

Eden Preferred Local Plan Sustainability Appraisal

Appendix 2f: Site Matrices (Employment)

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Objective	Details	Indicator	Score	Appraisal Tool	Source	Gilwilly 2a			
Social									
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays > Eden LDF)	-	Junction 40 approx 2.7km via town centre and A692, Junction 41 approx 7.4km via A6.		
			+	A road within 1km and motorway within 5km					
			-	A road >3km and motorway within 10km					
			--	Motorway >10km					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop 500m from centre of site on Cowper Road		
			+	Bus stop or rail station with regular service >800m from site					
			N	Within 2 km of bus or rail service					
			--	Bus or rail <2km from site					
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	-	Rights of way cross the site and would require diversion		
			+	Good access to nearby Rights of Way					
			N	No impact or nearby access					
			-	Public rights of way would be diverted as a result of development					
			--	Public rights of way would be lost as a result of development					
		SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.6% have undertaken an apprenticeship
					+	3.5-4%			
-	<3.2%								
--	<3%								
Access to colleges and adult education centres	++			Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Ullswater Community College is approximately 2.6km from the centre of the site and Newton Rigg approximately 2km from the centre of the site		
	+			Facilities accessed by appropriate public transport within 30 mins.					
	-			Facilities 5-10km of site not accessible within 30 mins by appropriate public transport					

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

			-	Potential issues which could give rise to problems associated with residential amenity			amenity issues
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is well related to the settlement but allows for a 200m buffer between it and the built up area to diffuse any amenity impacts
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary							+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	The site is 500m from a Priority Habitat but this is upstream and unlikely to be affected. There is a pond on site which may require further investigation and if necessary mitigation
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	-	There a number of trees and hedgerows which would be lost as a result of development
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			
EN2	To preserve, enhance and manage landscape	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	+	The land is between the WCML and M6 and is not sensitive to development
			+	Site unlikely to have negative landscape considerations			

	quality and character for future generations		-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	No direct impacts on historic features. The conservation area is approximately 700m away with no direct view
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements		N	The site is adjacent to an existing industrial area
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
		% of identified site which is at risk of flooding	++	0%		+	There is a 1.3% chance of flooding to the southern and south eastern part of the site
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	?	There is no monitoring close to the site and on its own the site is unlikely to cause a significant deterioration in air quality
			+	Site unlikely to have significant effects on air quality			

	the effects of climate change		-	Potential to negatively contribute towards air quality			standards			
			--	Site highly likely to negatively contribute towards air quality						
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies				Desk based assessment	+	Scale of development could make district heating, or other larger scale low energy schemes viable.
			+	Potential for the application of renewable technology						
			N	Limited knowledge or understanding of the application of technology on site						
			-	Potential constraints for the development of renewable technology						
			--	High constraints for the development of renewable technology						
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Recent correspondence from UU has indicated that once the WWTW have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the proposed scale of development.			
			+	Potential capacity issues (cumulative)						
			-	Likely cumulative capacity issues (potential contribution)						
			--	No Capacity. (private infrastructure required)						
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	?	Thacka Beck is adjacent but there is no available water quality information			
			+	Unfavourable recovering						
			N	Unfavourable no change						
			-	Unfavourable declining						
			--	Poor						
		NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	No known contamination on site	
+	Site previously developed but no known contamination on site									
-	Possible contamination which could result in remedial enhancements									
--	Possible significant contamination.									
Agricultural Land Classification	++			ALC grade 5, or Urban	GIS layers.	-	Urban extension. Grade 3 land.			
	+			ALC grade 4						
	-			ALC grade 3 (a & b)						
	--			ALC grade 1-2						

NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	+	
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary							+
Economic							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	Nomis	N	The site would not impact on existing or future tourist attractions
			-	Decrease			
		% tourism Jobs	+	Increase		N	It is unlikely that the scheme would provide additional tourism jobs.
			-	Decrease			
		Average Salary	++	Average gross weekly pay >UK average		N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
-	Average gross weekly pay 80% of NW average						
--	Average gross weekly <80% of NW average						
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The site is adjacent to the existing employment centre at Gilwilly
			+	Employment centre accessed by appropriate public transport within 30 mins			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation	+	The ward is in the third from bottom ward for deprivation. It is ranked 8 out of 29 wards in Eden where 1 is the most deprived.	
			+	Site in second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			
EC3	To diversify and strengthen the local	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies	N	The site is unlikely to attract emerging technology businesses	
			+	5% of all new businesses in emerging technology			

economy		N	0% new businesses in emerging technology			
		--	Net loss of businesses in emerging technology			
	increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		N	The site is unlikely to attract jobs in these markets given the development on the site adjacent to date
		+	10% new jobs in finance, business, IT			
		-	<10% new jobs in finance, business, IT			
		--	Net reduction in jobs in finance, business, IT			
	increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	Presumed an extension would offer similar job opportunities therefore no increase in these types of jobs
		+	25% new jobs in public admin, education and health			
		-	<23% new jobs in public admin, education and health			
		--	net loss of businesses in public admin, education and health			
Economic Summary					N/+	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Gilwilly 2b			
Social									
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	+	The site is adjacent to the M6 but access would be gained from either J41 or J40.		
			+	A road within 1km and motorway within 5km					
			-	A road >3km and motorway within 10km					
			--	Motorway >10km					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	Bus stop 750m from site on Cowper Road.		
			+	Bus stop or rail station with regular service >800m from site					
			N	Within 2 km of bus or rail service					
			--	Bus or rail <2km from site					
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	+	Rights of way cross the site and would require diversion		
			+	Good access to nearby Rights of Way					
			N	No impact or nearby access					
			-	Public rights of way would be diverted as a result of development					
			--	Public rights of way would be lost as a result of development					
		SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.6% have undertaken an apprenticeship
					+	3.5-4%			
-	<3.2%								
--	<3%								
Access to colleges and adult education centres	++			Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Ullswater Community College is approximately 2.6km from the centre of the site and Newton Rigg approximately 2.2km from the centre of the site		
	+			Facilities accessed by appropriate public transport within 30 mins.					
	-			Facilities 5-10km of site not accessible within 30 mins by appropriate public transport					

			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	22%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	+	27.5%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	N	81.5% of ward in good or very good health
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	16%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	There are a number of green spaces within 400m and Thacka Beck nature reserve is immediately to the east of the proposed site.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	?	This is unknown until a layout and potential uses come forward
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			

			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	N	The site is not currently adjoining the town and is outside the settlement
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary							+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	A large section of the site is coastal grazing marsh, there may be potential leaving wetland areas development free. Further studies would be required
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	-	There a number of trees and hedgerows which would be lost as a result of development
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			
EN2	To preserve, enhance and manage landscape	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	-/N	Classed as intermediate farmland under county landscape toolkit. This site was not found to be
			+	Site unlikely to have negative landscape considerations			

	quality and character for future generations		-	Potential negative issues with landscape character			visually sensitive given its position affected by the WCML and M6.
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	-/N	Site is 350m from a listed building and 580m from the Penrith Conservation Area and could have a potentially negative visual 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		-	The development would change the rural nature of the landscape at this location
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
		% of identified site which is at risk of flooding	++	0%		-	There are considerable areas of the site at risk from flooding and could impact delivery
			+	Site margins			
			-	Up to 50%			
			--	50%			

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	?	There is no monitoring close to the site and on its own the site is unlikely to cause a significant deterioration in air quality standards
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	+	Scale of development could make district heating, or other larger scale low energy schemes viable.
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						
--	No Capacity. (private infrastructure required)						
Water quality (Biological and chemical)	++			Favourable	GIS layers. SSSI Unit Data, planning policy overlay	?	Thacka Beck is adjacent but there is no available water quality information
	+			Unfavourable recovering			
	N			Unfavourable no change			
	-			Unfavourable declining			
	--			Poor			
NR3	To restore and protect land and soil			Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health
		+	Site previously developed but no known contamination on site				
		-	Possible contamination which could result in remedial enhancements				
		--	Possible significant contamination.				

