability of water is an issue in Penrith (although currently being resolved). Waste water remains an issue for Kirkby Stephen and needs to be addressed. Appleby currently has ample capacity, whilst data for Alston is incomplete but there are no identified capacity issues.
	Would the plan help to remediate a contaminated site?	-	N	-	-	N	?	N	Whilst the document does not refer to contaminated land, most of the identified sites are greenfield and no contamination is assumed. The Old Creamery at Appleby and High Mill, Alston may be contaminated by their former uses and may need to be addressed prior to work commencing.

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To restore and protect land and soil	Would the plan affect BMV?	-	-	-	-	N	-	N	The document does not address BMV. Eden has a mix of gr 2 around the R Eden, grade 3, gr 4 around the foot of the fells and gr5 on higher land. No grade 2 land is affected although some sites are within gr 3 land. Further research would demonstrate whether this is Gr3a land (which is BMV) and Gr 3b land (which isn't). This information is not available at this stage and thus the worst case scenario is assumed i.e. that all Gr3 and land is BMV.
	Would the plan protect greenfield sites from development?	-	-	-	-	N	-	N	The site assessment considered brownfield sites but there are a very few available. Therefore most of the sites are greenfield extensions to existing settlements.
To retain existing jobs and create new employment opportunities	Would the plan enhance tourism?	N	N	N	N	N	N	N	The document does not specifically address tourism but it is not anticipated that the sites and the nature of the development proposed would affect tourism in the district.
	Would the plan increase average salaries?	+	+	+	+	+	+	+	The document does not explicitly refer to salaries but the creation of new jobs increases the likelihood of a wider range of jobs and thus the opportunity for higher paid employment. This is therefore considered to be positive.

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To improve access to jobs	Would the plan encourage synergies between employment sites?	+	+	+	+	+	+	+	The document does not explicitly refer to synergies between employment sites however proposed sites have been concentrated in a number of key settlements where there would be benefits from both other new allocations and existing employment uses.
	Would the plan deliver regeneration benefits?	+	++	++	++	+	++	++	This is not explicitly referred to in the document but the creation of jobs will increase wealth locally and bust the economy. Where this happens and assists a ward that is economically disadvantaged then it would have significant regeneration benefits.
To diversify and strengthen the local economy	Would the plan encourage jobs in the sectors that Eden wishes to grow such as emerging technologies, business support functions and the public sector?	+	+	N	+	N	+	+	This is not explicitly referred to in the document but some of the identified sites would be suitable to grow the sectors that the Council wishes to support.

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Appendix F: Preferred Site Appraisal Matrices



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Gilwilly 2a, Penrith

The site at Gilwilly is an existing industrial allocation on the western edge of Penrith, between the town and the motorway. Part of the site has already been developed for industry and road infrastructure has been constructed to facilitate further development.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station <400 m from site	+	The southern end of Gilwilly industrial estate is served by an hourly bus to/from Penrith. The bus currently stops at Cowper Road which is 500 m from the centre of the proposed site. It might be possible to extend this route subject to demand following development of the site.
			+	Bus stop or rail station 800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail station <2 km from site		
		Distance to the main road network	++	Motorway within 1 km	-	The site is adjacent to the M6 motorway, but access would be required via either junction 40 to the south (through the Town Centre and the A692, this is about 2.7 km from the centre of the site) or junction 41 to the north (using the A6, this is about 7.4 km from the centre of the site). The A6/A592 is within 1.5 km of the centre of the site. The choice of the potential access could affect the town centre if significant traffic flows increase, although use of the A6 would keep traffic and congestion issues to a minimum.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	-	The site is crossed by a number of public rights of way which will need to be protected or diverted.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	--	The population of Eden district with an NVQ4 qualification and above is 12 059, or 27.4% (Census 2011). In Penrith West ward this is 18.92%. This is also below the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	19.79.5% of the ward population have no qualifications which is less than the figures for Eden District (22.6%,) and the North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	++	Ullswater Community College is about 2.6 km from the centre of the site. There is no further education college within Eden (the nearest are Carlisle or Kendal) but adult education courses in basic literacy, and IT are offered in a variety of places within Penrith. The University of Cumbria has a campus about 2 km from the site offering a range of science, forestry and outdoor management courses). Therefore this is significantly positive, as facilities are within 5 km of the site and this it would allow employees to be close to educational facilities which could enable people to gain further qualifications and skills to support their employment. It may be of particular importance in this location given the relatively high numbers of people with low to moderate levels of qualifications. The college may also enable the fostering of links between education and industry and might assist those leaving education to find jobs locally.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	3.64% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) or the north west (3.94%).
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	N	From 2011 data, 81.8% of the population are in good or very good health. In Penrith West this is only fractionally lower at 81.5%. Potentially more employment in the area, which provides the relevant jobs and skills to the local economy could help with health and well-being as people who are in work tend to have better physical and mental health than those who are not. Therefore the residual benefits of employment on health could be beneficial although any benefit would not be significant.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	530 people in Penrith West ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 16.3% of the population this is lower than the average for Eden (18.01%) and lower than the NW (20.23%). Therefore the effect of this is that part of the working population may be reduced as people may have health issues, but since this is lower than the average for Eden it means employers would have access to a relatively healthy workforce in the locality.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	++	There are a number of green spaces within 400 m of the site. The Thaka Beck nature reserve is immediately to the east of the proposed site. Anecdotal evidence suggests that access to such space makes the development more desirable and developments more attractive.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	--	The site is adjacent to the Gilwilly Industrial Park. The site is wrapped around a dwelling which would experience a significant change in its aspect as well as experiencing noise, dust and nuisance from adjoining industrial units. This is considered a significant adverse effect. The site boundary to the east leaves a buffer of almost 200 m of greenspace between the potential development and other residential dwellings to the east. This buffer also contains the west coast mainline. To the north the site is open farmland which is also identified within this exercise as potential employment land. The M6 motorway is adjacent to the western boundary of the site. This development is unlikely to have an impact on the quality of life for residents,
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

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						providing any industrial processes are controlled.

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+	The site is well related to the settlement, but would allow for a 200 m buffer between it and the built up area. It is adjacent to other industrial uses and unless used by a particularly 'bad neighbour use' it would not impact on residential amenity.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective protection of the environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	-	The site is 500 m south of a Priority Habitat: a coastal and floodplain grazing marsh. This is upstream of the proposed site and therefore is unlikely to be adversely affected by water run-off from the development site. Air quality and dust emissions would need to be managed to ensure there would be no adverse effects on the habitat. There is a pond within the site boundary and development of this site may require protected species surveys and possibly mitigation measures, should newts or other species be found to be present.
			+	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		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	-	There are a number of trees and hedgerows on site and these would be impacted by permanent loss. This could be somewhat mitigated by the use of the trees and hedgerow being incorporated into the potential development.
			+	would result in net increase in tree cover, hedge etc		
			N	would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover,		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
				hedge etc		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	+	<p>The landscape character in this area is described as Intermediate Farmland, characterised by extensive areas of improved pasture with some arable farming, planned villages with greens and buildings built from sandstone and limestone.</p> <p>The land is between the WCML and the M6 and already has a spine road ready for further development. The land to the north has been assessed in the LVIA for the Penrith Housing Development Plan as feeling neglected and not being terribly sensitive to future development. Thus further development of this area is unlikely to have an adverse effect on the landscape. Attractive building design and materials, and appropriate planting to retain the rural character of the M6 corridor would improve the local landscape.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	The development does not affect a designated landscape.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	There would not be direct impacts upon the any historic features. There is a conservation area (about 700 m from the centre of the site) and listed buildings a little. There will not be a direct impact on the listed building as there is a railway line and other dwellings between it and the site. There may be views towards the site from the Conservation Area but the distance is sufficient that any effects would be negligible.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	N	As the site to the south is adjacent to an industrial area, development of the site would continue the area's industrial character and sense of the place. The buffer zone between the industrial and residential helps to retain the area as an industrial area without impact on the residential amenity of the surrounding area. But it will impact on landscape character, which is predominantly related to farmland. But with appropriate mitigation measures these impacts could be reduced and negative effects could be reduced.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	+	The southern and south eastern part of the site is has a 1.3% chance of flooding in any year. This is considered to be a risk around the site margins. The remainder of the site is unlikely to flood.
			+	Site margins		
			-	Up to 50%		
			--	50%		

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Sustainable use and management of natural resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	?	The site is not within a designated AQMA. There is no monitoring location close to the site and on its own this site is unlikely to cause a significant deterioration in air quality however a decrease in air quality is likely to occur, particularly if development here is combined with development at the site immediately to the north. Whether this would be significant depends on the current emission levels around Gilwilly and whether they would breach current air quality standards.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	+	The site's location means it could possibly deliver some renewable energy. Although there are strong objections to wind turbines in the area, related to the Landscape Character Areas, which is intermediate farmland, given the existing built development, and the edge of settlement location, it may be that the arguments against wind power on the site may be less robust. In addition there is potential for some solar energy on building roofs and walls as part of the wider development.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
		Water Quality in Rivers	++	Favourable	?	The Thacka Brook is adjacent to the site but no water quality information is available.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
NR2	To improve water quality and water resources	Water resource availability(Correspondence from UU)	++	No capacity issues	++	Current waste water capacity issues in Penrith are being addressed by infrastructure improvements during 2013. There are no known capacity issues for potable or industrial water supplies.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		

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NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	There is no known contamination on this site.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	-	Grade 3 agricultural land would be lost as a result of development on this site. This is BMV and is generally protected for its agricultural productivity. Agricultural practices may be impacted in the long term and directly by the proposed development. Site infrastructure has already been constructed which would reduce the current agricultural productivity of the site.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	+	
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

Appendix F: Preferred Site Appraisal Matrices

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a sustainable economy in which all can prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Penrith or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce.
			-	Decrease		
		Average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The site is adjacent to the existing employment centre at Gilwilly, therefore development at this site would be an appropriate use of the site, but also by providing further employment land adjacent to existing employment uses may foster further economic activity.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	+	The ward is in the third from bottom ward for deprivation. It is ranked 8 th out of 29 wards in Eden where 1 is the most deprived. It is also in the 3 rd quartile of wards in Cumbria. It is in the more deprived wards that the benefits of job creation are most likely to be felt. Providing employment in this location is therefore considered to be beneficial.
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in least deprived 50% of wards		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	N	The existing Gilwilly industrial estate contains a range of businesses from small scale manufacturers/outfitters, builders merchants, take aways as well as professional offices. Most units are small scale. It is presumed that the extension would offer a similar range of opportunities and thus is unlikely to particularly attract emerging technologies. This is therefore unlikely to increase the number of businesses within the emerging technologies sector.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	N	The existing Gilwilly industrial estate contains a range of businesses from small scale manufacturers/outfitters, builders merchants, take aways as well as professional offices. Most units are small scale. It is presumed that the extension would offer a similar range of opportunities and thus is unlikely to particularly attract large scale business support functions. This is therefore unlikely to contribute to increasing the number of finance, IT and business related jobs in the district.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	Net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	N	The existing Gilwilly industrial estate contains a range of businesses from small scale manufacturers/outfitters, builders' merchants, take aways as well as professional offices. Most units are small scale. It is presumed that the extension would offer a similar range of opportunities and thus is unlikely to particularly attract public admin, education and health without some kind of financial incentive. This is therefore unlikely to contribute to increasing the number of public admin, education and health jobs in the district.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Gilwilly 2b, Penrith