		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	-	Urban extension. Grade 3 land.
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	--	The site is agricultural and largely rural with no surrounding development.
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						-/+	
Economic							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	Nomis	N	The site would not impact on existing or future tourist attractions.
			-	Decrease			
		% tourism Jobs	+	Increase		N	It is unlikely that the scheme would provide additional tourism jobs
			-	Decrease			
		Average Salary	++	Average gross weekly pay >UK average		N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
-	Average gross weekly pay 80% of NW average						
--	Average gross weekly <80% of NW average						
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The site is close to the town and a pool of potential employees
			+	Employment centre accessed by appropriate public transport within 30 mins			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation	+ / N	The site is split between Penrith North and Penrith West wards. Penrith West	
			+	Site in second from bottom quartile ward for deprivation			

			N	Site in ward in least deprived 50% of wards			is the 8th most deprived ward in the district whilst Penrith North is ranked 24th. 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.
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of 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% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		+	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.
			+	10% new jobs in finance, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	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 unlikely in the foreseeable future due to budget constraints
			+	25% new jobs in public admin, education and health			
			-	<23% new jobs in public admin, education and health			
			--	net loss of businesses in public admin, education and health			
		Economic Summary					

Objective	Details	Indicator	Score	Appraisal Tool	Source	Masterplan B, Penrith			
Social									
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	++	The site is within 1km of the M6 and therefore has good transport links		
			+	A road within 1km and motorway within 5km					
			-	A road >3km and motorway within 10km					
			--	Motorway >10km					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at Redhills within 400m of site		
			+	Bus stop or rail station with regular service >800m from site					
			N	Within 2 km of bus or rail service					
			--	Bus or rail <2km from site					
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	No Right of Way on site		
			+	Good access to nearby Rights of Way					
			N	No impact or nearby access					
			-	Public rights of way would be diverted as a result of development					
			--	Public rights of way would be lost as a result of development					
		SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.6% have undertaken an apprenticeship
					+	3.5-4%			
-	<3.2%								
--	<3%								
Access to colleges and adult education centres	++			Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Ullswater Community College is approximately 2.8km from the centre of the site and Newton Rigg approximately 4.2km from the centre of the site		
	+			Facilities accessed by appropriate public transport within 30 mins.					
	-			Facilities 5-10km of site not accessible within 30 mins by appropriate public transport					

			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	20%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	++	27%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	+	82%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	16%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	The site is close to a golf course with the nearest accessible space less than 2km away
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The development will have to pay due regard to the existing tourist attraction at Rheged
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			

			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	-	The site is not currently adjoining the town and is outside the settlement
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary						++/+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	--	There is a County Wildlife site adjacent to the site (Skirsgill Woods). The River Eamont is to the south of the site 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 or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	-	There a number of trees and hedgerows which would be lost as a result of development
	+	would result in net increase in tree cover, hedge etc					

			N	would not affect trees or hedges		
			-	Would result in loss of tree cover, hedge etc		
			--	Would result in significant loss of tree cover, hedge etc		
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	-
			+	Site unlikely to have negative landscape considerations		
			-	Potential negative issues with landscape character		
			--	Highly likely potential for negative effects on 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. 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</p>						

							effects although overall such changes would be significantly adverse
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	-	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 to 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	++	0%		+	A southern part of the site is susceptible to Flood Zone 3. This affects the site margins
			+	Site margins			

			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	?	The site is not within 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	Desk based assessment	+	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 resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Recent correspondence from UU has indicated that once the WWTW have been upgraded in Penrith, due for completion in late 2013,
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

			--	No Capacity. (private infrastructure required)			there will not be any capacity issues given the proposed scale of development.
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	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			
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	No known contamination on site
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	-	Urban extension. Grade 3 land.
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			

NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	--	The site is Greenfield and is about 1.1 km from the edge of Penrith.		
			+	Brownfield on edge of settlement					
			N	Greenfield within settlement					
			-	Greenfield on edge of settlement					
			--	Greenfield in rural area					
Environmental Summary						+/-			
Economic									
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	Nomis	N	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					
		Average Salary	++	Average gross weekly pay >UK average				N	The average salary is approximately 92% of the NW average.
			+	Average gross weekly pay >NW average					
			N	Average gross weekly pay = 90% of NW average					
			-	Average gross weekly pay 80% of NW average					
			--	Average gross weekly <80% of NW average					
		EC2	To improve access to jobs	Distance to employment centres				++	Employment centre within 5km of settlement
+	Employment centre accessed by appropriate public transport within 30 mins								
-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport								

			-	Employment centre >10km of site not accessible by public transport					
		Regeneration benefits	++	Site in bottom quartile for deprivation		N	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 second from bottom quartile ward for deprivation					
			N	Site in ward in least deprived 50% of wards					
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	As 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% of all new businesses in emerging technology					
			N	0% new businesses in emerging technology					
			--	Net loss of businesses in emerging technology					
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		+	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, business, IT					
			-	<10% new jobs in finance, business, IT					
			--	Net reduction in jobs in finance, business, IT					
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		+	As a 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					
		Economic Summary							+

Objective	Details	Indicator	Score	Appraisal Tool	Source	Masterplan B Option 1			
Social									
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	++	The site is within 1km of the M6 and therefore has good transport links		
			+	A road within 1km and motorway within 5km					
			-	A road >3km and motorway within 10km					
			--	Motorway >10km					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at Redhills within 400m of site		
			+	Bus stop or rail station with regular service >800m from site					
			N	Within 2 km of bus or rail service					
			--	Bus or rail <2km from site					
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	No Right of Way on site		
			+	Good access to nearby Rights of Way					
			N	No impact or nearby access					
			-	Public rights of way would be diverted as a result of development					
			--	Public rights of way would be lost as a result of development					
		SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.6% have undertaken an apprenticeship
					+	3.5-4%			
					-	<3.2%			
--	<3%								
Access to colleges and adult education centres	++			Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Ullswater Community College is approximately 2.8km from the centre of the site and Newton Rigg approximately 4.2km from the centre of the site.		
	+			Facilities accessed by appropriate public transport within 30 mins.					
	-			Facilities 5-10km of site not accessible within 30 mins by appropriate public transport					
	--			Facilities >10km of site not accessible within 30 mins by appropriate public transport.					