This is a large site immediately north of the currently allocated Gilwilly site which is partly under development. To the west it is bounded by the M6 and to the east, the West Coast Mainline. It is currently pasture although there are two farms/residential buildings within it. The site is adjacent to the railway line but no assessment has been made of its suitability for rail freight.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station <400 m from site	+	As an undeveloped site there is no public transport to it at the moment however there are nearby bus routes which might be diverted or the site could command sufficient workforce population that a dedicated bus might be viable. The nearest bus routes are either Cowper Road which is at least 0.75km or 0.5km under the railway bridge on an unsurfaced road to Scotland Road.
			+	Bus stop or rail station 800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail station <2 km from site		
		Distance to the main road network	++	Motorway within 1km	+	The site is adjacent to the M6 motorway, but access would be required via either junction 40 to the south (through the Town Centre and the A692) or Junction 41 to the north (using the A6). The choice of the potential access could affect the town centre if traffic flows increase, although use of the A6 would keep traffic and congestion issues to a minimum. The site is also adjacent to the WCML so there may be opportunities to utilise rail freight directly from the site. This would deliver significant environmental benefits in terms of emissions of greenhouse gases and congestion on highways.
			+	A road within 1km and Motorway within 5km		
			-	A road >3km and motorway within 10km		
			--	M-way >10km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	-	The site is crossed by a number of public rights of way which will need to be diverted.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	+	The population of Eden district aged 16-64 with a level 4 qualification or above is 9 200, or 27.4% (census 2011). In Penrith North this is 27.5% and in Penrith West this is 27.4%. Both are above the district and the north west average (24.4%). Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	22% of people in North Penrith and 19.7% in West Penrith do not have any qualifications, compared to 22.6% of the Eden population (census 2011) and 24.7% in the north west. Additional employment could encourage higher levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	++	Ullswater Community College is about 2.6 km from the centre of the site. There is no further education college within Eden (the nearest are Carlisle or Kendal) but adult education courses in basic literacy, and IT are offered in a variety of places within Penrith. The University of Cumbria has a campus about 2.2 km from the site offering a range of science, forestry and outdoor management courses). Therefore this is significantly positive, as facilities are within 5 km of the site and this it would allow employees to be close to educational facilities which could enable people to gain further qualifications and skills to support their employment. It may be of particular importance in this location given the relatively high numbers of people with low to moderate levels of qualifications. The college may also enable the fostering of links between education and industry and might assist those leaving education to find jobs locally.
			+	Facilities accessed by appropriate public transport within 30 mins		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	The site crosses two wards but in both Penrith North and Penrith West, 3.6% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) or the north west (3.94%).
			+	3.5-4%		
			-	<3.2%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	N	From 2011 data, 81.8% of the population in Eden are in good or very good health. This similar within Penrith North ward (81%) and Penrith West (81.5%). In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	751 people in Penrith North ward claim their day-to-day activities are limited a lot or a little by disability or ill health (census 2011). This represents 18.2% of the population. In Penrith West the figure is 16.3% of the population. Penrith North has a figure slightly higher than the Eden average (18.01%) although the figure for the west is below average for Eden and both are lower than the NW (20.23%). The working population may be slightly reduced by people's health issues, but overall the population is considered to be in good health, and employers have access to a relatively healthy workforce.
				>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	++	There are a number of green spaces close to the site. This includes the Thaka Beck nature reserve which is immediately to the south of the proposed site. Anecdotal evidence suggests that access to such space makes the development both more desirable for employees and more attractive. Once open green space is more than 800 m from the site it is considered too far removed to attract workers or to offer any enhancements to the development.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	?	The site contains a small number of scattered residential properties but is bounded to the west by the M6, to the north by B5305 to the east by the West Coast Mainline and to the south by a part complete industrial estate. There is uncertainty about the effects on the occupiers of the properties within the site. Depending on site lay out, use and land agreement, they might be acquired by developers, retained or require a buffer zone around them. At present they constrain the redevelopment of the site and development around them could give rise to noise, dust, nuisance and other adverse health effects.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	N	Currently the site is not directly to adjacent to the existing town, but if phase 1 of the Gilwilly Industrial estate were to be completed, it would be on the edge of the settlement. Although the site is outside the settlement there would be a 200 m buffer between it and the built up area to the east. It would be near to other industrial uses at the southern end.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective Protection of the Environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	-	A large section of the proposed site is coastal and floodplain grazing marsh which is a protected habitat. However, this is a large site and there may be potential for developing some of the site, but leaving key areas for wetlands and habitat areas. As a minimum ecological surveys would be required prior to development and there may be requirements or mitigation or compensatory land provision to offset any habitat loss.
			+	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		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	-	There are a number of trees and hedgerows on site and these would be impacted by permanent loss. This could be somewhat mitigated by the use of the trees and hedgerow being incorporated into the potential development.
			+	would result in net increase in tree cover, hedge etc		
			N	would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-/N	<p>The landscape character in this area is described as Intermediate Farmland, characterised by extensive areas of improved pasture with some arable farming, planned villages with greens and buildings built from sandstone and limestone.</p> <p>The land is between the WCML and the M6 The southern part of the site has been assessed in the LVIA for the Penrith Housing Development Plan as neglected which is not being terribly sensitive to future development. Further north the site is more open and the landscape is more open. Here development would change the rural character of the area even though the site is between two key transport corridors. Thus further development of this area is unlikely to have an adverse effect on the landscape in the north but there would be negligible effect on the landscape from development in the southern part of the site. Attractive building design and materials, and appropriate planting to retain the rural character of the M6 corridor would improve the local landscape.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	The development does not affect a designated landscape.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	-/N	There would not be direct impacts upon the any historic features. The closest Listed Building is about 350 m from the site and the Conservation Area is about 580 m away from the edge of the site. The site may be visible from the listed building but the distance and other structures in between suggest that the impact would be negligible. There could be indirect impacts on heritage assets from traffic if the movement of vehicles increases towards the town centre, which is in the conservation area, but if traffic is routed through the north of the site straight to J41 of the M6 then there will be no impact on the Conservation Area and Listed Buildings.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	-	The site would be a substantial extension to an existing industrial estate however the land is essentially rural in character, despite being between the M6 and the WCML. At the moment the area does not have a well developed sense of place but is largely rural land with an open aspect. Development of the site could certainly change this but whether it would deliver sympathetic development will depend entirely on the nature of the use, the layout, materials and design.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	-	There are two considerable areas of the site that are susceptible to a Flood Zone 3 flooding. This is considered to be a risk in north and south of the site. The remainder of the site is unlikely to flood. Smaller areas of the site are also at risk from surface water flooding. Therefore, considerable areas of the site are at risk from flooding. This is not restricted to the margins therefore this is a negative aspect of the site and could impact on the deliverability of the site.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable Use and Management of Natural Resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	?	The site is not within a designated AQMA. There is no monitoring location close to the roads which serve the site and on its own this site is unlikely to cause a significant deterioration in air quality however a decrease in air quality is likely to occur, particularly if development here is combined with development at the site immediately to the south. Whether this would be significant depends on the current emission levels around Gilwilly and whether they would breach current air quality standards.
			+	Site unlikely to have significant effects on air quality.		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	+	The site's location and its potential to be largely phased means it could possibly deliver some renewable energy. Although there are strong objections to wind turbines in the area, related to the Landscape Character Assessment and turbines may cause a distraction to drivers on the M6, there is potential for some solar energy on building roofs and walls as part of the wider development.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	?	The Thacka Brook crosses the site but no water quality information is available. There is potential for construction or operation on the site to cause run off which might enter the brook. Therefore appropriate mitigation may be developed but this would depend largely on the layout and nature of development proposed.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resource availability (correspondence from UU)	++	No capacity issues	++	Current waste water capacity issues in Penrith are being addressed by infrastructure improvements during 2013. There are no known capacity issues for potable or industrial water supplies.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity. (private infrastructure required)		
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	The site is agricultural land. There is a chance that it may be contaminated with chemicals used in routine land treatments but this is unlikely to cause harm to future users and it is unlikely to restrict development.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	-	Grade 3 agricultural land would be lost as a result of development on this site. This is BMV and is generally protected for its agricultural productivity. Agricultural practices may be impacted in the long term and directly by the proposed development.
			+	ALC grade 4		
			-	ALC grade 3 (a & b)		
			--	ALC grade 1-2		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	--	The site is agricultural land. Although its narrowest boundary would be adjacent to an industrial estate which will form part of the settlement, the site is largely rural with no development, other than access routes to three properties.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		
Building a Sustainable Economy in Which All Can Prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Penrith or the wider area.
			-	Decrease		
		% tourism jobs	+	increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce.
			-	Decrease		
		Average salary	++	average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	average gross weekly pay > NW average		
			N	average gross weekly pay = 90% of NW average		
			-	average gross weekly pay 80% of NW average		
			--	average gross weekly pay <80% NW average		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The site is close to the town and a large pool of potential employees. It is a greenfield site and is, at present not served by public transport directly however buses to use the A6 and it may be possible at peak times to divert a bus through the Gilwilly estate.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
	Regeneration benefits		++	Site in ward in bottom quartile for deprivation	+/N	The site is split between Penrith North and Penrith West wards. Penrith West is the 8 th most deprived ward in the district whilst Penrith North is ranked 24 th . This puts Penrith West in the second quartile for deprivation whilst Penrith North is in the least deprived quartile. In the distribution of wards across the county, the two wards fall in the same quartiles.
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in third from bottom quartile for deprivation		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	+	As a significant greenfield site, units could be developed which would be appropriate for and attractive to emerging technologies if there is a proven demand for this within the area.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	net loss of businesses in emerging technologies		
		Increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	+	As a significant greenfield site, units could be developed which would be appropriate for and attractive to finance, IT, business if there is a proven demand for this within the area. This may contribute to increasing job numbers in this sector to over 10% within Eden.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		Increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	N	As a significant greenfield site, units could be developed which would be appropriate for and attractive to public admin, education and health if there is a proven demand for this within the area. Although, given current levels of public sector investment this is unlikely to happen in the short term.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Kemplay Bank, Penrith

This site is situated immediately to the south of the A66-A6 junction, to the south of Penrith. It is located immediately to the west of the new fire station. South of the site is a small wood. The A6 and A66 provide the western and northern boundaries.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	+	There is a bus stop about 700 m from the centre of the site, using the South Western access. The location could be accessed by customers and employees by public transport which promotes sustainable development. Easier access will improve business viability.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	+	The site is adjacent to the A66, although direct access to the trunk road would be via a south western access which is about 350 m from the centre of the site. The site is also less than 2 km from the M6. The site is on the southern edge of Penrith and affords easy access to the trunk road network without having to go through the town centre. Its location would provide good access to the M6 and the rest of the NW and UK.
			+	A road within 1 km		
			-	A road 1-5 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There is no public right of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	--	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Penrith Pategill ward this is 11.7%. This is below the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required or it might attract skilled labour from elsewhere.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	-	38.7% of the ward population has no qualifications which is much higher than the figures for Eden District (22.6%) and higher than that for the he North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	++	Ullswater Community College is about 820 m from the centre of the site and the University is about 4.5 km from the centre of the site. Although further and higher education opportunities are close by, this has not resulted in high levels of qualifications among the local community. However employees at the site may wish to undertake further qualifications at a local establishment and the proximity would allow collaboration between the tertiary education institutes and any employment uses on the site.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	++	4.4% of people in this ward have undertaken an apprenticeship. This is higher than the district as a whole (3.72%) or the north west (3.94%) and is considered to be significant.
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>47% population in good or very good health	+	From 2011 data, 81.8% of the population in Eden are in good or very good health. This decreases to 71% within Penrith Pategill ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	46% population in good or very good health		
			-	<46% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	-	423 people in Penrith Pategill ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 30.3% of the population; this is higher than the average for Eden (18.01%) and higher than the NW (20.23%). The effect of this is that part of the working population may be reduced as people may have health issues. More than 20% of the population have limiting health issues, therefore this could mean that a appropriate workforce may not be fully available from the immediate vicinity.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	N	There are a accessible green spaces close to the site (with the closest being 650 m from the centre of the site) but these are north of the A66 and therefore difficult to access from the site. To the south of the site, are open fields used for agriculture which provide green space and open views even if they are not accessible.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	N	The site is adjacent to the A66 in the north, and to the A6 in the west. There is woodland with open fields beyond to the south although ha small cluster of dwellings fronts the A6. A new fire station has recently been constructed to the east. There are no immediate residential neighbours to the site and development here, subject to normal environmental controls is unlikely to impair the quality of life for residents.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	N	The site is outside a settlement, but it is within 2 km of the existing Penrith settlement. The site forms part of a continuous strip of development along the A66 east of the A6 which also comprises the fire station and Cumbria Police headquarters.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective protection of the environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	--	The site is adjacent to the River Eamont which is a short distance upstream from the River Eden SAC. Any contamination entering the R Eamont at this site would flow down into the designated site which would cause a significant adverse effect. Due to the site's very close proximity to the River, and the risk to the SAC, there could be potentially significant issues from pollution and development of the site on SAC, which would require further analysis.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Loss of designated habitat or significant risk to protected species		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	N	There are mainly trees on the boundary of the site, especially in the south, which should be retained and be incorporated into the design, to ensure screening from residential areas in the south.
			+	would result in net increase in tree cover, hedge etc		
			N	would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-	<p>The landscape character in this area is described as Intermediate Farmland, characterised by transitional farmland between lowland and upland landscapes and, Extensive areas of improved pasture with some arable farming, planned villages with greens and buildings built from sandstone and limestone.</p> <p>This area of land is visually separated from the rest of the landscape type by a belt of woodland. Development of this site is therefore unlikely to have negative landscape considerations.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	The site is not within any landscape designations.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	The site is close to historic environment features. There is a conservation area is about 850 m from the centre of the site, but the distance and intervening structures mean this is unlikely to be affected by development. Carleton hall, the police head quarters is a GrII* listed building however given the closer proximity of associated HQ development and the fire station, the Kemplay Bank site, is unlikely to affect the Hall. There is also a SAM (610 m away from the centre of the site) but again existing buildings separate any visual linkage and no effects are envisaged.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	0	The site is now an isolated area of pasture surrounded by trunk roads, woodland and the fire station. The fragmentation of land uses means that there is little sense of place and development of the site is unlikely to have any effect on local character.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	++	The site is not susceptible to flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable use and management of natural resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development		The site is not within a designated AQMA. There is a monitoring point at Eamont Bridge on the A6 to the south of the site. Monitoring at this site in 2010 identified am exceedences of the annual mean target at this location. If the A6 is to provide the access for this site then it is likely that air quality in this location may deteriorate further as traffic along the A6 would increase to the site. However, if the access is provided from the A66, a significant deterioration in air quality is unlikely to occur air quality is still likely to occur, particularly if development here is combined with other developments which require access via the A66 such as MPC C and MPC B. Whether this would be significant depends on the current emission levels around the A66 and whether they would breach current air quality standards.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)		++	Clear potential for the application of renewable technologies	N	Given the proximity of two trunk roads and the risk of driver distraction and shadow flicker the site is unlikely to be able to accommodate wind turbines. Solar energy or ground source heat have be viable on this site.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	N	There is a watercourse about 210 m from the centre of the site. This is the River Eamont, which is a tributary of the River Eden and is part of the River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	Current waste water capacity issues in Penrith are being addressed by infrastructure improvements during 2013. There are no known capacity issues for potable or industrial water supplies.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	The site is previously undeveloped land on the edge of the Penrith.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	-	Grade 3 agricultural land would be lost as a result of development on this site. This is BMV and is generally protected for its agricultural productivity. Agricultural practices may be impacted in the long term and directly by the proposed development.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	-	The site is outside but within 2 km of Penrith. It is adjacent to main roads and existing development so is well related to the town and is on the edge of the settlement.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		
Building a Sustainable Economy in Which All Can Prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Penrith or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Measure average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The main employment centres in Penrith are in the south, and the site is close to the settlement and about 1.5 km from an existing employment uses. Therefore it is well situated in the context of employment and transport connections and significantly positive.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
	Regeneration benefits		++	Site in ward in bottom quartile for deprivation	++	Pategill is the most deprived ward in the district. Any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities.
			+	Site in ward in second from bottom quartile ward for deprivation		
			-	Site in ward in third from bottom quartile for deprivation		
			--	Site in least deprived quartile ward		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	+	The site is greenfield. It has excellent transport connections and could be suitable for many different types of employment. Emerging technologies could locate here.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	+	It would be possible to accommodate office type development on the site as it has good transport links to the wider NW region.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	N	Given its location and the current restrictions on public sector investment, the site is unlikely to be attractive to public admin, education and health during the lifetime of the plan.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Penrith Masterplan B - Option 1