SP5	To improve the health and sense of well-being of people	% population with no qualifications	++	<22%	Census data	++	20%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	++	27%
			+	25-29%			
			N	22-24%			
			-	20-22%			
	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	+	82%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	16%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	The site is close to a golf course with the nearest accessible space less than 2km away
+			Green space or play facility within 800m of site				
-			Green space or play facility within 2km of site				
--			Green space or play facility >2km of site				
Neighbouring uses which may affect human health (Light, noise, visual etc pollution)		++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The development will have to pay due regard to the existing tourist attraction at Rheged	
	+	Development would enhance residential amenity					
	N	Development would not lead to any issues related to residential amenity					
	-	Potential issues which could give rise to problems associated with residential amenity					
	--	Development would have a significantly negative impact upon residents amenity					

SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	-	The site is not currently adjoining the town and is outside the settlement
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary						++/+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	--	There 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 or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	-	There are a number of trees and hedgerows which would be lost as a result of development.
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			

			--	Would result in significant loss of tree cover, hedge etc			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	-	The 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. 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.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			

		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	-	No Historic Environment issues; closet SAM is on the other side of M6, about 1500m away, possible visible from the site. There may a potential visual impact from a listed building which is adjacent to 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	++	0%		+	A southern part of the site is susceptible to Flood Zone 3. This affects the site margins
			+	Site margins			
			-	Up to 50%			
--	50%						

NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	?	The site is not within 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	Desk based assessment	+	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 resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Recent correspondence from UU has indicated that once the WWtW have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the proposed scale of development.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
	Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	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	
		+	Unfavourable recovering				
		N	Unfavourable no change				
		-	Unfavourable declining				

			--	Poor			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
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	No known contamination on site.
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	-	Urban extension. Grade 3 land.
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	--	The site is Greenfield and is about 1.1 km from the edge of Penrith
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						+/-	
Economic							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase		N	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
			-	Decrease			

							tourism expansion. However this would require careful planning and market testing.
		% tourism Jobs	+	Increase		+	The site could provide additional jobs in tourism.
			-	Decrease			
		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average.
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average			
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	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 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation		N	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 second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			

EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	As 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% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		+	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, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		+	As a 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			
Economic Summary						+	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Masterplan B Option 2, Penrith			
Social									
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	++	The site is within 1km of the M6 and therefore has good transport links		
			+	A road within 1km and motorway within 5km					
			-	A road >3km and motorway within 10km					
			--	Motorway >10km					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	Bus stop at Redhills within 400m of site		
			+	Bus stop or rail station with regular service >800m from site					
			N	Within 2 km of bus or rail service					
			--	Bus or rail <2km from site					
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	No Right of Way on site		
			+	Good access to nearby Rights of Way					
			N	No impact or nearby access					
			-	Public rights of way would be diverted as a result of development					
			--	Public rights of way would be lost as a result of development					
		SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.6% have undertaken an apprenticeship
					+	3.5-4%			
-	<3.2%								
--	<3%								
Access to colleges and adult education centres	++			Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Ullswater Community College is approximately 2.8km from the centre of the site and Newton Rigg approximately 4.2km from the centre of the site		
	+			Facilities accessed by appropriate public transport within 30 mins.					
	-			Facilities 5-10km of site not accessible within 30 mins by appropriate public transport					

			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	++	20%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	++	27%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	+	82%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	16%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	The site is close to a golf course with the nearest accessible space less than 2km away
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The development will have to pay due regard to the existing tourist attraction at Rheged
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			

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

			--	Would result in significant loss of tree cover, hedge etc			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	-	<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 landscape	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	-	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 to 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		++	0%		++	No part of the site is at risk of flooding
			+	Site margins			
			-	Up to 50%			

			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	?	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	Desk based assessment	N	Renewables may be applied to site, however there are no conditions which advocate a certain type of renewable on site.
			+	Potential for the application of renewable technology			
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
		NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)						
-	Likely cumulative capacity issues (potential contribution)						

			--	No Capacity. (private infrastructure required)			capacity issues given the proposed scale of development.
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	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			
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	No known contamination on site
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	-	Urban extension. Grade 3 land.
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			

NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	--	The site is Greenfield and is about 1.1 km from the edge of Penrith.		
			+	Brownfield on edge of settlement					
			N	Greenfield within settlement					
			-	Greenfield on edge of settlement					
			--	Greenfield in rural area					
Environmental Summary						++/-			
Economic									
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	Nomis	N	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					
		Average Salary	++	Average gross weekly pay >UK average				N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average					
			N	Average gross weekly pay = 90% of NW average					
			-	Average gross weekly pay 80% of NW average					
		--	Average gross weekly <80% of NW average						
		EC2	To improve access to jobs	Distance to employment centres				++	Employment centre within 5km of settlement
+	Employment centre accessed by appropriate public transport within 30 mins								

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			employment uses, which could help to boost the economic activity of the area.		
			-	Employment centre >10km of site not accessible by public transport					
		Regeneration benefits	++	Site 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 second from bottom quartile ward for deprivation					
			N	Site in ward in least deprived 50% of wards					
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	As 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% of all new businesses in emerging technology					
			N	0% new businesses in emerging technology					
			--	Net loss of businesses in emerging technology					
				increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		+	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, business, IT			
					-	<10% new jobs in finance, business, IT			
					--	Net reduction in jobs in finance, business, IT			
				increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		+	As a significant greenfield site, units could be developed which would be appropriate for and

			+	25% new jobs in public admin, education and health	attractive to public admin, education and health if there is a proven demand for this within the area.
			-	<23% new jobs in public admin, education and health	
			--	net loss of businesses in public admin, education and health	
Economic Summary					+

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

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

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

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

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

			--	Poor			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.
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	No known contamination on site
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	-	Urban extension. Grade 3 land.
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	-	The site is outside a settlement but within 2km of Penrith although there are some residential buildings and employment adjacent to the site which is adjacent to the M6
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						++/-	
Economic							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase		N	The site would not impact on existing or future tourist attractions.
			-	Decrease			
		% tourism Jobs	+	Increase		N	It is unlikely that the scheme would provide additional tourism jobs
			-	Decrease			

		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average			
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The site is approx 730m from the main employment centre of Penrith and well connected to wider transport links
			+	Employment centre accessed by appropriate public transport within 30 mins			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation			
			+	Site in second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		?	Possible due to smaller units
			+	5% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		+	It would be possible to accommodate office development given the good links to the wider NW
			+	10% new jobs in finance, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	Given its location and the current restrictions on public sector investment, the site is unlikely to be
			+	25% new jobs in public admin, education and health			

			-	<23% new jobs in public admin, education and health		attractive to public admin, education and health during the lifetime of the plan.
			--	net loss of businesses in public admin, education and health		
Economic Summary						N/+

Objective	Details	Indicator	Score	Appraisal Tool	Source	Kemplay Bank, Penrith	
Social							
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	+	The site is adjacent to the A66, although direct access to the trunk road would be via a south western access which is about 350m from the centre of the site. The site is also less than 2km 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 1km and motorway within 5km			
			-	A road >3km and motorway within 10km			
			--	Motorway >10km			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	There is a bus stop about 700m 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 regular service >800m from site			
			N	Within 2 km of bus or rail service			
			--	Bus or rail <2km from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	There is no public right of way on the site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			

			--	Public rights of way would be lost as a result of development			
SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	++	4.4% of people in this ward have undertaken an apprenticeship.
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Ullswater Community College is about 820m from the centre of the site and the University is about 4.5km 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 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	-	39%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	--	12%
			+	25-29%			
			N	22-24%			
			-	20-22%			
--	<20%						
SP5	To improve the health and	%population in good or very good health	+	>82% population in good or very good health	Census data	-	71%

	sense of well-being of people		N	80-81% population in good or very good health					
			-	<80% population in good or very good health					
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	-	30%		
			-	>20% population with limited day-to-day activity					
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	-	There are accessible green spaces close to the site (with the closest being 650m 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 800m of site					
			-	Green space or play facility within 2km of site					
			--	Green space or play facility >2km of site					
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The site is 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 a 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 lead to any issues related to residential amenity					
			-	Potential issues which could give rise to problems associated with residential amenity					
			--	Development would have a significantly negative impact upon residents amenity					
		SP6	To create vibrant, active,	Location in relation to existing settlement	++ +	Site clearly defined within settlement Site well related, on the edge of the settlement	Visual analysis of sites in relation to current settlement.	N	The site is outside a settlement, but it is within 2km of the existing Penrith

	inclusive and open-minded communities with a strong sense local history		N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			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 outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary							+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	--	The site is 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 or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	N	No Issues
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	-	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. 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			
			+	Site unlikely to have negative landscape considerations						
			-	Potential negative issues with landscape character						
			--	Highly likely potential for negative effects on landscape character						
		Effect on designated landscape	++	Development does not affect designated landscape				GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape						
--	Development directly affects designated landscape									
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	The site is close to historic environment features. There is a conservation area about 850m 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 headquarters 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			
			+	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).						