This site is situated to the south of the A66 on the western side of Penrith. The site is bounded by the A66, the west coast mainline to the east, Rheged to the west and the River Eamont to the south. It wraps around the existing Redhills Business Park which comprises small office units.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	++	There is a bus stop within the exiting site. The site could be accessed by customers and employees using public transport. This is considered to be a significant benefit of the site.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	++	The site is about 1 km from the M6. Therefore although this is outside the main settlement, this site provides a good link to the M6 and therefore the rest of the NW and UK.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There are no rights of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	++	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Dacre ward this is 34.6%. This is above the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	++	20.2% of the ward population have no qualifications which is lower than the figures for Eden District (22.6%) and this is lower than that for the North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	++	Ullswater Community College is about 2.8 km from the centre of the site. There is no further education college within Eden (the nearest are Carlisle or Kendal) but adult education courses in basic literacy, and IT are offered in a variety of places within Penrith. The University of Cumbria has a campus about 4.2 km from the site offering a range of science, forestry and outdoor management courses). Therefore this is significantly positive, as facilities are within 5 km of the site and this it would allow employees to be close to educational facilities which could enable people to gain further qualifications and skills to support their employment. The college may also enable the fostering of links between education and industry and might assist those leaving education to find jobs locally.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	3.6% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) or the north west (3.94%).
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	++	From 2011 data, 81.8% of the population in Eden are in good or very good health. This increases to 83.4% within Dacre ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	233 people in Dacre ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 16.1% of the population; this is lower than the average for Eden (18.01%) and the NW (20.23%). Part of the working population may be reduced as people may have health issues, but this is lower than the average for Eden and therefore the population would be considered to be in good health. This means employers would have access to a relatively healthy workforce.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	++	The site is close to a golf course which is attractive to some but inaccessible to others. The nearest accessible open space is less than 2 km away but across the M6 which makes it difficult to access. The impact of this is neutral.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	N	The western part of the site is adjacent to Rheged which is an important tourist attraction. Care will need to be taken with the design and layout of any development and the potential uses and associated vehicle movements to ensure that they do not adversely affect the attractiveness and viability of Rheged. The eastern site adjoins a bed and breakfast, a number of dwellings and some exiting small industrial units. Again care needs to be taken to ensure that existing commercial premises are not compromised and that residential amenity is protected. With appropriate mitigation in place the development should have no adverse effects on residents.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	-	The site is very much outside the existing settlement of Penrith, although it is adjacent to a block of office buildings. It is not well related to the settlement it.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km.		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective Protection of the Environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	--	There is a County Wildlife site (Skirsgill woods) adjacent to the site and a RIGS within 320 m of the centre of the site but across the A66. The RIGS would be unaffected by the development and Skirsgill is the other side of the railway line from the development which reduced the risk of hard occurring. The River Eamont which forms the southern boundary of the site is a tributary of the River Eden, an SAC. Therefore it is imperative but there must be sufficient mitigation in place to prevent runoff from the site indirectly entering the River Eden.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Loss of designated habitat or significant risk to protected species		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	-	The site has trees and hedgerows on it and they would be lost, unless mitigation measures were put in place and ensure they are incorporated into the development.
			+	would result in net increase in tree cover, hedge etc		
			N	would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-	<p>The landscape character in this area is a mix of Intermediate Farmland, characterised by extensive areas of improved pasture with some arable farming, planned villages with greens and buildings built from sandstone and limestone and Rolling Fringe which comprises large-scale undulating topography with large fields of improved pasture divided by stone walls, occasional hedges and fence boundaries.</p> <p>There is already some industrial development on the edge of the site. This comprises carefully landscaped, traditional style office developments in a traditional building style. Similarly Rheged is carefully landscaped to minimise visual intrusion into the landscape. Employment development would change the rural character of the area although it is acknowledged that the site is near but not adjoining the edge of Penrith. Sympathetic building design and materials, and appropriate planting to retain the rural character might mitigate some of the adverse effects although overall such changes would be significantly adverse.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	No designated land will be lost as a result of development.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	-	No Historic Environment issues; closet SAM is on the other side of M6, about 1500 m away, possible visible from the site. There may a potential visual impact from a listed building which is adjacent tot the site, therefore development would have to be sympathetic to this designation.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	-	The site is predominantly rural with occasional scattered buildings in traditional materials. An allocation such as this would usually result in high density employment uses which would be a significant change from the existing character of the locality. Such a proposal would lead to negative effects. Even low density small scale offices might be detrimental to the local character depending on the density, appearance and materials of the construction.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	+	The southern part of the site is susceptible to Flood Zone 3 flooding. The remainder of the site is unlikely to flood. Some parts of the South east of the site is also at risk from surface water flooding, which is at a 'More' level. The site will need an FRA and site design will need to incorporate appropriate measures to prevent inundation of developed parts of the site.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable Use and Management of Natural Resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	?	The site is not within a designated AQMA. There is no monitoring location close to the A66 which serve the sites and on their own the sites are unlikely to cause a significant deterioration in air quality however a decrease in air quality is likely to occur, particularly if development here is combined with development at other sites also using the A66. Whether this would be significant depends on the current emission levels around the A66/M6 junction and whether they would breach current air quality standards.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	N	The site's location means it could possibly deliver some renewable energy. Although there are strong objections to wind turbines in the area highlighted in the Landscape Character Assessment, there is potential for some solar energy on building roofs and walls as part of the wider development.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	N	There is a watercourse about 1.3 km from the centre of the site. This is the River Eamont, which is a tributary of the River Eden and is part of the River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	Current waste water capacity issues in Penrith are being addressed by infrastructure improvements during 2013. There are no known capacity issues for potable or industrial water supplies.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	This is a previously undeveloped site.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	-	Grade 3 agricultural land would be lost as a result of development on this site. This is BMV and is generally protected for its agricultural productivity. Agricultural practices may be impacted in the long term and directly by the proposed development.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	--	The site is Greenfield and is about 1.1 km from the edge of Penrith.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a Sustainable Economy in Which All Can Prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	?	The site is immediately next to Rheged, a substantial tourist attraction. Care must be taken that development does not adversely affect the tourism potential of this site. With care, the option site might be able to capitalise on the tourist potential and contribute to tourism expansion. However this would require careful planning and market testing.
			-	Decrease		
		% tourism jobs	+	Increase	+	The site could provide additional jobs in tourism.
			-	Decrease		
		Measure average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay <80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	From the centre of the site, the nearest employment centre is about 960 m. Therefore the site is close to other employment centres and employment uses, which could help to boost the economic activity of the area.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	N	Dacre is the third least deprived ward in Eden. 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.
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in third from bottom quartile for deprivation		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	+	As a significant greenfield site, units could be developed which would be appropriate for and attractive to public admin, education and health if there is a proven demand for this within the area.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	+	As a significant greenfield site, units could be developed which would be appropriate for and attractive to public admin, education and health if there is a proven demand for this within the area.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	+	As a significant greenfield site, units could be developed which would be appropriate for and attractive to public admin, education and health if there is a proven demand for this within the area.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Penrith Masterplan B - Option 2

This site is situated to the south of the A66 on the western side of Penrith. The original site was bounded by the A66, the west coast mainline to the east, Rheged to the west and the River Eamont and open fields to the south. It wrapped around the existing Redhills Business Park which comprises small office units. During the SA and HRA process, concern about the potential effects on the River Eden has resulted in a redrafting of the site boundary. The area proposed for development now forms a much smaller area, situated on the north western corner of the original site and is bounded by the A66 to the north, Rheges to the west, Stapestones Road to the south and approaches the existing Redhills Business Park to the east although there is a parcel of land in between reserved for a music school.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	++	There is a bus stop which serves the existing Redhills business park and is within 400m of the site. The site could be accessed by customers and employees using public transport. This is considered to be a significant benefit of the site.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	++	The site is about 1 km from the M6. Therefore although this is outside the main settlement, this site provides a good link to the M6 and therefore the rest of the NW and UK.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There are no rights of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	++	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Dacre ward this is 34.6%. This is above the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	++	20.2% of the ward population have no qualifications which is lower than the figures for Eden District (22.6%,) and this is lower than that for the North West (24.7%,). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	++	Ullswater Community College is about 2.8 km from the centre of the site. There is no further education college within Eden (the nearest are Carlisle or Kendal) but adult education courses in basic literacy, and IT are offered in a variety of places within Penrith. The University of Cumbria has a campus about 4.2 km from the site offering a range of science, forestry and outdoor management courses). Therefore this is significantly positive, as facilities are within 5 km of the site and this it would allow employees to be close to educational facilities which could enable people to gain further qualifications and skills to support their employment. The college may also enable the fostering of links between education and industry and might assist those leaving education to find jobs locally.
			+	Facilities accessed by appropriate public transport within 30 mins		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	3.6% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) or the north west (3.94%).
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	++	From 2011 data, 81.8% of the population in Eden are in good or very good health. This increases to 83.4% within Dacre ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	233 people in Dacre ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 16.1% of the population; this is lower than the average for Eden (18.01%) and the NW (20.23%). Part of the working population may be reduced as people may have health issues, but this is lower than the average for Eden and therefore the population would be considered to be in good health. This means employers would have access to a relatively healthy workforce.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	++	The site is close to a golf course which is attractive to some but inaccessible to others. The nearest accessible open space is less than 2 km away but across the M6 which makes it difficult to access. The impact of this is neutral.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	N	The western part of the site is adjacent to Rheged which is an important tourist attraction. Care will need to be taken with the design and layout of any development and the potential uses and associated vehicle movements to ensure that they do not adversely affect the attractiveness and viability of Rheged.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	-	The site is very much outside the existing settlement of Penrith, although it is close to a block of office buildings. It is not well related to the settlement it.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km.		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective Protection of the Environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	--	The River Eamont is to the south of the and forms part of the River Eden SAC. Therefore it is imperative but there must be sufficient mitigation in place to prevent runoff from the site indirectly entering the River Eden. The smaller site has been identified to enable appropriate mitigation to be implemented which would eliminate any adverse effects on the SAC. These will need to be discussed with Natural England.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Loss of designated habitat or significant risk to protected species		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	-	The site has trees and hedgerows on it and they would be lost, unless mitigation measures were put in place and ensure they are incorporated into the development.
			+	would result in net increase in tree cover, hedge etc		
			N	would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-	<p>The landscape character in this area is a mix of Intermediate Farmland, characterised by extensive areas of improved pasture with some arable farming, planned villages with greens and buildings built from sandstone and limestone and Rolling Fringe which comprises large-scale undulating topography with large fields of improved pasture divided by stone walls, occasional hedges and fence boundaries.</p> <p>There is already some industrial development on the edge of the site. This comprises carefully landscaped, traditional style office developments in a traditional building style. Similarly Rheged is carefully landscaped to minimise visual intrusion into the landscape of Employment development would change the rural character of the area although it is acknowledged that the site is near but not adjoining the edge of Penrith. Sympathetic building design and materials, and appropriate planting to retain the rural character might mitigate some of the adverse effects although overall such changes would be significantly adverse.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	No designated land will be lost as a result of development.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	-	No Historic Environment issues; closet SAM is on the other side of M6, about 1500 m away, possible visible from the site. There may a potential visual impact from a listed building which is adjacent tot the site, therefore development would have to be sympathetic to this designation.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	-	The site is predominantly rural with occasional scattered developments in traditional materials. An allocation such as this would usually result in high density employment uses which would be a significant change from the existing character of the locality. Such a proposal would lead to negative effects. Even low density small scale offices might be detrimental to the local character depending on the density, appearance and materials of the construction.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	++	No part of the site is at risk of flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable Use and Management of Natural Resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	?	The site is not within a designated AQMA. There is no monitoring location close to the A66 which serve the sites and on their own the sites are unlikely to cause a significant deterioration in air quality however a decrease in air quality is likely to occur, particularly if development here is combined with development at other sites also using the A66. Whether this would be significant depends on the current emission levels around the A66/M6 junction and whether they would breach current air quality standards.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	N	The site's location and its potential to be largely phased means it could possibly deliver some renewable energy. Although there are strong objections to wind turbines in the area, related to the Landscape Character Assessment there is potential for some solar energy on building roofs and walls as part of the wider development.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	N	There is a watercourse about 1.3km from the centre of the site. This is the River Eamont, which is a tributary of the River Eden and is part of the River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	Current waste water capacity issues in Penrith are being addressed by infrastructure improvements during 2013. There are no known capacity issues for potable or industrial water supplies.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
			--	No Capacity (private infrastructure required)		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	This is a previously undeveloped site.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	-	Grade 3 agricultural land would be lost as a result of development on this site. This is BMV and is generally protected for its agricultural productivity. Agricultural practices may be impacted in the long term and directly by the proposed development.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	--	The site is Greenfield and is about 1.1 km from the edge of Penrith.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a Sustainable Economy in Which All Can Prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	?	The site is immediately next to Rheged, a substantial tourist attraction. Care must be taken that development does not adversely affect the tourism potential of this site. With care, the option site might be able to capitalise on the tourist potential and contribute to tourism expansion. However this would require careful planning and market testing.
			-	Decrease		
		% tourism jobs	+	increase	+	The site could provide additional jobs in tourism.
			-	Decrease		
		Measure average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	From the centre of the site, the nearest employment centre is about 960 m. Therefore the site is close to other employment centres and employment uses, which could help to boost the economic activity of the area.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	N	Dacre is the third least deprived ward in Eden. 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
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in third from bottom quartile for		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
				deprivation		still have economic benefits but is considered neutral in terms of regeneration.

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	+	As a significant greenfield site, units could be developed which would be appropriate for and attractive to public admin, education and health if there is a proven demand for this within the area.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	+	As a significant greenfield site, units could be developed which would be appropriate for and attractive to public admin, education and health if there is a proven demand for this within the area.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	+	As a significant greenfield site, units could be developed which would be appropriate for and attractive to public admin, education and health if there is a proven demand for this within the area.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Masterplan Option C

This is part of a large site south of the A66 between the M6 and Bridge Lane, Penrith. The land originally assessed ran the along the A66 from the depot in the west to the A6 in the east. The southern boundary was bounded by Skirsgill Lane. As a result of the SA and HRA assessments, the site has been reduced to provide land to develop appropriate mitigation between the site and the River Eamont which is a SAC. The new triangular site is still bounded by the depot in the west, the A6 by the north and by the eastern boundary. There is a Cumbria Highways depot immediately to the west of the site and residential properties along Skirsgill Lane, the southern boundary of the site. The land forms two plateaux; with the northern half of the site higher than the southern. The land is mainly pasture and hedges divide it into fields.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station <400 m from site	N	The nearest bus stops to this site are all over 800 m from the site and across the A66. It is unlikely that customers would access the site by public transport and staff may be reluctant to do so too. This is therefore considered to be neutral.
			+	Bus stop or rail station 800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail station <2 km from site		
		Distance to the main road network	++	Motorway within 1 km	++	The site is adjacent to the M6 but access may be provided from the A66 using the existing depot access. This would make the M6 less than 1km from the site. If another access were utilised then the site would score less well against this objective but would still be positive. The site is on the southern edge of Penrith, which would reduce the amount of traffic going through the town centre.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There is no right of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	--	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Penrith South ward this is 16.1%. This is well below the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required or jobs would be taken by people not living close to the site.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	N	28.1% of the ward population have no qualifications which is higher than the figures for Eden District (22.6 %,) and for the North West (24.7 %). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	++	Ullswater Community college about 1.1 km from the centre of the site and the University is about 4.25 km from the centre of the site. This is significantly positive, as facilities are within 5 km of the site which would increase easy access to further and higher education and thus increase skill levels within the community and create opportunities for industry and education to collaborate. It may be of particular importance in this location given the relatively high numbers of people with no and low levels of qualifications. The college may also enable the fostering of links between education and industry and might assist those leaving education to find jobs locally.
			+	Facilities accessed by appropriate public transport within 30 mins		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport.		
		Apprenticeships	++	>4%	+	3.8% of people in this ward have undertaken an apprenticeship. This is slightly higher than the district as a whole (3.72%) but lower than the north west (3.94%).
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	+	From 2011 data, 81.8% of the population in Eden are in good or very good health. This decreases to 79.4% within Penrith South ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	-	525 people in Penrith South ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 21% of the population, this is higher than the average for Eden (18.01%) and higher than the NW (20.23%). The effect of this is that part of the working population may be reduced as a higher than average percentage of people with limiting health issues.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	+	There are accessible green spaces close to the site although they are across the A66 from the site and therefore difficult to access. The land immediately to the east of the site will remain undeveloped and provides visual open space which is still desirable and attractive.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	+	The site is currently used for grazing although it is adjacent to the A66 in the north and a highways depot to the west. There are houses to the south and east. Clearly these dwellings will be subject to some levels of noise but they are some distance away and nuisance may be softened by appropriate planting to reduce the risk of adverse effects on human health and quality of life.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	N	The site is outside a settlement, but it is within 2 km of the existing Penrith settlement, although there are some employment and housing uses directly adjacent to the site, therefore the site is not very well related to the existing settlement of Penrith, but its location is close to town, existing residential uses and the M6.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective Protection of the Environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	--	The site is about 250 m from the River Eamont which part of the River Eden SAC. Any contamination entering the R Eamont at this site would cause a significant adverse effect. Due to the site's very close proximity to the River, and the risk to the SAC, there could be potentially significant issues from pollution and development of the site on SAC, which would require further analysis. The proposed allocation has been reduced in size to ensure that there is sufficient land available to create mitigation measures including SuDS to prevent run off from the site entering the River. Any mitigation measures will need to be agreed with Natural England prior to development taking place. The site is also in the buffer zone for Whinfell Forest, which is considered to hold key species.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Loss of designated habitat or significant risk to protected species		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	-	There are a number of trees and hedgerows on site and these would be impacted by permanent loss. There are a number of TPOs on site, therefore mitigation of the trees and hedgerow, with them being incorporated into the potential development would need to be a requirement.
			+	would result in net increase in tree cover, hedge etc		
			N	Would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedgae etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-	<p>The landscape character in this area is described as Intermediate Farmland, characterised by transitional farmland between lowland and upland landscapes and, Extensive areas of improved pasture with some arable farming, planned villages with greens and buildings built from sandstone and limestone.</p> <p>Employment development at this site would change the rural character of the area. However the landscape character in this location has been altered by surrounding developments including the trunk road network, highways depot and homes along the southern boundary. Mitigation measures might be required to be ensure that development was sensitive to its situation including planting and buffer zones but this would be more for reasons of protecting residential amenity than preserving landscape character.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	The site is not within the AONB or the National Park.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	Development of this site is unlikely to affect any designated historic assets. The nearest conservation area is 850 m from the centre of the site but there is a large residential area in between. Listed buildings are found either across the M6 or in Eamont Bridge; again too far away from the site to be seen. Mayburgh Henge SAM is located to the south of the river however once again views would be impeded by existing agricultural buildings, houses and trees. Therefore there are likely to be negative visual effect as the development could be seen from historic sites.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	N	The site is away from the main settlement of Penrith, but close to the existing highways depot. The proposed allocation would retain much of the open space between Eamont Bridge and the A66, thus preserving much of the rural character although it would extend the existing urban fringe further into the countryside. Given its proximity to existing development and the A66 it is unlikely to affect the character of the area.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	++	No part of the site is at risk of flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable Use and Management of Natural Resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	?	The site is not within a designated AQMA. Assuming the access is via the A66, there is no monitoring location close to the roads which serve the site. On its own this site is unlikely to cause a significant deterioration in air quality however a decrease in air quality is likely to occur, particularly if development here is combined with other developments which require access via the A66 such as Kemplay Bank and MPC B. Whether this would be significant depends on the current emission levels around the A66 and whether they would breach current air quality standards.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)		++	Clear potential for the application of renewable technologies	-	The site could deliver Renewable energy, but wind turbine would have to be sited carefully due to the designated Landscape Areas, which suggests that such renewable energy should not be located in open or prominent areas. But if development was to take place and such turbines were in character with the built form it could be possible. Solar energy is also another potential in the area.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	N	There is a watercourse directly adjacent to the site. This is the River Eamont, which is a tributary of the River Eden and is part of the River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	Current waste water capacity issues in Penrith are being addressed by infrastructure improvements during 2013. There are no known capacity issues for potable or industrial water supplies.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	The site is greenfield and there are no known contamination issues.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	-	Grade 3 agricultural land would be lost as a result of development on this site. This is BMV and is generally protected for its agricultural productivity, although in this case it is mostly used for low intensity grazing.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	-	The site is outside a settlement, but it is within 2 km of the existing Penrith settlement, although there are some employment and residential buildings adjacent to the site and is adjacent to the M6, which means there are some benefits to the site's location.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		
Building a Sustainable Economy in Which All Can Prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Penrith or the wider area.
			-	Decrease		
		% tourism jobs	+	increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Measure average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The main employment centres in Penrith are in the south, with the site is about 730 m the main employment centre. Therefore it is close to other employment uses, it is well situated in the context of employment and transport connections and could potentially boost economic activity in the area.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	++	Penrith South is in the most deprived quartile of wards in the district. It scores particularly badly for education and income. Any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities.
			+	Site in ward in second from bottom quartile ward for deprivation		
			-	Site in ward in third from bottom quartile for deprivation		
			--	Site in least deprived quartile ward for		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	?	Due to the adjacent small business units, possible emerging technologies could be possible, but would have to have consideration of residential amenity.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	Net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	+	It would be possible to accommodate office type development on the site as it has good transport links to the wider NW region.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	Net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	N	Given its location and the current restrictions on public sector investment, the site is unlikely to be attractive to public admin, education and health during the lifetime of the plan.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	Net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Skelsgillside Workshops, Alston

The site is located to the on the south east side of Alston. It is surrounded by open countryside on three sides and by the partially complete Skelsgillside Workshops site to the north east. The site is flat, scrubby grassland surrounding the existing development and bounded by a dry stone wall. There are open fields beyond on all sides.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	N	From the centre of the site, the closet bus stop is about 750 m although bus services to Alston are limited. Whilst the site could be accessed by customers and employees using public transport, this is unlikely.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	--	The site and its access is directly onto the A689, which is about 140m from the centre of the site. However for wider distribution of materials or acquisition of raw materials, it is over 30km from the M6 and therefore this would make it an unsustainable location. Given its location, it is possible to access markets in the North East without having to pass through town but for other directions vehicles would have to pass through the town centre. Its distance from fast, multi lane routes might make it unattractive for businesses dependent on road haulage.
			+	A road within 1 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There is no public right of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	+	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Alston Moor ward this is 27.6%. This is above the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	22.9% of the ward population have no qualifications which is similar to the figures for Eden District (22.6%) and a little lower than that for the he North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	--	Fellside Community Development Centre with its adult education facilities is about 25 km from the centre of the site and Melmerby Village Hall is about 18 km from the centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Alston to easily access further education and higher level qualifications. This may have a significantly detrimental impact on employment development site, as people with the correct skills may not be located in Alston and therefore appropriate skills for employment may not exist.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	3.6% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) and the north west (3.94%). However the increase of apprenticeships is seen as a positive thing.
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	-	From 2011 data, 81.8% of the population in Eden are in good or very good health. This decreases to 80.6% within Alston Moor ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	-	425 people in Alston Moor ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 20.35% of the population; this is higher than the average for Eden (18.01%) and higher than the NW (20.23%). The effect of this is that part of the working population may be reduced as people may have health issues. More than 20% of the population have limiting health issues, therefore this could mean that the number of potential employees is reduced.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	+	From the centre of the site it is about 450 m to an area of accessible green spaces. The impact of this is generally positive, as access to such space makes the development more desirable, as people would like to have 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. Arguably, since the site is surrounded by open fields on three sides, the attraction of accessible green space is less important than for a built up area.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	N	The adjoining site currently is used as small scale offices/ workshop; it is on the edge of the settlement fronting the main road where it adjoins a row of residential properties. As long as a similar use is allocated on this site there will be little/no impact on the quality of life for residents.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+	The site is a greenfield site on the edge of the settlement.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective protection of the environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	-	Data suggests that the site has potential for Water Vole, therefore any development should provide an ecological survey to check for the presence of protected species and ensure that such species are not harmed or their habitat destroyed.
			+	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		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	N	There are no trees or hedgerows on site.
			+	would result in net increase in tree cover, hedge etc		
			N	would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-	<p>The site is within the AONB.</p> <p>The landscape character in this area is described as the Dales, characterised by wide V shaped upland valleys, which are dominated by rough pasture, stone walls with main built features being farms, small traditional villages and rural roads.</p> <p>Large scale employment development in this area would change the character of the area. Therefore any employment development would need to be appropriate to the setting in this rural upland landscape. Therefore mitigation measures would be required to ensure that development was environmentally sensitive, sympathetic building design and materials, and appropriate planting to retain its character of the area.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	--	<p>The site is within the AONB, therefore inappropriate development could significantly affect the designated landscape. Any development would need to be carefully designed to be of a scale, orientation and materials that it would have a minimal effect on the AONB.</p>
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	The site there will also be environmental benefits does not directly impact on any historic environment features. The site would not be visible from the conservation area (which is 480m from the centre of the site) or any of the listed buildings (the closest is 640m from the centre of site), which are all located in the main settlement, as there are a number of buildings between the site and the designated features.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	+	The proposed site is adjacent to an existing small employment development. Any future development should be of a similar size and scale to the existing; if it isn't then it would have an adverse effect on the openness of the site and the open countryside. Further development of an appropriate type and scale would reinforce the sense of place being created by the existing units and would therefore have a positive effect.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	++	The site is not susceptible to flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable use and management of natural resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	+	Eden DC undertakes monitoring of Nitrogen Dioxide in Alston. The annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide Concentrations in Alston were 19.9 µg/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.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	-	The site could deliver Renewable energy, but due the Landscape Character Area assessment of wind turbines in this area, it states “large scale wind energy schemes will be strongly resisted in national landscape designations as they would cause significant harm to the landscape character and the purposes of designation. Solar panels on buildings and ground source heat might offer opportunities for renewable and low carbon energy on the site. The former could easily be retrofitted to the existing site.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	N/A	The nearest water course is the River Nent which is situated 0.5 km from the site across open fields. The distance between the site and river means that it is unlikely that development at Skelgillside would adversely affect the biological quality of the river. There is no data available for water quality.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resource availability (Correspondence from UU)	++	No capacity issues	++	There are no known capacity issues for potable or industrial water supplies in Alston.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	+	The site is greenfield and unlikely to be contaminated.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	+	The site has a ALC of Gr 4.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	-	The site is greenfield and located on the eastern edge of Alston, it is adjacent to an existing employment site but is detached from the rest of the village. It is therefore considered to be a negative location.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		
Building a sustainable economy in which all can prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site is unlikely to impact on existing or likely future tourist attractions in Alston or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The site is on the eastern edge of Alston and the nearest existing employment site is immediately adjacent. It is also close to Bonds Foundry. The site is an extension to the existing office/workshop development, therefore it is close to other employment uses, and it would be well situated in the context of employment and could potentially boost economic activity in the area.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport		
	Regeneration benefits		++	Site in ward in bottom quartile for deprivation	++	Alston Moor is the third most deprived ward in Eden and is within the most deprived quartile, although on a county basis, it is within the second most deprived quartile in Cumbria. It scores particularly badly for crime, income and employment so any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities.
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in least deprived 50% of wards		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in constraints on the delivery of renewable energy due to landscape issues	++	10% all new businesses in emerging technologies	+	New technologies may be appropriate on this site providing they require a small scale unit and do not release emissions to air or water. No such uses are currently accommodated on the site but could be in future. The scale of the site would mean that should any emerging technologies be accommodated on the site, they would be unlikely to contribute substantially to increasing the number of people employed in the new technologies sector across the district.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	Net loss of businesses in emerging technologies		
		Increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	N	There is potential to develop units into office space for these uses or provide other service sector functions however it is likely that such users are likely to prefer a more central location. They are unlikely to provide high levels of employment particularly in this sector.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		Increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	N	There is potential to convert this building into office space for these uses or provide other service sector functions however it is likely that such users are likely to prefer a more central location. They are unlikely to provide high levels of employment particularly in this sector.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	Net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Bonds Foundry, Alston

The site is located to the on the south east side of Alston. It is surrounded by open countryside on three sides and by Bonds Foundry to the north. The site is flat, used as pasture and bounded by dry stone walls to the east and south. There is a small wood to the west.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	N	There is a bus stop about 630 m from the centre of the site. although bus services to Alston are limited. Whilst the site could be accessed by customers and employees using public transport, this is unlikely.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	--	From the centre of the site, the A689 is about 275 m away. However for wider distribution of materials or acquisition of raw materials, it is over 30 km from the M6 and therefore this would make it an unsustainable location. Given its location, it is possible to access markets in the North East without having to pass through town but for other directions vehicles would have to pass through the town centre. Its distance from fast, multi lane routes might make it unattractive for businesses dependent on road haulage.
			+	A road within 1 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There are no rights of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	+	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Alston Moor ward this is 27.6%. This is above the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	22.9% of the ward population have no qualifications which is similar to the figures for Eden District (22.6%) and a little lower than that for the he North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	--	Fellside Community Development Centre in Langwathby with its adult education facilities is about 25 km from the centre of the site and Melmerby Village Hall where other adult education courses take place is about 18 km from the centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Alston to easily access further education and higher level qualifications. This may have a significantly detrimental effect on employment development, as people with the appropriate skills may not be located in Alston.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	3.6% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) and the north west (3.94%). However the increase of apprenticeships is seen as a positive thing.
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	N	From 2011 data, 81.8% of the population in Eden are in good or very good health. This decreases to 80.6% within Alston Moor ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	-	425 people in Alston Moor ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 20.35% of the population; this is higher than the average for Eden (18.01%) and higher than the NW (20.23%). The effect of this is that part of the working population may be reduced as people may have health issues. More than 20% of the population have limiting health issues, therefore this could mean that the number of potential employees is reduced.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	++	The centre of the site it is about 210 m from an area of accessible green spaces. The impact of this is generally positive, as access to 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. Arguably, since the site is surrounded by open fields on three sides, the attraction of accessible green space is less important than for a built up area.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	N	The site is immediately south of the existing foundry. The nearest residential dwellings are to the north east of the existing industrial development. Given the existing use of the site, it is unlikely that there would be any impact on the quality of life for residents.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+ / N	Alston has no defined settlement boundary and historic development has left a fairly ragged edge to the village. The site well related to the settlement although it is slightly isolated as there is open countryside around the site and the adjacent foundry.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective protection of the environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	-	Data suggests that the site has potential for Water Vole, therefore any development should provide an ecological survey to check for the presence of protected species and ensure that such species are not harmed or their habitat destroyed.
			+	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		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	N	There are two small copses of trees on the southern boundary of the site and woodland beyond the western boundary. These features should be protected from development.
			+	Would result in net increase in tree cover, hedge etc		
			N	Would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-	<p>The site is within the AONB.</p> <p>The landscape character in this area is described as the Dales, characterised by wide V shaped upland valleys, which are dominated by rough pasture, stone walls with main built features being farms, small traditional villages and rural roads.</p> <p>Large scale employment development in this area would change the character of the area. Therefore any employment development would need to be appropriate to the setting in this rural upland landscape. Therefore mitigation measures would be required to ensure that development was environmentally sensitive, sympathetic building design and materials, and appropriate planting to retain its character of the area.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	--	The site is within the AONB; therefore it could significantly affect the designated landscape.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	From the centre of the site, the conservation area is about 320m away and a listed building is about 470 m away. Due to the presence of the existing foundry, the site would not be visible from the listed building or the Conservation area.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	N	Due to its slightly isolated location, it may not add anything further to the sense of place within Alston although by extending the employment area it would reinforce the industrial character of the adjoining site.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	++	The site is not susceptible to flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable use and management of natural resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	+	Eden DC undertakes monitoring of Nitrogen Dioxide in Alston. The annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide Concentrations in Alston were 19.9 µg/m ³ . The legal limit is 40 µg/m ³ . 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.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	-	The site could deliver Renewable energy, but due the Landscape Character Area assessment of wind turbines in this area, it states "large scale wind energy schemes will be strongly resisted in national landscape designations as they would cause significant harm to the landscape character and the purposes of designation. Solar panels on buildings and ground source heat might offer opportunities for renewable and low carbon energy on the site. The former could easily be retrofitted to the existing site.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
		Water Quality in Rivers	++	Favourable	N	The site is about 700 m from both the River Nent to the north (across open fields) and the River South Tyne to the west (across open fields and two small housing estates). The distance between the site and rivers means that it unlikely that further development adjacent to the Bonds site would adversely affect the biological quality of either river. There is no data available for water quality.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	++	Current waste water capacity issues in Penrith are being addressed by infrastructure improvements during 2013. There are no known capacity issues for potable or industrial water supplies.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	The site is greenfield. It is unlikely to be contaminated.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	+/N	The site is classified as Gr4.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	-/N	The site is greenfield and located on the edge of Alston. However it is close to residential dwellings, public transport and the village centre.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a sustainable economy in which all can prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Alston or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The main employment centres in Alston are in the south, with the closest being directly adjacent to the site. Therefore it is close to other employment uses; it is well situated in the context of employment and although slightly isolated on the edge of the settlement if an appropriate use could be found it could potentially boost economic activity in the area.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	++	Alston Moor is the third most deprived ward in Eden and is within the most deprived quartile, although on a county basis, it is within the second most deprived quartile in Cumbria. It scores particularly badly for crime, income and employment so any jobs created here are likely to have a significant benefit to the community in terms of increasing
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in least deprived 50% of wards		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
						job opportunities.