							SAM (610m away from the centre of the site) but again existing buildings separate any visual linkage and no effects are envisaged
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements		N	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	++	0%		++	The site is not susceptible to flooding
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	-/--	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 an 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 although an impact
			+	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			

							on 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.
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	N	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			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Recent correspondence from UU has indicated that once the WWtW have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the proposed scale of development.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	There is a watercourse about 210m 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
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			

							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
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	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	GIS layers.	-	ALC Grade 3
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	-	The site is outside but within 2km 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 on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						++	
Economic							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase		N	The site is unlikely to impact on existing or likely future tourist attractions.
			-	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			

		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average			
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The main employment centres in Penrith are in the south, and the site is close to the settlement and about 1.5km 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 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation		++	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 second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	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% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		+	It would be possible to accommodate office type development on the site as it has good transport links to the wider NW region.
			+	10% new jobs in finance, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	Given its location and the current restrictions on public sector investment, the site is unlikely to be
			+	25% new jobs in public admin, education and health			

			-	<23% new jobs in public admin, education and health		attractive to public admin, education and health during the lifetime of the plan.
			--	net loss of businesses in public admin, education and health		
Economic Summary						+

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

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

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

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

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

		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	Due to the distance to the River Eden, it is considered that this would be neutral
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	No known contamination on site
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
	Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	-	Land is Grade 3	
		+	ALC grade 4				
		-	ALC grade 3 (a & b)				
		--	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	--	The site is greenfield although could involve brownfield redevelopment but is in the rural area
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						+	
Economic							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase		N	The site would not have an impact on tourist attractions within Eden
			-	Decrease			
		% tourism Jobs	+	Increase		N	The site would not have an impact on tourist jobs within Eden
			-	Decrease			
		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average.
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			

			--	Average gross weekly <80% of NW average			
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	+	There is a bus stop on site which provides transport to Penrith
			+	Employment centre accessed by appropriate public transport within 30 mins			
			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation		+	Hesket is the 13 th most deprived ward in Eden.
			+	Site in second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	As the site would provide an opportunity to site appropriate businesses next to the college so both could benefit, it is anticipated that the site would be attracted to emerging technology businesses
			+	5% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		+	As above
			+	10% new jobs in finance, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		-	As a site to offer the growth of the existing college, it is anticipated that educational employment could rise
			+	25% new jobs in public admin, education and health			
			-	<23% new jobs in public admin, education and health			
			--	net loss of businesses in public admin, education and health			
Economic Summary						+/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Skellsgillside Workshops, Alston			
Social									
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	--	<p>The site and its access are 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.</p>		
			+	A road within 1km and motorway within 5km					
			-	A road >3km and motorway within 10km					
			--	Motorway >10km					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	N		<p>From the centre of the site, the closet bus stop is about 750m although bus services to Alston are limited. Whilst the site could be accessed by customers and employees using public transport, this is unlikely.</p>	
			+	Bus stop or rail station with regular service >800m from site					
			N	Within 2 km of bus or rail service					
			--	Bus or rail <2km from site					
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N			<p>There is no public right of way on the site.</p>
			+	Good access to nearby Rights of Way					
			N	No impact or nearby access					
			-	Public rights of way would be diverted as a result of development					

			--	Public rights of way would be lost as a result of development			
SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.6% of people in this ward have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	Fellside Community Development Centre with its adult education facilities is about 25km from the centre of the site and Melmerby Village Hall is about 18km 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 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	23%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	+	28%
			+	25-29%			
			N	22-24%			
			-	20-22%			
--	<20%						
SP5	To improve the health and	%population in good or very good health	+	>82% population in good or very good health	Census data	N	80%

sense of well-being of people		N	80-81% population in good or very good health			
		-	<80% population in good or very good health			
	Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	-	20%
		-	>20% population with limited day-to-day activity			
	Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	+	From the centre of the site it is about 450m to an area of accessible green space. 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 800m of site			
		-	Green space or play facility within 2km of site			
		--	Green space or play facility >2km of site			
	Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The 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 lead to any issues related to residential amenity			
		-	Potential issues which could give rise to problems associated with residential amenity			
		--	Development would have a significantly negative impact upon residents amenity			

SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is 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 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary						+/N	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species	-	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			
			++	Would result in protected and increased tree cover, hedges etc			
		Effects on trees and hedgerows	+	would result in net increase in tree cover, hedge etc	site visit/ Tree Surveys	N	No Issues
			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			
			++	Potential enhancement of landscape character			
+	Site unlikely to have negative landscape considerations						
EN2	To preserve, enhance and manage landscape	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	-	The site is within the AONB. The landscape character in this area is described
			+	Site unlikely to have negative landscape considerations			

	quality and character for future generations		-	Potential negative issues with landscape character			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 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 is environmentally sensitive, sympathetic building design and materials, and appropriate planting to retain its character of the area.
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	--	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.
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	The site does not directly impact on any historic environment features. The site would not be visible from the conservation area (which is 480m from
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			

			-	Potential that site could lead to negative effects on interest feature(s)			the centre of the site) or any of the listed buildings (the closest is 640 m 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.
			--	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 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	++	0%		++	The site is not susceptible to flooding
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	Eden DC undertakes monitoring of Nitrogen Dioxide in Alston. The annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide
			+	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			Concentrations in Alston were 19.9µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	-	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			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	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)			

		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	n/a	The nearest water course is the River Nent which is situated 0.5km 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			
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	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	GIS layers.	+	ALC Classification 4	
		+	ALC grade 4				
		-	ALC grade 3 (a & b)				
		--	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	-	The site is 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 on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						+	
Economic							
EC1	To retain existing jobs and create new 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				
			-	Decrease			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
		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average				
			N	Average gross weekly pay = 90% of NW average				
			-	Average gross weekly pay 80% of NW average				
			--	Average gross weekly <80% of NW average				
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++		The site is 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 5-10km of site not accessible within 30 mins by appropriate public transport				
			-	Employment centre >10km of site not accessible by public transport				
		Regeneration benefits	++	Site in bottom quartile for deprivation		++		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
			+	Site in second from bottom quartile ward for deprivation				
			N	Site in ward in least deprived 50% of wards				

							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.
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of 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% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		N	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, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	There is potential to develop units into office space for these uses or provide other service sector functions however
			+	25% new jobs in public admin, education and health			

			-	<23% new jobs in public admin, education and health	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.
			--	net loss of businesses in public admin, education and health	
Economic Summary					++/N

Objective	Details	Indicator	Score	Appraisal Tool	Source	Bonds Foundry, Alston		
Social								
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	--	From the centre of the site, the A689 is about 275m away. 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 multi-lane routes might make it unattractive for businesses dependent on road haulage.	
			+	A road within 1km and motorway within 5km				
			-	A road >3km and motorway within 10km				
			--	Motorway >10km				
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	N		
			+	Bus stop or rail station with regular service >800m from site				
			N	Within 2 km of bus or rail service				
			--	Bus or rail <2km from site				
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N		There is no public right of way on the site.
			+	Good access to nearby Rights of Way				
			N	No impact or nearby access				
			-	Public rights of way would be diverted as a result of development				

			--	Public rights of way would be lost as a result of development			
SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.6% of people in this ward have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	Fellside Community Development Centre in Langwathby with its adult education facilities is about 25km from the centre of the site and Melmerby Village Hall where other adult education courses take place is about 18km 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 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	23%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	+	28%
			+	25-29%			
			N	22-24%			
			-	20-22%			
--	<20%						

SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	N	80%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	-	20%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	The centre of the site is about 210m 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 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The site is 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 lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			

			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+/N	Alston has no defined settlement boundary and historic development has left a fairly ragged edge to the village. The site is 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 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary						++	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	-	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			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	N	No Issues
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	-	The site is within the AONB. 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 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.			
			+	Site unlikely to have negative landscape considerations						
			-	Potential negative issues with landscape character						
			--	Highly likely potential for negative effects on landscape character						
		Effect on designated landscape	++	Development does not affect designated landscape				GIS layers.	--	The site is within the AONB, therefore it could significantly affect the designated landscape.
			-	Development affects setting of designated landscape						
--	Development directly affects designated landscape									
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	From the centre of the site, the conservation area is about 320m away and a listed building is about 470m 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	++	0%		++	The site is not susceptible to flooding	
			+	Site margins				
			-	Up to 50%				
			--	50%				
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	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 19.9µg/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,	++	Clear potential for the application of renewable technologies	Desk based assessment	-	The site could deliver Renewable energy, but due the Landscape Character Area
				+	Potential for the application of renewable technology			

		site size, topography/natural assets)	N	Limited knowledge or understanding of the application of technology on site			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 constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	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)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	n/a	The site is about 700m 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			
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	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	GIS layers.	+	ALC Classification 4	
			+	ALC grade 4				
			-	ALC grade 3 (a & b)				
			--	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	-/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 on edge of settlement				
			N	Greenfield within settlement				
			-	Greenfield on edge of settlement				
			--	Greenfield in rural area				
Environmental Summary							++	
Economic								
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	Nomis	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		N	The average salary is approximately 92% of the NW average	
			+	Average gross weekly pay >NW average				
			N	Average gross weekly pay = 90% of NW average				
			-	Average gross weekly pay 80% of NW average				
			--	Average gross weekly <80% of NW average				

EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The 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 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
	Regeneration benefits	++	Site in bottom quartile for deprivation		++	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 second from bottom quartile ward for deprivation				
		N	Site in ward in least deprived 50% of wards				
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		N	The 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
			+	5% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			

		--	Net loss of businesses in emerging technology		capitalise on either the existing business or the surrounding environment.
increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		-	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, business, IT			
	-	<10% new jobs in finance, business, IT			
	--	Net reduction in jobs in finance, business, IT			
increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		-	The adjacent site currently contains a foundry. Further development on this site is likely to attract similar uses. Public admin etc 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			
Economic Summary				++	

Objective	Details	Indicator	Score	Appraisal Tool	Source	High Mill, Alston	
Social							
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	--	From the centre of the site, the A689 is about 50m 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 1km and motorway within 5km			
			-	A road >3km and motorway within 10km			
			--	Motorway >10km			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	N	
			+	Bus stop or rail station with regular service >800m from site			
			N	Within 2 km of bus or rail service			
			--	Bus or rail <2km from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			

SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.6% of people in this ward have undertaken an apprenticeship.
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	<p>The nearest school with sixth form facilities is Haydon Bridge High School and Sports College, Hexham. This school is about 30km 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 25km from the Alston and Melmerby Village Hall which is also used to deliver courses is about 18km 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.</p> <p>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.</p>
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	23%
			+	22-25%			
			N	25-30%			
			-	>30%			

		% population with NVQ4 and above	++	>30% +	Census data	+	27%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	N	80%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	-	20%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	From the centre of the site it is about 180m to an area of accessible green space. 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 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	The site 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
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			

			--	Development would have a significantly negative impact upon residents amenity			and transport including parking needs if the site were to be developed for future employment use.
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	The site is 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 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary						+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	+	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 or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	N	No Issues
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			

EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	++	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 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.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	
			-	Development affects setting of designated landscape			
--	Development directly affects designated landscape						
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	++	Site 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
			+	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).			

							conservation area which is currently described as being 'at risk'.
		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	++	0%		++	The site is not susceptible to flooding
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	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 19.9µg/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	++	Clear potential for the application of renewable technologies	Desk based assessment	--	Wind turbines would not be appropriate in the

		decentralised renewable technologies (orientation, site size, topography/natural assets)	+	Potential for the application of renewable technology			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.
			N	Limited knowledge or understanding of the application of technology on site			
			-	Potential constraints for the development of renewable technology			
			--	High constraints for the development of renewable technology			
NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	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)			
	Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	The site is within the town 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				
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	-	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	GIS layers.	++	The site is urban land	
		+	ALC grade 4				

			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	++	The site is 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 on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary							+
Economic							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	Nomis	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		N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average			
		EC2	To improve access to jobs	Distance to employment centres		++	Employment centre within 5km of settlement
+	Employment centre accessed by appropriate public transport within 30 mins						

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			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 >10km of site not accessible by public transport			
		Regeneration benefits	++	Site 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 second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		N	The site 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% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		-	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
			+	10% new jobs in finance, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			

							the number of jobs on this site is too small to create enough jobs to do this alone.	
		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				
Economic Summary							N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Shire Hall, Appleby	
Social							
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	--	From the centre of the site the A66 is over 1600m 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 20km from the site
			+	A road within 1km and motorway within 5km			
			-	A road >3km and motorway within 10km			
			--	Motorway >10km			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	From the centre of the site, the closest bus stop is about 50m away and the station less than 500m 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 regular service >800m from site			
			N	Within 2 km of bus or rail service			
			--	Bus or rail <2km from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	No Right of Way on site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			

SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.8% have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Heritage Centre with its adult education is about 670m 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 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	23%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
			-	20-22%			
--	<20%						
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	+	82%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	17%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Directly behind to the site is a large area of accessible green space. The impact of this is positive, as access to
			+	Green space or play facility within 800m of site			

			-	Green space or play facility within 2km of site			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 >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The site is 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 it's 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 lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	The site is a brownfield site within the settlement. Whilst the use of brownfield land is more sustainable than using undeveloped 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 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			

Social Summary							+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	+	The site is 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			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	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			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	+	The site is within the town centre and Conservation Area. The site is an eighteenth century magistrate's court. Providing no external changes are made to the building (and these would require both listed building and conservation area consent) then the reuse of this property would have no effect on the character of the town centre.
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			

EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	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 preserve 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	++	0%		++	No part of the site is at risk of flooding

			+	Site margins				
			-	Up to 50%				
			--	50%				
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	Eden undertakes monitoring of Nitrogen Dioxide in Appleby. The annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide Concentrations were 21.7µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality	
			+	Site unlikely to have significant effects on air quality				
			-	Potential to negatively contribute towards air quality				
			--	Site highly likely to negatively contribute towards air quality				
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	--		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 resources (Correspondence from UU)	++	No capacity issues		UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)
+	Potential capacity issues (cumulative)							
-	Likely cumulative capacity issues (potential contribution)							

			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	Although the site does not have a watercourse within it, it is about 100m 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			
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	+	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	GIS layers.	++	The site is urban land
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	++	The site is brownfield land within the town centre.
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						++/+	
Economic							
EC1	To retain existing jobs and create new	Annual tourist days expenditure Eden	+	Increase		N	The site would not impact on existing or future tourist attractions
			-	Decrease			

	employment opportunities	% tourism Jobs	+	Increase		N	It is unlikely that the scheme would provide additional tourism jobs	
			-	Decrease				
		Average Salary		++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average
				+	Average gross weekly pay >NW average			
				N	Average gross weekly pay = 90% of NW average			
				-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average				
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The main employment centres in Appleby are in the south, with the closest being the former dairy site about 690m 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 5-10km of site not accessible within 30 mins by appropriate public transport				
			-	Employment centre >10km of site not accessible by public transport				
		Regeneration benefits	++	Site in bottom quartile for deprivation		N	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 second from bottom quartile ward for deprivation				
			N	Site in ward in least deprived 50% of wards				

EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		N	Development of emerging technologies are not really appropriate for a listed building in an urban setting
			+	5% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		++	The building is already being used for professional services including management consultancy and solicitors. It is likely that further uses could comprise finance, IT, business uses.
			+	10% new jobs in finance, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		+	There is already a dentist occupying the premises and a heritage development trust. It is likely that further uses could 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			
Economic Summary						+/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	The Old Creamery, Appleby	
Social							
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	--	<p>From the centre of the site the A66 is nearly 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 23km from the M6 and therefore this would be an adverse location in terms of access. Should motorway access be required it would be significantly adverse.</p>
			+	A road within 1km and motorway within 5km			
			-	A road >3km and motorway within 10km			
		--	Motorway >10km	GIS: Bus Layers (Generic Overlays > Local Information)	+	<p>From the centre of the site, the closet bus stop is about 690m however a new housing development opposite the former dairy site is generating additional bus stops, the nearest of which would be about 300m from the site. Appleby railway station is about 700m from the site. The site is relatively accessible by public</p>	
		++	Bus stop or rail station with regular service <400m from site				
		+	Bus stop or rail station with regular service >800m from site				
		N	Within 2 km of bus or rail service				
		--	Bus or rail <2km from site				

							transport and is thus considered to be positive.
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	No Right of Way on site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			
SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.8% have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Heritage Centre with its adult education is about 660m 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 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	23%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			

SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	+	82%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	17%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	-	There are no accessible green spaces close to the site (with the closest being over 800m 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 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The site is 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
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			

							site, on the other side of the railway line. There could be some localised impact from noise, but as long as mitigation measures are in place, particularly regarding operating hours, noise, vehicle movements and emissions, there should be no/little impact on residential uses.
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	The site is a brownfield 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 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary						+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species	+	There are no known biodiversity issues within 250m of site however the River Eden SAC is approximately 500m 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			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	N/-	There are a number of ornamental trees along the eastern site boundary along Drawbriggs Lane. These should be protected from
			+	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			development otherwise there would be permanent loss of trees. Further trees and hedgerow planting could be incorporated into future development.			
			--	Would result in significant loss of tree cover, hedge etc						
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit	+	The 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. The site has been previously developed so further employment development in this area, would have only a limited effect on the rural character of the area. Mitigation measures would be required to ensure that development is environmentally sensitive, using sympathetic building design and materials, and appropriate planting to retain the rural character of the area.			
			+	Site unlikely to have negative landscape considerations						
			-	Potential negative issues with landscape character						
			--	Highly likely potential for negative effects on landscape character						
		Effect on designated landscape	++	Development does not affect designated landscape				GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape						
			--	Development directly affects designated landscape						

EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	++	The site is immediately adjacent to the Settle-Carlisle railway Conservation Area which protects the historic railway line. The Appleby conservation area is about 330m away from the centre of the site, with the closet listed building about 320m and SAM 430m. The site may be visible from the conservation area as there is open land/cemetery between the two, but probably not from the listed buildings or SAM. The development of the site is likely to replace a large, dated industrial facility with smaller units which would appear less intrusive on the Conservation Area, therefore redevelopment is likely to be beneficial providing care is taken with the siting and design of new buildings and their effect on the setting of the conservation area.
			+	Potential 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 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
			+	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).			

							represent a more appropriate development given the location and would be seen as sympathetic development.
		% of identified site which is at risk of flooding	++	0%		++	No part of the site is at risk of flooding
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	'+	Eden undertakes monitoring of Nitrogen Dioxide in Appleby. The annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide Concentrations were 21.7µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality.
			+	Site unlikely to have significant effects on air quality			
			-	Potential to negatively contribute towards air quality			
			--	Site highly likely to negatively contribute towards air quality			
		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	-	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 resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	N	There are no known issues in Appleby
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
	Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	Although the site does not have a watercourse within it, it is about 570m 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				
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	-	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	GIS layers.	++	This is a brownfield site and there would be no loss of agricultural land.	
		+	ALC grade 4				
		-	ALC grade 3 (a & b)				
		--	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	++	The site is within the settlement and is a brownfield site.
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			

Environmental Summary							++/N	
Economic								
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase		N	The site would not impact on existing or future tourist attractions.	
			-	Decrease				
		% tourism Jobs	+	Increase				
			-	Decrease				
	Average Salary		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average
				+	Average gross weekly pay >NW average			
				N	Average gross weekly pay = 90% of NW average			
				-	Average gross weekly pay 80% of NW average			
				--	Average gross weekly <80% of NW average			
	EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The site is 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 5-10km of site not accessible within 30 mins by appropriate public transport				
-				Employment centre >10km of site not accessible by public transport				
Regeneration benefits			++	Site in bottom quartile for deprivation		N	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	
			+	Site in second from bottom quartile ward for deprivation				
			N	Site in ward in least deprived 50% of wards				

							increase in job availability would still have economic benefits but is considered neutral in terms of regeneration.		
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	Due to the site being adjacent to an existing range of uses, there is potential for limited clean emerging technologies to locate to the site.		
			+	5% of all new businesses in emerging technology					
			N	0% new businesses in emerging technology					
			--	Net loss of businesses in emerging technology					
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		+	Being well related to the 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, business, IT					
			-	<10% new jobs in finance, business, IT					
			--	Net reduction in jobs in finance, business, IT					
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		+	Being well related to the 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.		
			+	25% new jobs in public admin, education and health					
			-	<23% new jobs in public admin, education and health					
			--	net loss of businesses in public admin, education and health					
		Economic Summary						+/N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Cross Croft, Appleby		
Social								
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	--	<p>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 23km from the M6 and therefore this would be an adverse location in terms of access. Should motorway access be required it would be significantly adverse.</p>	
			+	A road within 1km and motorway within 5km				
			-	A road >3km and motorway within 10km				
			--	Motorway >10km				
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+		<p>From the centre of the site, the closet bus stop is currently about 940m however a new housing development opposite the former dairy site is generating additional bus stops, the nearest of which would be about 700m from the site. Appleby railway station is about 1.3km from the site. The site is relatively accessible by public transport and is thus considered to be positive.</p>
			+	Bus stop or rail station with regular service >800m from site				
			N	Within 2 km of bus or rail service				
			--	Bus or rail <2km from site				

		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	No Right of Way on site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			
SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.8% have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	Appleby Heritage Centre with its adult education is about 1.2km 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 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	23%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
			-	20-22%			
--	<20%						

SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	+	82%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	17%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	-	There are no accessible green spaces close to the site (with the closest being 1070m 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 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The site is on the edge of the settlement; the closet development is the former dairy site, and the nearest residential dwellings are about 400m 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 lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			

SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is a greenfield field site on the edge of the settlement, therefore, although it is adjacent to an existing industrial estate.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary						+	
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	+	There are no known sites or species of biodiversity importance within 250m of site however the River Eden SAC is located just over 500m from the site.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	-	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			
			--	Would result in significant loss of tree cover, hedge etc			
		EN2	To preserve, enhance and manage landscape	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						

	quality and character for future generations		-	Potential negative issues with landscape character			wide and deep valleys with open floodplains, rural farmland comprising significant areas of improved pasture. This particular site is situated between the existing industrial estate and the A66 so its rural character has already been substantially eroded. Therefore further employment development in this area would not have any substantial effect on the landscape however development should be sensitive to its environment with sympathetic building design and materials, and appropriate planting to retain the rural character of the area			
			--	Highly likely potential for negative effects on landscape character						
		Effect on designated landscape	++	Development does not affect designated landscape				GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape						
--	Development directly affects designated landscape									
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	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 300m from the site and the Appleby conservation area is about 600m away from the site, with the closest listed building about 600m and Scheduled Monument, 720m. The site is unlikely to be visible from the designated assets as			
			+	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).						