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	N	The adjacent site currently contains a foundry. Future development of this site is likely to be expansion of Bonds or an allied business. It is possible that the site might be suitable for small scale emerging technologies but it really depends on local demand. Given its location and access to main distribution routes, Alston is unlikely to attract in business from out of the area unless it could capitalise on either the existing business or the surrounding environment.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	net loss of businesses in emerging technologies		
		Increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	-	The adjacent site currently contains a foundry. Further development on this site is likely to attract similar uses. Business support functions are not likely to locate here.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		Increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	-	The adjacent site currently contains a foundry. Further development on this site is likely to attract similar uses. Public admin, education and health functions are not likely to locate here.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



High Mill, Alston

This site is a former mill situated in central Alston. It is currently vacant but has previously been used for light engineering.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	N	There is a bus stop about 200 m from the centre of the site although bus services to Alston are limited. Whilst the site could be accessed by customers and employees using public transport, this is unlikely.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	--	From the centre of the site, the A689 is about 50 m away. Therefore its position within Alston makes its location advantageous, as it means transport to the wider area is possible. It would be located well for a town centre use. For wider distribution all vehicles heading to or from all parts of the county or the UK would have to drive along cobbled streets to the town centre to get to the trunk road network. This may restrict its suitability for heavily trafficked uses.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There are no rights of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	+	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Alston Moor ward this is 27.6%. This is above the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	22.9% of the ward population have no qualifications which is similar to the figures for Eden District (22.6%) and a little lower than that for the he North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	--	The nearest school with sixth form facilities is Haydon Bridge High School and Sports College, Hexham. This school is about 30 km from the centre of the site and is outside the District. Adult education courses (in subjects such as IT, numeracy and literacy) are located slightly closer. Fellside Community Development Centre in Langwathby has adult education facilities and is about 25 km from the Alston and Melmerby Village Hall which is also used to deliver courses is about 18 km from Alston. Due to the distance and lack of efficient public transport, it is more difficult for people in Alston to easily access further education and higher level qualifications. The increased challenge of further education opportunities may result in lower skill levels within Alston and local people may not be appropriately qualified for jibs which are created here.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	3.6% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) and the north west (3.94%). However the increase of apprenticeships is seen as a positive thing.
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	N	From 2011 data, 81.8% of the population in Eden are in good or very good health. This decreases to 80.6% within Alston Moor ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	-	425 people in Alston Moor ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 20.35% of the population; this is higher than the average for Eden (18.01%) and higher than the NW (20.23%). The effect of this is that part of the working population may be reduced as people may have health issues. More than 20% of the population have limiting health issues, therefore this could mean that the number of potential employees is reduced.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	++	From the centre of the site it is about 180 m to an area of accessible green spaces. The impact of this is positive, as access to such space makes the development more desirable, as people would like to have 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.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	-	The site is surrounded by other employment uses and residential uses, with farmland to the east. Given the proximity of the development to other sensitive receptors and the access issues, care will be required with regard to noise, emissions and transport including parking needs if the site were to be developed for future employment use.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
				negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	++	The site is situated in the centre of town, although situated on the edge of the built environment it is close to the centre of the town.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective protection of the environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	+	Data suggests that the site has potential for Water Vole, however it is unlikely that they would be found within the building and are not considered a risk to the redevelopment of this site.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Loss of designated habitat or significant risk to protected species		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	N	There are no trees or hedgerows on site.
			+	would result in net increase in tree cover, hedge etc		
			N	would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	++	<p>The landscape character in this area is described as the Dales, characterised by wide V shaped upland valleys, which are dominated by rough pasture, stone walls with main built features being farms, small traditional villages and rural roads.</p> <p>The mill is an existing building within the Alston Conservation Area. Any external changes would be very tightly controlled and development of the site is likely to result in the restoration of a currently derelict character building within a Conservation Area which is defined as being 'At Risk'. This would enhance the townscape.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	The site is within the AONB; however the mill is an existing building set within the town and is therefore unlikely to affect the setting of this designated landscape.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	++	<p>The site is within the conservation area close to a number of listed buildings. The mill is an existing building within the Alston Conservation Area. Development will need to be sympathetic to the building's heritage. Any external changes would be very tightly controlled and development of the site is likely to result in the restoration of a currently derelict character building. This would enhance the conservation area which is currently described as being 'at risk'.</p> <p>However, one of the principal features of Alston conservation area is the cobbled road, which covers the main road through the town. Any increase in vehicle movements to the mill may adversely affect this key feature therefore parking at the mill may need to be restricted.</p>
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	++	Depending on the type of employment use proposed on the site, with sympathetic design and implementation, it could improve the local character of the area, as long as the historic environment is taken into consideration, with further development it could provide further services and therefore more of a sense of place to this small traditional village.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	++	The site is not susceptible to flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable use and management of natural resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	+	Eden DC undertakes monitoring of Nitrogen Dioxide in Alston. The annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide Concentrations in Alston were 19.9 µg/m ³ . The legal limit is 40 µg/m ³ . 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.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	--	Wind turbines would not be appropriate in the urban environment and solar panels may not be accepted within the conservation area. There are therefore significant constraints to delivering renewable energy as part of the refurbishment of this building.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	0	The site is within the village centre and there is no obvious pathway to either of the rivers that meet at Eden. There is therefore unlikely to be an effect on the water courses.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	There are no known capacity issues for potable or industrial water supplies in Alston.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
			--	No Capacity (private infrastructure required)		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	-	Due to the brownfield nature of the site it may have contamination issues.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	++	The site is brownfield.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	++	The site is brownfield and located within Alston. Although it is farmland to the east, the site is within the town centre, therefore would provide a sustainable location for employment use.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a sustainable economy in which all can prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	Development of the site for B1 (a) and B1(b) or C3 would not impact on the existing or any likely future tourist attractions in Penrith or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The main employment centres in Alston are in the south, with the closest being Alston brewery about 600m away from the site. The site is in the town centre, therefore it is close to other employment uses. It is well situated in the context of employment and within the town centre and could potentially boost economic activity in the area.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	++	Alston Moor is the third most deprived ward in Eden and is within the most deprived quartile, although on a county basis, it is within the second most deprived quartile in Cumbria. It scores particularly badly for crime, income and
			+	Site in ward in second from bottom quartile ward for deprivation		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
			N	Site in ward in least deprived 50% of wards		employment so any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities.

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	N	The site currently contains small scale commercial development including supply and distribution functions. . It might be suitable for the development of emerging technologies should there be a local demand.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	Net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	-	The site currently contains small scale commercial development including supply and distribution functions. It might be suitable for the development of finance, IT, and business uses should there be a local demand. This would contribute to increasing the percentage of jobs in this sector above 10% but the number of jobs on this site is too small to create enough jobs to do this alone.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	-	The site currently contains small scale commercial development including supply and distribution functions. Further development on this site is likely to attract similar uses. Public admin, education and health services are not likely to locate here.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	Net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Cross Croft Industrial Estate, Appleby

This site is immediately to the east of an existing employment site. Cross Croft industrial estate comprises a number of small units which are occupied by a range of uses. The adjoining fields would provide room for expansion for the existing site and its occupants.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	+	From the centre of the site, the closet bus stop is currently about 940 m, however a new housing development opposite the former dairy site is generating additional bus stops, the nearest of which would be about 700 m from the site. Appleby railway station is about 1.3 km from the site. The site is relatively accessible by public transport and is thus considered to be positive.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	--	From the centre of the site the A66 is over 3km away, with the route to the A66 northbound taking traffic through the centre of 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 23 km 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.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
	Public rights of way	Public rights of way	++	Public rights of way would be created and the network enhanced	N	There is no public right of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	N	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Appleby (Bongate) ward this is 24.4%. This is the same as the North West average. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	22.8% of the ward population have no qualifications which is similar to the figures for Eden District (22.6%) and a little lower than that for the he North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	++	Appleby Heritage Centre with its adult education is about 1.2 km from the centre of the site. 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.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	3.8% of people in this ward have undertaken an apprenticeship. This is higher than the district as a whole (3.72%) but lower than the regional average (3.94%). Increasing uptake of apprenticeships is seen as a positive benefit.
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	++	From 2011 data, 81.8% of the population in Eden are in good or very good health. This rises to 83.6% within Appleby (Bongate) ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	304 people in Appleby (Bongate) ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 17.32% of the population; this is lower than the average for Eden (18.01%) and lower than the NW (20.23%). Therefore the effect of this is that part of the working population may be reduced as people may have health issues, but this is lower than the average for Eden and therefore the population would be considered to be in good health, therefore this means employers would have access to a pretty healthy workforce.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	-	There are no accessible green spaces close to the site (with the closest being 1070 m from centre of the site). The impact of this is negative, as access to such space makes the development more desirable, as people would like to have 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.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	N	The site is on the edge of the settlement; the closest development is the former dairy site, and the nearest residential dwellings are about 400 m away. Therefore there will be limited impact on neighbouring uses as the developments close to site or directly adjacent are open countryside or another employment site.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
				impact upon the quality of life of residents		
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+	The site is a greenfield field site on the edge of the settlement, therefore, although it is not near any other development to the east and south the site is adjacent to other industrial uses.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective protection of the environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	+	There are no known sites or species of biodiversity importance within 250 m of site however the River SAC is located just over 500 m from the site.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Significant adverse effect on nationally or internationally designated habitat		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	-	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.
			+	Would result in net increase in tree cover, hedge etc		
			N	Would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-	<p>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.</p> <p>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.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	Development does not affect designated landscapes.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	The site does not directly affect the historic environment. There are two conservation areas in Appleby: the Settle-Carlisle CA follows the railway line and is approx 300 m from the site and the Appleby conservation area is about 600 m away from the site, with the closest listed building about 600 m and Scheduled Monument, 720 m. The site is unlikely 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.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	N	The site is adjacent to industrial uses to the west, with the rest of the area being open pasture, although development would change the rural nature of the area, the site 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.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
	% of identified site which is at risk of flooding zone 3		++	0%	++	The site is not susceptible to flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable use and management of natural resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	+	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/m ³ . The legal limit is 40µg/m ³ . At present NO ₂ 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.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	-	The site could deliver Renewable energy. Given the proximity to the town and the A66 it is unlikely that large wind turbines would be suitable. However it might be possible to install small scale wind turbines if they were sited carefully. Solar energy could also offer potential.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	0	Although the site does not have a watercourse within, it is about 950 m 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.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resource availability(Correspondence from UU)	++	No capacity issues	++	There are no known issues in Appleby.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	The site is on the edge of the settlement and is a greenfield site. It is unlikely to be contaminated.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	-	The site is Grade 3 agricultural land would be lost as a result of development on this site. This is BMV and is generally protected for its agricultural productivity. Agricultural practices may be impacted in the long term and directly by the proposed development.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	-	The site is on the edge of the settlement and is a greenfield.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a sustainable economy in which all can prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Appleby or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment
			-	Decrease		
		Average salary	++	Average gross weekly pay > UK average	N	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The site is on the edge of Appleby, and within the existing employment centre. The site is surrounded to the west by other employment uses, therefore its location within other industrial uses would be positive and its location with regard to other business may help promote future economic activity between other businesses.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	N	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
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in least deprived 50% of wards		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
						considered neutral in terms of regeneration.

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	+	Due to the site being adjacent to existing industrial uses, there is potential for emerging technologies.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	N	Due to the site being adjacent to existing industrial uses, it is unlikely to be used for finance, IT, or business uses.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	N	Due to the site being adjacent to existing industrial uses, it is unlikely to be used for public admin, education and health uses.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



The Old Creamery, Appleby

This 1.98 ha site is located within Appleby. Until recently it was used as a creamery although the site is now being cleared for redevelopment. It is a triangular site, heavily wooded at the northern end and bounded by the west coast main line to the west, Drawbridge La with a mix of uses including grazing land, small industrial yard and residential properties to the east and a haulage yard to the south.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	+	From the centre of the site, the closest 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 300 m from the site. Appleby railway station is about 700 m from the site. The site is relatively accessible by public transport and is thus considered to be positive.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	--	From the centre of the site the A66 is nearly 3 km away, with the route to the A66 northbound taking traffic through the centre of 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 23 km 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.
			+	A road within 1 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There is no public right of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	N	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Appleby (Bongate) ward this is 24.4%, the same as the North West average. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	22.8% of the ward population have no qualifications which is similar to the figures for Eden District (22.6%,) and a little lower than that for the he North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	++	Appleby Heritage Centre with its adult education is about 660 m from the centre of the site. This site provides additional skill training which 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.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport.		
		Apprenticeships	++	>4%	+	3.8% of people in this ward have undertaken an apprenticeship. This is higher than the district as a whole (3.72%) but lower than the regional average (3.94%). Increasing uptake of apprenticeships is seen as a positive benefit.
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	++	From 2011 data, 81.8% of the population in Eden are in good or very good health. This rises to 83.6% within Appleby (Bongate) ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	304 people in Appleby (Bongate) ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 17.32% of the population. This is lower than the average for Eden (18.01%) and lower than the NW (20.23%). Therefore the effect of this is that part of the working population may be reduced as people may have health issues, but this is lower than the average for Eden and therefore the population would be considered to be in good health, therefore this means employers would have access to a pretty healthy workforce.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	-	There are no accessible green spaces close to the site (with the closest being over 800 m from centre of the site) The impact of this is negative, as access to 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.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	N	The site is towards the edge of the settlement, with a train line to the west and other industrial uses to the south and east. In the north but not directly adjacent is a residential area and there are further residential dwellings to the 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
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
						uses.

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	++	The site is a brown field site within the settlement, close to other industrial uses. It was an existing employment site, which has potential to improve the area if redeveloped.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	+	There are no known biodiversity issues within 250 m of site however the River Eden SAC is approximately 500 m from the site boundary.
			+	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		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	N/-	There are a number of ornamental trees along the eastern site boundary along Drawbriggs Lane. These should be protected from development otherwise there would be permanent loss of trees. Further trees and hedgerow planting could be incorporated into future development.
			+	would result in net increase in tree cover, hedge etc		
			N	would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	+	<p>The site is close to the edge of the town and thus may exert some influence over the surrounding landscape. The site is not within the AONB or 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.</p> <p>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 was environmentally sensitive, using sympathetic building design and materials, and appropriate planting to retain the rural character of the area.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	Development does not affect designated landscapes.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment	++	<p>The site is immediately adjacent to the Settle-Carlisle railway Conservation Area which protects the historic railway line. The Appleby conservation area is about 330 m away from the centre of the site, with the closet listed building about 320 m and SAM 430 m. 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.</p> <p>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.</p>
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s).		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	+	<p>The site is adjacent to industrial uses, with some close residential dwellings to the north and south and new housing to the west. The site is already an employment site and 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.</p>
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	++	The site is not susceptible to flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable use and management of natural resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	+	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 21.7 µg/m ³ . The legal limit is 40 µg/m ³ . 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.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	-	The site could deliver Renewable energy. Given the proximity to the town it is unlikely that large wind turbines would be suitable. However it might be possible to install small scale wind turbines if they were sited carefully. Solar energy could also offer potential.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	0	Although the site does not have a watercourse within it, it is about 570 m 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.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	There are no known capacity issues is Appleby.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	-	The site is on the edge of the settlement and is a brownfield site. As it is a former dairy site, the site may have possible contamination.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	++	This is a brownfield site and there would be no loss of agricultural land.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	++	The site is within the settlement and is a Brownfield site.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a sustainable economy in which all can prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Appleby or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Average salary	++	Average gross weekly pay > UK average	N	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The site is on the edge of Appleby, and within the existing employment area. The site is surrounded by other employment uses which may help promote future economic activity between other businesses.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	N	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.
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in least deprived 50% of wards		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	+	Due to the site being adjacent to a range of existing uses, there is potential for limited clean emerging technologies to locate to the site.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	Net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	+	Being well related to settlement there is potential to have jobs in these sectors. They would contribute to increasing the proportion of jobs in finance, IT and business to 10% across the district.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	+	Being well related to settlement there is potential to have jobs in these sectors. They would contribute to increasing the proportion of jobs in public admin, education and health to 25% across the district.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	Net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Shire Hall, Appleby

Shire Hall, Appleby is the former Magistrates Court, office sand town gaol dating back to 1776-8. It is situated in the centre of Appleby and is a Grade II listed building. It is currently partly occupied by various professional service and health organisations including solicitors, management consultants and dentist but is suitable for further B1 use.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	++	From the centre of the site, the closest bus stop is about 50 m away and the station less than 500 m away. Therefore the 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.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	--	From the centre of the site the A66 is over 1600 m away. As the site is within the centre of town the route would take traffic 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 20 km from the site.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There is no public right of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	N	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Appleby (Bongate) ward this is 24.4%. This is around the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	22.8% of the ward population have no qualifications which is similar to the figures for Eden District (22. %) and a little lower than that for the he North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30% %		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	++	Appleby Heritage Centre with its adult education is about 670 m from the site. 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.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	3.8% of people in this ward have undertaken an apprenticeship. This is higher than the district as a whole (3.72%) but lower than the regional average (3.94%). Increasing uptake of apprenticeships is seen as a positive benefit.
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	++	From 2011 data, 81.8% of the population in Eden are in good or very good health. This rises to 83.6% within Appleby (Bongate) ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	304 people in Appleby (Bongate) ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 17.32% of the population, this is lower than the average for Eden (18.01%) and lower than the NW (20.23%). Therefore the effect of this is that part of the working population may be reduced as people may have health issues, but this is lower than the average for Eden and therefore the population would be considered to be in good health, therefore this means employers would have access to a pretty healthy workforce.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	++	Directly behind to the site is a large area of accessible green space. The impact of this is positive, as access to such space makes the 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.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	N	The site is within the settlement; it is surrounded by residential and retail uses. Suitable employment uses for a town centre location should be used in this case to ensure that its in keeping with the area and its function, but also restricting the use of 'bad neighbour' uses.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	++	The site is a brown field site within the settlement. Whilst the use of brownfield land is more sustainable than using new land, the close proximity of neighbouring developments would limit 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.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective protection of the environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	+	The site is about 80 m from the River Eden SAC. Due to its location in the centre of Appleby, employment activity would be restricted to ensure there is no risk of harm to sensitive neighbouring receptors. Therefore there should be no impact on the SAC.
			+	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		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	N	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 this existing building.
			+	would result in net increase in tree cover, hedge etc		
			N	Would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	+	The site is within the town centre and Conservation Area. The site is an eighteenth century magistrates' 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.
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	Development does not affect a designated landscape.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	The site is a listed building; any development would have to take into consideration the interest features of the listed building and its surroundings. Development would be 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.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	+	As long as an appropriate use can be found, a use that accommodates the features of the listed building and does not damage the heritage value of the site, this could help to deliver the local character of the area and help to build the sense of place through the reuse of this listed building.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	++	The site is not susceptible to flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable use and management of natural resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	+	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 21.7 µg/m ³ . The legal limit is 40 µg/m ³ . At present NO ₂ 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.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	--	Due to its urban setting and its listed building status the site's ability to deliver renewable energy could be severely restricted.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	0	Although the site does not have a watercourse within it, it is about 100 m 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.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	There are no known capacity issues is Appleby.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	+	The site is a brownfield, former office site in the town centre. The likelihood of contamination is low.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	++	The site is urban land.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	++	The site is brownfield land within the town centre.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a sustainable economy in which all can prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Appleby or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Average salary	++	Average gross weekly pay > UK average	N	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The main employment centres in Appleby are in the south, with the closest being the former dairy site about 690 m away from the site. The site is in the town centre, therefore it is close to other employment uses. It is well situated in the context of employment and within the town centre and could potentially boost economic activity in the area.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	N	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.
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in least deprived 50% of wards		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	N	Development of emerging technologies are not really appropriate for a listed building in an urban setting.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	++	The building is already being used for professional services including management consultancy and solicitors. It is likely that further uses would comprise finance, IT, business uses.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	+	There is already a dentist occupying the premises and a heritage development trust. It is likely that further uses would comprise admin, 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.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Land at Kirkby Stephen

This 5.5 ha greenfield site immediately to the west of the existing Kirkby Stephen business park on the north west edge of the town. The site is currently open fields bounded by hedges. It rises slightly to the north west.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	+	There is a bus stop about 430 m from the centre of the site. Therefore the site could be accessed by customers and employees using public transport. This promotes sustainable development and easy access for staff and customers will also help deliver a more viable business.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km		The site is about 600m from A685 which runs north south through Kirkby Stephen, but the site about 20 km from the M6. Access to this road is through a predominantly residential area and thus there could be some impact on the amenity of the town due to traffic and congestion issues.
			+	A road within 1 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There are no public rights of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	N	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Kirkby Stephen ward this is 24.9%. This is above the North West average of 24.4%. With a higher proportion of the population having a L4 qualification than average, this might attract employers looking for a skilled workforce.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	N	27.2% of the ward population have no qualifications which is much higher than the average figures for Eden District (22.6%) and for the North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	--	Great Asby Village Hall with its adult education facilities is about 12 km from the centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Kirkby Stephen to easily access further education and higher level qualifications. This may have a significantly detrimental impact on employment development site, as people with the necessary skills may not be located in Alston and therefore appropriate skills for employment may not exist.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	3.6% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) or the north west (3.94%).
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	N	From 2011 data, 81.8% of the population in Eden are in good or very good health. This decreases to 79.4% within Kirkby Stephen ward. In general terms those people in work have better mental and physical health than those who do not work. The creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	-	226 people in Kirkby Stephen ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 21.2% of the population; this is higher than the average for Eden (18.01%) and the NW (20.23%). The effect of this is that part of the working population may be reduced as people may have health issues. But as this is below the 20% threshold this may not be a large issue in the area as most of the population is healthy and their activities are not limited.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	-	From the centre of the site it is about 940 m to an area of accessible green spaces. The impact of this is negative, as access to such space makes the development more desirable in terms of access to open spaces for employees but also in terms of attractiveness and design of the scheme it may also contribute to health and well-being objectives.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	N	The site is immediately to the west to a key employment development of Kirby Stephen and south west of an older industrial estate. It is surrounded by open fields on three sides. There are no residential properties immediately adjacent to the site. The nearest is Stobars Hall Residential Home which, although a receptor particularly sensitive to noise and emissions, it is set within its own parkland which would serve as a buffer. No adverse effects on the Home would therefore be expected.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+	The site is an extension of an existing employment site and although it is surrounded on 3 sides by open fields, it links well to the town and provides a logical development area. It is therefore considered to be well related to the settlement.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective Protection of the Environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	N	The site is within 1 km of River Eden SAC (about 550 m from centre of the site) and Tarn Lane County Wildlife Site and a range of TPOs. The existing industrial estate partly acts as a buffer between the SAC and the proposed site. For a designated river the biggest risk to the habitat is pollution, particularly run-off. There are two roads and fields between the proposed allocation and the SAC which would intercept any run off, minimising the environmental risks to the SAC. The CWS and the proposed allocation are also separated by built development including the grammar school. Again there is likely to be no ecological effect on this designated site.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Loss of designated habitat or significant risk to protected species		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	N	There are trees on the southern Boundary, but they should be incorporated into the scheme as a mitigation measure.
			+	Would result in net increase in tree cover, hedge etc		
			N	Would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	+	<p>The area surrounding Kirkby Stephen is defined as Broad Valleys Character Area. It is defined by deep, wide valleys and rural farmland comprising significant areas of improved pasture with pockets of scrub, woodland and coniferous plantations. Field boundaries are hedges and stone walls.</p> <p>The area immediately surrounding the town is quite flat and the land rises just to the west of the proposed site which provides screening. The site is visible from locations where existing industrial buildings can already be seen. This site would generally be in accordance with the landscape guidance which seeks to avoid development within valley bottoms. The effects of the development could be reduced through the careful design and scale of structures and appropriate planting.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	The site is not within a designated landscape.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	-	<p>The site is across the road from the North Lodge to Stobars Hall, a GR II listed building. The development could potentially impact the setting of this historic feature but additional roadside planting would screen the site from the listed building. Without further planting the effect on the setting of the listed building would be adverse.</p> <p>It is unlikely that the development site could be seen from the Conservation Area since it would be screened by existing buildings.</p>
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	N	<p>The site is immediately adjacent to a new industrial estate. The area is currently open countryside and whilst development would alter that, the use of the site for additional small industrial units would be consistent with the adjoining land. Effects are therefore considered neutral.</p>
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		% of identified site which is at risk of flooding zone 3	++	0%	++	The site is not susceptible to flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable Use and Management of Natural Resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	+	The site is not within a designated AQMA. There is no monitoring location close to the roads which serve the site and this site is unlikely to cause a significant deterioration in air quality. Even in combination with other neighbouring employment sites it is unlikely to have a significant adverse effect on air quality.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	+	The proximity of the site to the crest of a hill, a listed building and existing built development would contra-indicate wind turbines on the site. However there may be potential for solar or ground source heat.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	+	Although the site does not have a watercourse within it, it is about 500 m from the centre of the site to the River Eden. Through Kirkby Stephen, the River Eden water quality is described as unfavourable but recovering. Therefore as the water quality is improving, future development would have to give regard to any issues that could put the River Eden at risk from pollution.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	There are no known capacity issues in Kirby Stephen.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	The site is greenfield and previously undeveloped, therefore contamination issues are unlikely.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	-	The site is assessed as grade 3 agricultural land, which is seen a good quality agricultural land, therefore any development would take away such land and therefore this is a negative impact of development on the site.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	-	The site is greenfield, agricultural land adjacent to the settlement, therefore although it could be well incorporated into the settlement if development was to take place.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a Sustainable Economy in Which All Can Prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Measure average salary	++	average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The site is adjacent to the employment centre of Kirkby Stephen. Therefore it would be in a sustainable location adjacent to other employment uses.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	+	Kirkby Stephen is in the second most deprived quartile within Eden. It is likely that the creation of jobs in this location would deliver regeneration benefits.
			+	Site in ward in second from bottom quartile ward for deprivation		
			-	Site in ward in third from bottom quartile for deprivation		
			--	Site in least deprived quartile ward		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	+	The existing business park contains small scale workshops and thus any extension would have the potential for accommodating emerging technologies. This would contribute positively to the intention of at least 5% of jobs in the district being in the emerging technologies sector.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	N	Given the location and the current uses on site, it is unlikely that finance, IT and business users would locate on this site.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	N	Given the location and the current uses on site, it is unlikely that public admin, education and health users would locate on this site.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Brough Main Street

This site straddles the main road in Brough. To the north of the road it comprises a large area of hardstanding and a 2-storey vehicle repaired centre, large enough to accommodate buses. There is also a green tin shed on the site with roller doors. Across the Maun Street, the site comprises a single paddock.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	++	From the centre of the site, the bus stop is about 100 m away. Brough is served by a number of services from Appleby, Penrith, Kendal, Newcastle, Darlington and so on. Therefore the site could be accessed by customers and employees by public transport, therefore promotes sustainable development but will also help deliver a more viable business.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	+/-	The site is about 440 m from A66. The site is on the western edge of the settlement, with access from the A66 to the west. The main junction to the A66 would require traffic to move through the centre of the town, therefore there could be some congestion and traffic issues. Brough is about 26km from the M6 which makes accessibility to wider markets more difficult.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There are no public rights of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	N	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Brough ward this is 24.1%. This is below the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	22.6% of the ward population have no qualifications which is the same as figures for Eden District (22.6%) and below that for the North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	+	The nearest Adult Education facility is Appleby Heritage Centre, which is about 12.6 km from the centre of the site and would take about 20 minutes to get to by public transport. Due to the distance and the possibility of public transport linking the two settlements, there is potential that people could undertake further education, and that there is a potential to improve skill base in Brough.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport.		
		Apprenticeships	++	>4%	N	In Brough ward, 3.2% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) or the north west (3.94%).
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	+	From 2011 data, 81.8% of the population in Eden are in good or very good health. This increases to 82.5% within Brough ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	226 people in Brough ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 17.2% of the population; this is lower than the average for Eden (18.01%) and the NW (20.23%). The effect of this is that part of the working population may be reduced as people may have health issues. But as this is below the 20% threshold this may not be a large issue in the area as most of the population is healthy and their activities are not limited.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	++	The site is about 100 m from an area of accessible green spaces. The impact of this is positive, as access to such space makes the development more desirable, as people would like to have 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.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	-	The site already an employment site and is used by a bus company. It is directly adjacent to some residential dwellings to the east. If a similar use was found, there would not be a further impact on residential amenity as there is already a employment use adjacent to the dwellings. However should the use of the site intensify it might be necessary to implement mitigation measures to limit noise, light and aim emissions to protect residential amenity.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+	The site is very much on the edge of the settlement, but is well related to it having been in use for many years.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings.		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective Protection of the Environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	+	No known issues. Development does not affect key habitats.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Loss of designated habitat or significant risk to protected species		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	-	The edge of the road and on the boundary of the site has trees, which will not be lost if they are incorporated into the design of the development. There are also trees along the rear boundary of the site which should be protected since they provide useful screening of the site.
			+	Would result in net increase in tree cover, hedge etc		
			N	Would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	++	<p>The landscape character in this area is described as Intermediate Farmland, characterised by extensive areas of improved pasture with some arable farming, planned villages with greens and buildings built from sandstone and limestone.</p> <p>The redevelopment of this area is unlikely to have an adverse effect on the landscape in the north but there would be negligible effect on the landscape from development in the southern part of the site. Attractive building design and materials, and appropriate planting to retain the rural character of the M6 corridor would improve the local landscape.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	-	<p>The site is directly adjacent to the AONB however it is currently in use and includes a large 2-storey stone and render unit and a green shed. Should these buildings be cleared it would provide an opportunity to redevelop the site and construct more buildings which are more appropriate in terms of scale, material and effect on the designated landscape.</p>
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	The site is within 330 m of a listed building but effects on these are unlikely because they are further along Main Street beyond a bend and there is no visual linkage. There are also a Conservation Area and SAM (Brough Castle) within approximately 500 m and 600 m respectively. These are both on the other side of the A66 and this, the distance and existing tree belts would obscure any views of the development site from the designated assets.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	N	The site is already a employment site and garage, therefore as long as its next use is similar it is unlikely that there will be negative effects.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
	% of identified site which is at risk of flooding zone 3		++	0%	++	The site is not susceptible to flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Effective Protection of the Environment						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	?	No data is available about air quality in Brough. Traffic volumes are lower in a rural area like Brough than in a heavily built up town. It is therefore assumed that there are no existing air quality problems. The scale of the development site is such that development would be unlikely to adversely affect local air quality.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	-	The SAM may restrict the use of wind turbines in the area. But the site has potential to deliver some renewable energy.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	?	There is no watercourse running through the site. Swindale Beck runs through Brough, but there is no Water Quality data.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	There are no known capacity issues in Brough.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	-	Historical land use as a motor vehicle garage may mean that there are some contamination issues, which might require remedial work prior to redevelopment as an alternative use.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	++/-	Most of the site is brownfield, but the site includes a paddock south of the A66, which could be of grade 3 potential.
			+	ALC grade 4		
			-	ALC grade 3 (a and		
			--	ALC grade 1-2		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	+	The site is mainly brownfield land, on the edge of a settlement, it is well related to the village and would provide an appropriate site for employment.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		
Building a Sustainable Economy in Which All Can Prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Penrith or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Measure average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	+	The site is about 7.5 km from to Kirkby Stephen Industrial estate, which is seen as an employment centre. Although this is a fair distance, there are public transport routes. But also providing employment in Brough, may provide a new economic activity in the village and provide a sustainable solution to work in the area.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
	Regeneration benefits		++	Site in ward in bottom quartile for deprivation	++	Brough ward is the 4 th most deprived ward in the district and is in the most deprived quartile. It is in the more deprived wards that the benefits of job creation are most likely to be felt. Providing employment in this location is therefore considered to be of significant benefit.
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in third from bottom quartile for deprivation		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	?	The site is currently occupied but might be suitable for the development of emerging technologies should there be a local demand.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	Net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	N	The site might be suitable for the development of finance, IT, and business uses should there be a local demand however such uses tend to seek synergistic benefits and cluster in the areas of greater population and commercial success. This site is therefore unlikely to contribute to increasing the percentage of jobs in this sector above 10%.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	Net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	N	Public admin, education and health services are not likely to locate here except to meet an identified local need such as a medical practice. Even then such facilities tend to be situated in central locations to increase accessibility for all sectors of the community. This site is therefore unlikely to contribute to increasing the percentage of jobs in this sector above 23%.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	Net loss of businesses in public admin, education and health		