							there is no open land between them and there is therefore likely to be no effect on the historic assets or their setting.	
		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	++	0%		++	No part of the site is at risk of flooding	
			+	Site margins				
			-	Up to 50%				
			--	50%				
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	Eden undertakes monitoring of Nitrogen Dioxide in Appleby. The annual average for 2010 (the latest data available) suggests that Annual mean Nitrogen Dioxide Concentrations were 21.7µg/m3. The legal limit is 40µg/m3. At present NO2 levels are well within the legal limits and it is unlikely that development at this site would generate enough traffic to have significant effects on air quality	
			+	Site unlikely to have significant effects on air quality				
			-	Potential to negatively contribute towards air quality				
			--	Site highly likely to negatively contribute towards air quality				

		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	-	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 resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	N	There are no known issues in Appleby
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	N	Although the site does not have a watercourse within, it is about 950m from the River Eden. Through Appleby, the River Eden water quality is described as unfavourable with no change. Therefore future development would have to give regard to any issues that could put the River Eden at risk from pollution
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			

NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	No known contamination on site
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	-	Urban extension. Grade 3 land.
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
--	ALC grade 1-2						
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	-	The site is on the edge of the settlement and is a greenfield.
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						N/-	
Economic							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase		N	The site would not impact on existing or future tourist attractions.
			-	Decrease			
		% tourism Jobs	+	Increase		N	It is unlikely that the scheme would provide additional tourism jobs
			-	Decrease			
		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
-	Average gross weekly pay 80% of NW average						
--	Average gross weekly <80% of NW average						
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	++	The site is on the edge of Appleby, and adjacent to the existing employment centre. The site is
			+	Employment centre accessed by appropriate public transport within 30 mins			

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			surrounded to the west by other employment uses, therefore its location with 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 >10km of site not accessible by public transport			
		Regeneration benefits	++	Site 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 second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	Due to the site being adjacent to existing industrial uses, there is potential for emerging technologies.
			+	5% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		N	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, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			

		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	Due to the site being adjacent to existing industrial uses, it is unlikely to be used for public admin, education and health employment 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			
Economic Summary						N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Land at Kirkby Stephen (adjacent Christian Head)	
Social							
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	+/-	The site is about 600m from the A685 which runs north south through Kirkby Stephen, but the site is about 20km 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 1km and motorway within 5km			
			-	A road >3km and motorway within 10km			
			--	Motorway >10km			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	There is a bus stop about 430m 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 regular service >800m from site			
			N	Within 2 km of bus or rail service			
			--	Bus or rail <2km from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	There is no public right of way on the site.
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			
			--	Public rights of way would be lost as a result of development			

SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.6% of people in this ward have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	Great Asby Village Hall with its adult education facilities is about 12km 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 correct skills may not be located in Kirkby Stephen and therefore appropriate skills for employment may not exist.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	N	27%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	N	25%
			+	25-29%			
			N	22-24%			
			-	20-22%			
--	<20%						
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			

		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	-	21%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Play and grass area in Pategill 298m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site is reasonably self-contained, screened from the adjacent road in a residential area. Impacts on adjacent properties are unlikely.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site well located
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			

Social Summary							++
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	N	The site is within 1km of River Eden SAC (about 550m 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. Unless the TPO trees are actually on the site they would not be at risk of development.
			+	No known issues			
			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	N	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			

EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	+	<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 landscape	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	-	The site is across the road from the North Lodge to Stobars Hall, a GR II listed building. The development could potentially impact
			+	Potential for sympathetic development			

			N	Limited potential for improvement, negative effects unlikely			<p>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 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	++	0%				++	<p>The site is not susceptible to flooding</p>			
			+	Site margins								
			-	Up to 50%								
			--	50%								
		NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)				++	Potential to address air quality issues through development	Evidence from Environmental Health	+	<p>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.</p>
								+	Site unlikely to have significant effects on air quality			
-	Potential to negatively contribute towards air quality											
--	Site highly likely to negatively contribute towards air quality											

		Potential for the installation of decentralised renewable technologies (orientation, site size, topography/natural assets)	++	Clear potential for the application of renewable technologies	Desk based assessment	+	The proximity of the site to the crest of a hill, a listed building and existing built development would likely inhibit 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 resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	Recent correspondence from UU has indicated that once the WWtW have been upgraded in Penrith, due for completion in late 2013, there will not be any capacity issues given the proposed scale of development.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
	Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues	
		+	Unfavourable recovering				
		N	Unfavourable no change				
		-	Unfavourable declining				
		--	Poor				
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	+	There are no known capacity issues in Kirkby Stephen.
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			

		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	+	ALC 3.
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	-	The site is greenfield agricultural land adjacent to the settlement, although it could be well incorporated into the settlement if development was to take place.
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						+	
Economic							
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	Nomis	N	The site is unlikely to impact on existing or likely future tourist attractions
			-	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 is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average			
		EC2	To improve access to jobs	Distance to employment centres		++	Employment centre within 5km of settlement
+	Employment centre accessed by appropriate public transport within 30 mins						

			-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport			adjacent to other employment uses.		
			-	Employment centre >10km of site not accessible by public transport					
		Regeneration benefits	++	Site 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 second from bottom quartile ward for deprivation					
			N	Site in ward in least deprived 50% of wards					
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	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% of all new businesses in emerging technology					
			N	0% new businesses in emerging technology					
			--	Net loss of businesses in emerging technology					
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		N	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, business, IT					
			-	<10% new jobs in finance, business, IT					
			--	Net reduction in jobs in finance, business, IT					
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	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					
		Economic Summary						N/+	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Brough Main Street, Brough			
Social									
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	+/-	The site is about 440m 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 1km and motorway within 5km					
			-	A road >3km and motorway within 10km					
			--	Motorway >10km					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++		From the centre of the site, the bus stop is about 100m 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 regular service >800m from site					
			N	Within 2 km of bus or rail service					
			--	Bus or rail <2km from site					
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N			There is no public right of way on the site
			+	Good access to nearby Rights of Way					
			N	No impact or nearby access					
			-	Public rights of way would be diverted as a result of development					

			--	Public rights of way would be lost as a result of development			
SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	-	In Brough ward, 3.2% of people in this ward have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	The nearest Adult Education facility is Appleby Heritage Centre, which is about 12.6km from the centre of the site and would take about 20minutes 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 there is potential to improve the skills base in Brough.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	23%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			

		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	17%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	The site is about 100m from an area of accessible green space. 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 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	-	The site is 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 given that there is already an 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 air emissions to protect residential amenity.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current 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 2km boundary of site adjacent to cluster of existing buildings.			

	sense local history		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary							+/-
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	+	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 or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	-	The edge of the road and the boundary of the site has trees, which would 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			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						

							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.
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	-	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 impact on the designated landscape.
	-		Development affects setting of designated landscape				
	--		Development directly affects designated landscape				
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	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 is also a Conservation Area and SAM (Brough Castle) within approximately 500m and 600m 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 an 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	++	0%		++	The site is not susceptible to flooding
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	?	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	Desk based assessment	-	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			

NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	There are no known capacity issues for potable or industrial water supplies in Brough.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
	Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	?	No 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				
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	-	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	GIS layers.	++/-	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 & b)				
		--	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	+	The site is 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 on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			