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Brough Main Street South

This site is situated on the south side of Main Street on the western edge of Brough. To the north is a paddock which is considered for employment use as part of Brough Main Street site. The western boundary is the drive to a residential property. Musgrave lane forms the eastern boundary and is a residential street. There is a further residential detached property on the southern boundary. The land is currently in equestrian use.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	+	From the centre of the site, the bus stop is about 100 m away. Brough is served by a number of services from Appleby, Penrith, Kendal, Newcastle, Darlington and so on. Therefore the site could be accessed by customers and employees by public transport, therefore promotes sustainable development but will also help deliver a more viable business.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	+/-	The site is about 900 m from A66. The site is on the western edge of the settlement, with access from the A66 to the west. The main junction to the A66 would require traffic to move through the centre of the town, therefore there could be some congestion and traffic issues. Brough is about 26 km from the M6 which makes accessibility to wider markets more difficult.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	N	There are no public rights of way on the site.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	N	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Brough ward this is 24.1%. This is below the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	22.6% of the ward population have no qualifications which is the same as figures for Eden District (22.6%) and below that for the North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	+	The nearest Adult Education facility is Appleby Heritage Centre, which is about 12.6 km from the centre of the site and would take about 28 minutes to get to by public transport. Due to the distance and the possibility of public transport linking the two settlements, there is potential that people could undertake further education, and that there is a potential to improve skill base in Brough.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	N	In Brough ward, 3.2% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) or the north west (3.94%).
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	+	From 2011 data, 81.8% of the population in Eden are in good or very good health. This increases to 82.5% within Brough ward. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	226 people in Brough ward claim their day-to-day activities are limited a lot or a little (census 2011). This represents 17.2% of the population; this is lower than the average for Eden (18.01%) and the NW (20.23%). The effect of this is that part of the working population may be reduced as people may have health issues. But as this is below the 20% threshold this may not be a large issue in the area as most of the population is healthy and their activities are not limited.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	++	The site is about 360 m from an area of accessible green spaces. The impact of this is positive, as access to such space makes the development more desirable, as people would like to have 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.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	--	This is a greenfield site surrounded by residential dwellings. At present a number of houses over look the pasture/paddocks and it provide an effective transition between the town and the countryside. Development of this site would create noise, dust and visual intrusion during construction but without careful controls it could lead to permanent noise, air quality, light and nuisance issues for neighbouring residents.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	+	The site is very much on the edge of the settlement, but is well related to it having been in use for many years.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective Protection of the Environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	+	No known issues. Development does not affect key habitats.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Loss of designated habitat or significant risk to protected species		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	N	There are no trees or hedgerows on the site.
			+	Would result in net increase in tree cover, hedge etc		
			N	Would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-	<p>The landscape character covering this site is Deep Valleys. This comprises wide and deep valleys with open floodplains and rural farmland comprising significant areas of improved pasture with pockets of scrub, woodland and coniferous plantations. Boundaries are formed from hedges and stone walls form a matrix of field boundaries.</p> <p>The landscape assessment notes the pressures on landscape character arising from climate change, management practices and development and notes that hedgerows and walls should be strengthened, tree cover should be maintained and strengthened and development should be sited to complement traditional settlement patterns and use vernacular materials.</p> <p>Any development will adversely affect the openness of the landscape but it is on the edge of the village so with careful design, siting and choice of materials, the adverse effects might be minimised.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	-	<p>The site is about 100 m to the AONB at its closest point. However between the site and the designated landscape is an extant employment use, comprising a large 2-storey stone and render unit and a green shed. Should these buildings be cleared it would provide an opportunity to redevelop the site and construct more buildings which are more appropriate in terms of scale, material and effect on the designated landscape.</p>
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	-	The site is within 440 m of a listed building and 580 m for the conservation area and 600 m in terms of SAM from the centre of the site. The site would probably not affect the setting of the conservation area because of the distance, but also as the area between the conservation area and site has other buildings in between and the A66 bisects this space. The effect will be limited on listed buildings as the road bends and but also other buildings will shield the area. In terms of the effect on Brough Castle (SAM), there may be some scope for visual impacts and further assessment would be required as the development would be directly in the sight of the SAM.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	-	The site currently provides open aspect on the western edge of Brough. To develop here would adversely affect the local character.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
	% of identified site which is at risk of flooding zone 3		++	0%	++	The site is not susceptible to flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Effective Protection of the Environment						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	?	No data is available about air quality in Brough. Traffic volumes are lower in a rural area like Brough than in a heavily built up town. It is therefore assumed that there are no existing air quality problems. The scale of the development site is such that development would be unlikely to adversely affect local air quality.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
	Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)		++	Clear potential for the application of renewable technologies	-	The SAM, may restrict the use of wind turbines in the area. But the site has potential to deliver some renewable energy.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	?	No watercourse running through the site. Swindale Beck, runs through Brough, but there is no water quality data.
			+	Unfavourable. Recovering		
			N	Unfavourable. No Change		
			-	Unfavourable. Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	There are no known capacity issues in Brough.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	The site is greenfield and previously undeveloped, therefore contamination issues are unlikely.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	-	The site is assessed as grade 3 agricultural land, which is seen a good quality agricultural land, therefore any development would take away such land and therefore this is a negative impact of development on the site.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	-	The site is Greenfield, agricultural land adjacent to the settlement, therefore although it could be well incorporated into the settlement if development was to take place.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Penrith or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Measure average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay < 80% NW average		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	+	The site is about 8 km (estimated) from the centre of the site to Kirkby Stephen Industrial estate, which is seen as an employment centre. Although this is a fair distance, there are public transport routes. But also providing employment in Brough, may provide a new economic activity in the village and provide a sustainable solution to work in the area.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	++	Brough ward is the 4 th most deprived ward in the district and is in the most deprived quartile. It is in the more deprived wards that the benefits of job creation are most likely to be felt. Providing employment in this location is therefore considered to be of significant benefit.
			+	Site in ward in second from bottom quartile ward for deprivation		
			-	Site in ward in third from bottom quartile for deprivation		
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	?	The site is currently occupied but might be suitable for the development of emerging technologies should there be a local demand.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	Net loss of businesses in emerging technologies		
		Increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	N	The site might be suitable for the development of finance, IT, and business uses should there be a local demand however such uses tend to seek synergistic benefits and cluster in the areas of greater population and commercial success. This site is therefore unlikely to contribute to increasing the percentage of jobs in this sector above 10%.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	Net reduction in jobs in finance, IT, business		
		Increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	N	Public admin, education and health services are not likely to locate here except to meet an identified local need such as a medical practice. Even then such facilities tend to be situated in central locations to increase accessibility for all sectors of the community. This site is therefore unlikely to contribute to increasing the percentage of jobs in this sector above 23%.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	Net loss of businesses in public admin, education and health		

Appendix F: Preferred Site Appraisal Matrices



Site 38 (b) Tebay depot

This site is situated along the former railway depot at Tebay. It is a narrow, brownfield site situated immediately to the east of the River Lune. Its eastern boundary is formed by the A 685 and there are open fields to the north and south. There is access to the north and south of the site; the southern access is narrow and steep whilst the new northern access is flatter. Both lead directly on to the A685.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station with service <400 m from site	++	From the centre of the site the closest bus stop is about 370 m away. The site could be accessed by customers and employees by public transport, therefore promotes sustainable transport and easy access will also help deliver a more viable business.
			+	Bus stop or rail station with service <800 m from site		
			N	Within 2 km of a bus or rail service		
			--	Bus stop or rail service over 2 km		
		Distance to the main road network	++	Motorway within 1 km	+	The site is about 1 700 m from the M6 and the site access road connects directly to the A685. The M6 junction is to the North of Tebay whilst the site is to the South. This means that traffic accessing the M6 has to travel through the village, causing noise and congestion for residents.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	-	There is a public right of way through the site which runs along the service road from north to south. This will need to be retained during any development.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	+	The population of Eden district with an NVQ4 qualification and above is 12059 or 27.4% (Census 2011). In Orton and Tebay ward this is 29.1%. This is above the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	+	22.5% of the ward population have no qualifications, which is similar to the figures for Eden district (22.6%) and a little lower than that for the North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	--	Great Asby Village Hall with its adult education facilities is about 12.5 km from the centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Alston to easily access further education and higher level qualifications. This may have a significantly detrimental impact on employment development site, as people with the correct skills may not be located in Alston and therefore appropriate skills for employment may not exist.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	In Orton with Tebay ward, 3.7% of people in this ward have undertaken an apprenticeship. This is roughly the average for the district as a whole (3.72%) but slightly lower than the north west (3.94%).
			+	3.5-4%		
			-	<3.2%		
			--	<3%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	-	From 2011 data, 81.8% of the population in Eden are in good or very good health. This drops to 58% in the Tebay ward. In general terms those people in work have better mental and physical health than those who do not work, therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	269 people in Orton with Tebay ward claim their day-to-day activities are limited a lot or a little by ill health or disability. This represents 19.7% of the population and is above the average for Eden (18.01%) but below that of the North West (20.23%). The effect of this is that part of the working population may be reduced as people may have health issues, but as this is below the 20% threshold it may not be a large issue in the area as most of the population are healthy and their activities are not limited.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	-	The site is about 850 m from an area of accessible green space. The impact of this is negative as access to such space makes the development more desirable as people would like to have access to such spaces close to where they work, and also such spaces help to provide an attractive development and help to meet the health and well-being objectives. 800 m is considered too far for people to be likely to access the facility.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	N	The site is largely surrounded by open farmland, however there are a number of dwellings close to the south east corner of the site. Provided that appropriate site design mitigation and environmental controls were implemented there should not be a risk to human health from the redevelopment of this site. Problems are more likely to occur during construction with the risk of disturbing contaminated material arising from the site's former use. This would require appropriate treatment to ensure the site is suitable for use.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents		
			-	Potential issues which could give rise to problems associated with human health		
			--	Development would have a significantly negative impact upon the quality of life of residents		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	N	This is an existing site situated three hundred metres away from the centre of Tebay village. The village itself is compact and the sidings are separated from the village by fields, but there is additional residential development to the south of the site.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings.		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Effective Protection of the Environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	+	There are no known issues on this site. Development does not affect key habitats.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Loss of designated habitat or significant risk to protected species		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	N	This is a brownfield site. There is a woodland buffer along the western boundary of the site (which is subject to flooding) and the remainder of the site is hardstanding. It is expected that the existing trees would be retained and there would be no loss of tree cover.
			+	Would result in net increase in tree cover, hedge etc		
			N	Would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	-	<p>This site is not within the AONB. The site is situated within the Valley Corridors character area and such areas are typically steep-sided valleys containing primary communication routes. It is mainly pastoral with a patchwork of fields bounded by dry stone walls and hedges interspersed with woodlands and isolated trees. The River Lune (which is adjacent to the site) is within a low valley at Tebay and then drives deeper into a gorge as it flows south. Landscape guidance for this type of landscape type notes that farmlands should be enhanced but that new buildings should be carefully sited, breaking down mass, choosing sympathetic colours and non-reflective finishes and appropriate planting.</p> <p>It is likely that any development larger than that currently on the site would be overlooked from the Howgill Fells, a popular tourist destination, and the open nature of the landscape means that development is likely to be a visible and obtrusive feature in the landscape.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	The development does not affect a designated landscape.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	There are no issues with historic environment. The closest designated asset is over 1 km away on the northern side of the M6 junction but due to its distance and the features between the site and asset there would be no impact.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	N	The site is slightly removed from the village. It is brownfield land and already partially developed. Further development of a similar kind would have little impact on the sense of place or local character.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
	% of identified site which is at risk of flooding zone 3		++	0%	+	The western fringes of the site are susceptible to flood zone 3 flooding. Part of the site is also susceptible to surface water flooding. Because the flood risk is limited to the margins of the site, then the site can be designed to minimise the risk of flooding.
			+	Site margins		
			-	Up to 50%		
			--	50%		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable Use and Management of Natural Resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	+	The site is not within a designated AQMA. There is no monitoring location close to the roads which serve the site and no data for the Tebay area. On its own this site is unlikely to cause a significant deterioration in air quality.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	+	The site is in an open landscape and wind turbines are unlikely to be considered suitable here. It may be possible that parts of the River Lune could provide hydropower (although this would restrict access to the river which is used for fishing and kayaking) but solar panels on buildings and ground source heat might offer opportunities for renewable and low-carbon energy on the site.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	N	The site is immediately adjacent to the River Lune. No data is available about the river quality in the Lune at this point. It is presumed that, given the likely contamination from its former railway use, further development is unlikely to increase the risk of contaminants flowing into the river.
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	There are no known capacity issues with water or sewerage provision in the Tebay area.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped		Given the former railway sidings land use there is potential for contamination to be present at the site. A phased assessment of the contamination status of the site would be required to investigate the potential risks to receptors such as humans and controlled waters. The level of risk to future human receptors will depend upon the proposed land use at the site. For example, potential risks under a low sensitivity end use comprising commercial/industrial use (as proposed) are likely to be lower than for a more sensitive land use such as residential housing. Where unacceptable risks are identified there may then be a requirement for remediation to mitigate the risks to receptors. The remedial action required should be assessed by an options appraisal and will be influenced by a variety of factors including timescale, practicability and cost. Remediation for a low sensitivity commercial end use may potentially be less extensive than for a more sensitive housing end use.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	++	The site is brownfield.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	+	The site is brownfield but is located approximately 300 m from the village of Tebay. It is separated from the village by open fields.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

Appendix F: Preferred Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a Sustainable Economy in Which All Can Prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Penrith or the wider area.
			-	Decrease		
		% tourism jobs	+	Increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at the site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created on the site might reduce unemployment.
			-	Decrease		
		Measure average salary	++	Average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and the UK but was about 92% of the NW average. This shows that whilst there is a need to retain jobs it is important to increase the salaries of people in the district. Providing more jobs in a range of industries increases the choice of jobs for potential employees and increases the likelihood that higher salaries will may be available.
			+	Average gross weekly pay > NW average		
			N	Average gross weekly pay = 90% of NW average		
			-	Average gross weekly pay 80% of NW average		
			--	Average gross weekly pay <80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	--	Kirkby Stephen is the nearest employment centre although there is no direct public transport link between Kirkby Stephen and Tebay. There is a bus between Penrith and Tebay which might facilitate employee travel although people working at this site are likely to either live very locally or commute by car.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	++	Orton with Tebay is the second most deprived ward in the district and falls within the most deprived quartile. Any jobs created here are likely to have a significant benefit to the community in terms of increasing job opportunities.
			+	Site in ward in second from bottom quartile ward for deprivation		
			-	Site in ward in third from bottom quartile for deprivation		
			--	Site in least deprived quartile ward		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	?	The site currently contains small scale commercial and industrial development including garage services, pet food suppliers and services allied to building. The extension of this business part is likely to attract similar B2 uses. Emerging technologies are not likely to locate here.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	Net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	?	The site currently contains small scale commercial and industrial development including garage services, pet food suppliers and services allied to building. The extension of this business part is likely to attract similar B2 uses. Finance, IT and other business support functions are unlikely to locate here because of the distance to other businesses.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	Net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	?	The site currently contains small scale commercial and industrial development including garage services, pet food suppliers and services allied to building. The extension of this business part is likely to attract similar B2 uses. Public admin, education and health providers are not likely to locate here.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	Net loss of businesses in public admin, education and health		

Appendix G: Other Site Appraisal Matrices



Appendix G: Other Site Appraisal Matrices

Master Plan Option A

This is a significant greenfield site on the western side of the M6. It is currently in agricultural use, with fields bounded by post and wide fences, dry stone walls and hedges. The site almost completely surrounds an existing industrial use; Alba protein petfood manufacturer.

Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP2	To improve access to services, facilities, the countryside and open spaces	Access to public transport	++	Bus stop or rail station <400 m from site	N	The site is not currently served by public transport. Although there are buses in close proximity serving Newton Rigg and Greystoke.
			+	Bus stop or rail station 800 m from site		
			N	Within 2 km of a bus or rail service		
			-	Bus stop or rail station <2 km from site		
			--	Bus stop or rail station <400 m from site		
		Distance to the main road network	++	Motorway within 1 km	+	The site is about 440 m from the A66. The A66 provides access to the M6 without whilst bypassing much of Penrith therefore the effects on the town would be limited to local vehicle movements, particularly from staff.
			+	A road within 1 km and Motorway within 5 km		
			-	A road >3 km and motorway within 10 km		
			--	M-way >10 km		
		Public rights of way	++	Public rights of way would be created and the network enhanced	-	There are rights of way on the site. These would need to be protected or diverted to ensure the integrity of the rights of way network.
			+	Public rights of way would be retained		
			-	Public rights of way would be diverted as a result of development		
			--	Public rights of way would be lost as a result of development		

Appendix G: Other Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP4	To improve the level of skills, education and training	% population with NVQ4 and above	++	>30%	--	The population of Eden district with an NVQ4 qualification and above is 12059, or 27.4% (Census 2011). In Penrith West ward this is 18.92%. This is also below the North West average of 24.4%. Depending on the type of employment on the site, this development could encourage enhanced educational attainment of the population as more skilled employees are required.
			+	27-30%		
			N	24-26%		
			-	<22-24%		
			--	<22%		
		% population with no qualifications	++	<22%	++	19.79 of the ward population have no qualifications which is less than the figures for Eden District (22.6 %,) and the North West (24.7%). Potential employment could increase the levels of qualifications in the district as more skilled work becomes available and a higher skill set is required.
			+	22-25%		
			N	25-30%%		
			-	>30%		
		Access to colleges and adult education centres	++	Facilities within 5 km of settlement	++	Ullswater Community College about 3.35 km from the centre of the site and the University is about 3.3 km from the centre of the site. Therefore this is significantly positive. The facilities would enable people to gain further qualifications and skills depending on the nature of the employment. It may be of particular importance in this location given the relatively high numbers of people with low to moderate levels of qualifications. The college may also enable the fostering of links between education and industry and might assist those leaving education to find jobs locally.
			+	Facilities accessed by appropriate public transport within 30 miles		
			-	Facilities 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Facilities >10 km of site not accessible within 30 mins by appropriate public transport		
		Apprenticeships	++	>4%	+	3.64% of people in this ward have undertaken an apprenticeship. This is slightly lower than the district as a whole (3.72%) or the north west (3.94%).
			+	>3.5%		
			-	<3.2%		
			--	<3%		

Appendix G: Other Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP5	To improve the health and sense of well-being of people	% population in good or very good health	+	>82% population in good or very good health	+	From 2011 data, 81.8% of the population in Eden are in good or very good health. This figure is largely reflected in Penrith West where 81.5% of residents would describe themselves as being in good or very good health. This figure is higher than the north west or England. In general terms those people in work have better mental and physical health than those who do not work. Therefore the creation of additional jobs in the locality may indirectly improve health within the community.
			N	81-82% population in good or very good health		
			-	<81% population in good or very good health		
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	+	530 people in Penrith West ward claim their day-to-day activities are limited a lot or a little by health restrictions (census 2011). This represents 16.3% of the population. This is lower than the average for Eden (18.01%) and lower than the NW (20.23%). Therefore the effect of this is that part of the working population may be reduced as people may have health issues, but this is lower than the average for Eden and therefore the population would be considered to be in good health, therefore this means employers would have access to a pretty healthy workforce.
			-	>20% population with limited day-to-day activity		
		Distance to children's play areas/accessible green spaces	++	Green space or play facility within 400 m of site	-	The site is about 110 m from an area of accessible green space however this is a golf course so whilst it may be attractive to some, it is inaccessible to others. The nearest accessible open space is less than 2 km away but across the M6 which makes it difficult to access.
			+	Green space or play facility within 800 m of site		
			-	Green space or play facility within 2 km of site		
			--	Green space or play facility >2 km of site		
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	--	The site is a rural bounded to the east by the M6, by the WCML to the south east and by minor roads to the west and north, both of which are surrounded by further agricultural land. There is a small cluster of industrial buildings in the centre of but excluded from the site. This is an animal rendering plant and there are known issues with odour associated with the works. the issues are significant enough to prevent the development of the site even for industrial uses.
			+	Development would enhance residential amenity		
			N	Development would not impair the quality of life for residents.		
			-	Potential issues which could give rise to problems associated with human health.		
			--	Development would have a significantly negative impact upon the quality of life of residents.		

Appendix G: Other Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	N	The site is outwith the settlement boundary. It is adjacent to the motorway but is otherwise in open countryside but close to a cluster of existing buildings.
			+	Site well related, on the edge of the settlement		
			N	Site outside of settlement, though within 2 km boundary of site adjacent to cluster of existing buildings		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2 km		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Effective Protection of the Environment						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	+	There are no known biodiversity issues with this site. It is not designated and data provided by the Council does not suggest the presence of any protected species. Prior to an application being submitted a phase 1 habitat survey should be undertaken to provide up to date information and to identify any current species which might require protection/mitigation.
			+	No known issues		
			-	Development may cause loss or fragmentation of key habitats affect priority species		
			--	Loss of designated habitat or significant risk to protected species		
		Effect on trees and hedges	++	Would result in protected and increased tree cover, hedges etc	-	The site is divided up into fields at present divided up using post and wire fences with some scattered sections of hedge and trees. Development of the site would involve at least some hedge and tree loss. It might be possible to incorporate compensatory planting into the mitigation scheme.
			+	would result in net increase in tree cover, hedge etc		
			N	would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		

Appendix G: Other Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character (includes AONBs/National Parks)	++	Potential enhancement of landscape character	--	<p>The landscape character in this area is described as Intermediate Farmland, characterised by extensive areas of improved pasture with some arable farming, planned villages with greens and buildings built from sandstone and limestone.</p> <p>There is already some industrial development in the centre of the site but further employment development would change the rural character of the area although it is acknowledged that the site is near but not adjoining the edge of Penrith. Sympathetic building design and materials, and appropriate planting to retain the rural character might reduce some of the adverse effects although overall such changes would be significantly adverse.</p>
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on landscape character		
		Effect on designated landscapes	++	Development does not affect designated landscapes	++	The site is not within the AONB or National Park.
			-	Development affects setting of designated landscape		
			--	Development directly affects designated landscape		

Appendix G: Other Site Appraisal Matrices



Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	N	The site centre is within 330 m of a listed building and 520 m for the conservation area and 640 m from a SAM from the centre of the site. The distance between them and site mean that neither they or their settings are likely to be affected by development on the site, plus the heritage assets are all separated from the site by the railway or the motorway.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements	-	The site is currently gently undulating open farm land over. Despite the existing plant and the power lines it still feels very rural. Any construction works in this site is going to feel like a substantial change on the local character of the area.
			+	Potential for sympathetic development		
			N	Limited potential for improvement, negative effects unlikely		
			-	Potential that site could lead to negative effects on interest feature(s)		
			--	Likely that development will lead to significant negative effects on interest feature(s)		
	% of identified site which is at risk of flooding zone 3		++	0%	+	A small area of the site is susceptible to Flood Zone 3 flooding; this is a strip from the centre of the site to the eastern edge of the site. It is at moderate risk of flooding. The remainder of the site is unlikely to flood. Smaller areas of the site are also at risk from surface water flooding. Appropriate flood alleviation could be designed into a development on this site. Therefore, only a small area of the site will be susceptible to flooding and development could be designed to accommodate this.
			+	Site margins		
			-	Up to 50%		
			--	50%		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Sustainable Use and Management of Natural Resources						
NR1	To improve local air quality and respond to the effects of climate	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	-	There is no air quality data for the main roads on this side of Penrith. However there is already heavy traffic along the A66 which would be the primary access to the site. The access onto the A66 is poor and is likely to result in queuing traffic and a substantial increase in traffic at Junction 41 could create air quality problems. It is possible that development of this site would cause an increase in emissions from vehicles; whether this would be significant would depend on the increase of NO ₂ emissions and the monthly and annual mean emissions which may exceed European limits.
			+	Site unlikely to have significant effects on air quality		
			-	Potential to negatively contribute towards air quality		
			--	Site highly likely to negatively contribute towards air quality		
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	-	The site's location and its potential to be largely phased means it could possibly deliver some renewable energy. Although there are strong objections to wind turbines in the area, related to the Landscape Character Assessment, there is potential for some solar energy on building roofs and walls as part of the wider development.
			+	Potential for the application of renewable technology		
			N	Limited knowledge or understanding of the application of technology on site		
			-	Potential constraints for the development of renewable technology		
			--	High constraints for the development of renewable technology		
NR2	To improve water quality and water resources	Water Quality in Rivers	++	Favourable	N	There is a watercourse directly adjacent to the site. This is the River Eamont, which is a tributary of the River Eden and is part of the River Eden SSSI/SAC. The river goes through the southern fringes of Penrith, with water quality in this stretch of the River Eden SSSI/SAC described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden and its tributaries at risk from pollution
			+	Unfavourable Recovering		
			N	Unfavourable No Change		
			-	Unfavourable Declining		
			--	Poor		
		Water resources (Correspondence from UU)	++	No capacity issues	++	Current waste water capacity issues in Penrith are being addressed by infrastructure improvements during 2013. There are no known capacity issues for potable or industrial water supplies.
			+	Potential capacity issues (cumulative)		
			-	Likely cumulative capacity issues (potential contribution)		
			--	No Capacity (private infrastructure required)		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
NR3	To restore and protect land and soil	Site based contaminants	++	Green field site, previously undeveloped	++	The site is greenfield and no contamination is anticipated.
			+	Site previously developed but no known contamination on site		
			-	Possible contamination which could result in remedial enhancements.		
			--	Possible significant contamination		
		Agricultural Land Classification	++	ALC grade 5, or Urban	-	Grade 3 agricultural land would be lost as a result of development on this site. This is BMV and is generally protected for its agricultural productivity. Agricultural practices may be impacted in the long term and directly by the proposed development.
			+	ALC grade 4		
			-	ALC grade 3 (a and b)		
			--	ALC grade 1-2		
NR4	To manage natural resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield land within settlement	--	The site is greenfield land in a rural area.
			+	Brownfield site on the edge of the settlement		
			N	Greenfield site clearly defined within settlement		
			-	Greenfield site on the edge of the settlement		
			--	Greenfield site in rural area		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
Building a Sustainable Economy in Which All Can Prosper						
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	N	The site would not impact on the existing or any likely future tourist attractions in Penrith or the wider area.
			-	Decrease		
		% tourism jobs	+	increase	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site are unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment.
			-	Decrease		
		Measure average salary	++	average gross weekly pay > UK average	+	The average salary of Eden was below that of the NW and UK, but was about 92% of the NW average. This shows that whilst there is a need to retain jobs, it is important to increase the salaries of people in the district. Therefore by providing more jobs in a range of industries, increases the choice of jobs and the increased likelihood that salaries will be effect average salaries in the area.
			+	average gross weekly pay > NW average		
			N	average gross weekly pay = 90% of NW average		
			-	average gross weekly pay 80% of NW average		
			--	average gross weekly pay <80% NW average		
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5 km of settlement	++	The site is across the M6 from the existing Gilwilly industrial estate. It is a greenfield site and is, at present not served by public transport directly however at peak times a dedicated bus might be provided to allow staff easy travel to the site.
			+	Employment centre accessed by appropriate public transport within 30 mins		
			-	Employment centre 5-10 km of site not accessible within 30 mins by appropriate public transport		
			--	Employment centre >10 km of site not accessible within 30 mins by appropriate public transport		
		Regeneration benefits	++	Site in ward in bottom quartile for deprivation	++	The site is within Penrith West ward. Penrith West is the 8 th most deprived ward in the district. This puts Penrith West in the second quartile for deprivation w. In the distribution of wards across the county, the two wards fall in the same quartiles.
			+	Site in ward in second from bottom quartile ward for deprivation		
			N	Site in ward in third from bottom quartile for deprivation		

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Ref	Sustainability Objectives	Indicator	Score	Determination Threshold	Site Score	Comment
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% all new businesses in emerging technologies	+	As a significant greenfield site, units could be developed which would be appropriate for and attractive to new technologies there is a proven demand for this within the area.
			+	5% all new businesses in emerging technologies		
			N	0% new businesses in emerging technologies		
			--	net loss of businesses in emerging technologies		
		increase in jobs in finance, IT, business	++	20% new jobs in finance, IT, business	+	As a significant greenfield site, units could be developed which would be appropriate for and attractive to public admin, education and health if there is a proven demand for this within the area.
			+	10% new jobs in finance, IT, business		
			-	<10% new jobs in finance, IT, business		
			--	net reduction in jobs in finance, IT, business		
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health	N	As a significant greenfield site, units could be developed which would be appropriate for and attractive to public admin, education and health if there is a proven demand for this within the area.
			+	25% new jobs in public admin, education and health		
			-	<23% new jobs in public admin, education and health		
			--	net loss of businesses in public admin, education and health		