Environmental Summary							+			
Economic										
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	Nomis	N	The site is unlikely to impact on existing or likely future tourist attractions			
			-	Decrease						
		% tourism Jobs	+	Increase						
			-	Decrease						
		Average Salary	++	Average gross weekly pay >UK average						
			+	Average gross weekly pay >NW average						
			N	Average gross weekly pay = 90% of NW average						
			-	Average gross weekly pay 80% of NW average						
			--	Average gross weekly <80% of NW average						
		EC2	To improve access to jobs	Distance to employment centres				++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)
+	Employment centre accessed by appropriate public transport within 30 mins									
-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport									
-	Employment centre >10km of site not accessible by public transport									
Regeneration benefits				++	Site in bottom quartile for deprivation	++	Brough ward is the 4th most deprived ward in the district and is in the most			
				+	Site in second from bottom quartile ward for deprivation					

			N	Site in ward in least deprived 50% of wards			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.
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of 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% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		N	The site 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, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	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			
		Economic Summary					

Objective	Details	Indicator	Score	Appraisal Tool	Source	Brough Main Street South, Brough	
Social							
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	+/-	The site is about 890m from the 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 1km and motorway within 5km			
			-	A road >3km and motorway within 10km			
			--	Motorway >10km			
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+	From the centre of the site, the bus stop is about 100m 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 regular service >800m from site			
			N	Within 2 km of bus or rail service			
			--	Bus or rail <2km from site			
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	N	There is no public right of way on the site
			+	Good access to nearby Rights of Way			
			N	No impact or nearby access			
			-	Public rights of way would be diverted as a result of development			

			--	Public rights of way would be lost as a result of development			
SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	-	In Brough ward, 3.2% of people have undertaken an apprenticeship
			+	3.5-4%			
			-	<3.2%			
			--	<3%			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	The nearest Adult Education facility is Appleby Heritage Centre, which is about 12.6km from the centre of the site and would take about 20minutes 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 the skills base in Brough.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	23%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
			-	20-22%			
--	<20%						
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	+	83%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			

		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	17%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	The site is about 360m from an area of accessible green space. 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 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	--	This is a greenfield site surrounded by residential dwellings. At present a number of houses overlook the pasture/paddocks and it provides 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 lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is 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 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary							+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	+	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 or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys			
	+	would result in net increase in tree cover, hedge etc					
	N	would not affect trees or hedges					
	-	Would result in loss of tree cover, hedge etc					
	--	Would result in significant loss of tree cover, hedge etc					
	EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	-
+				Site unlikely to have negative landscape considerations			
-				Potential negative issues with landscape character			
--				Highly likely potential for negative effects on landscape character			

						<p>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. 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>	
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	-	<p>The site is about 100m 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				

EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	-	<p>The site is within 440 m of a listed building and 580 m for the conservation area and 600m 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.</p> <p>The site is within 450m 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.</p> <p>There is also a Conservation Area and SAM (Brough Castle) within approximately 600m. 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</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		-	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	++	0%		++	The site is not susceptible to flooding
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	?	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	Desk based assessment	-	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			

NR2	To improve water quality and water resources	Water resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	++	There are no known capacity issues for potable or industrial water supplies in Brough.
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			
			--	No Capacity. (private infrastructure required)			
	Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	?	No 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				
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	++	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	GIS layers.	-	ALC Grade 3	
		+	ALC grade 4				
		-	ALC grade 3 (a & b)				
		--	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	-	The site is Greenfield, agricultural land adjacent to the settlement, although it could be well incorporated into the settlement if development was to take place.
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			

Environmental Summary							+				
Economic											
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	Nomis	N	The site is unlikely to impact on existing or likely future tourist attractions				
			-	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							
		Average Salary	++	Average gross weekly pay >UK average						N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average							
			N	Average gross weekly pay = 90% of NW average							
			-	Average gross weekly pay 80% of NW average							
			--	Average gross weekly <80% of NW average							
		EC2	To improve access to jobs	Distance to employment centres						++	Employment centre within 5km of settlement
+	Employment centre accessed by appropriate public transport within 30 mins										
-	Employment centre 5-10km of site not accessible within 30 mins by appropriate public transport										
-	Employment centre >10km of site not accessible by public transport										
Regeneration benefits	++			Site in bottom quartile for deprivation	++	Brough ward is the 4th 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					
	+			Site in second from bottom quartile ward for deprivation							
	N			Site in ward in least deprived 50% of wards							

							employment in this location is therefore considered to be of significant benefit.
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of 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% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			
			--	Net loss of businesses in emerging technology			
		increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		N	The site 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, business, IT			
			-	<10% new jobs in finance, business, IT			
			--	Net reduction in jobs in finance, business, IT			
		increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	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			
Economic Summary						N	

Objective	Details	Indicator	Score	Appraisal Tool	Source	Old Tebay Depot, Tebay			
Social									
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	+	The site is about 1700m 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 1km and motorway within 5km					
			-	A road >3km and motorway within 10km					
			--	Motorway >10km					
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	++	From the centre of the site the closest bus stop is about 370m 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 regular service >800m from site					
			N	Within 2 km of bus or rail service					
			--	Bus or rail <2km from site					
		Public Rights of Way	++	Public rights of way would be created and the network enhanced	GIS: Rights of Way definitive map (Generic Overlays > Local Information)	-	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.		
			+	Good access to nearby Rights of Way					
			N	No impact or nearby access					
			-	Public rights of way would be diverted as a result of development					
			--	Public rights of way would be lost as a result of development					
		SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.7% of people in this ward have undertaken an apprenticeship
					+	3.5-4%			
-	<3.2%								
--	<3%								

		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	Great Asby Village Hall with its adult education facilities is about 12.5km from the centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Tebay to easily access further education and higher level qualifications. This may have a detrimental impact on the employment development potential of the site, as people with the correct skills may not be located in Tebay and therefore an appropriately skilled workforce may not exist in the locality.
			+	Facilities accessed by appropriate public transport within 30 mins.			
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport			
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.			
		% population with no qualifications	++	<22%	Census data	+	22%
			+	22-25%			
			N	25-30%			
			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	+	29%
			+	25-29%			
			N	22-24%			
			-	20-22%			
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	-	58%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	+	19%
			-	>20% population with limited day-to-day activity			

		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	-	The site is about 850m 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. 800m is considered too far for people to be likely to access the facility.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	The site is 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 are 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 lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current 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
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			

	sense local history		-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			is additional residential development to the south of the site
			--	Site outside of boundary, not related to cluster of units related to settlement			
Social Summary							+
Environmental							
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species)	+	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 or locally important wildlife sites			
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	N	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			
		EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit
+	Site unlikely to have negative landscape considerations						
-	Potential negative issues with landscape character						
--	Highly likely potential for negative effects on landscape character						

							<p>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>
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	N	There are no issues with historic environment. The closest designated asset is over 1km 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 nature 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	++	0%		+	The western fringe of the site is subject to flooding
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air quality and respond to the effects of climate change	Effects upon air quality (proximity to areas with known issues)	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	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	Desk based assessment	+	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 resources (Correspondence from UU)	++	No capacity issues	UU: Correspondence (SharePoint > Planning Policy > LDF > Evidence Base > Infrastructure > UU > Draft LSC WW Capacity)	N	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)			
	Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	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					
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	-	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
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			

							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.	
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	++	ALC Urban Classification	
			+	ALC grade 4				
			-	ALC grade 3 (a & b)				
			--	ALC grade 1-2				
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	+	The site is brownfield but is located approximately 300m from the village of Tebay. It is separated from the village by open fields.	
			+	Brownfield on edge of settlement				
			N	Greenfield within settlement				
			-	Greenfield on edge of settlement				
			--	Greenfield in rural area				
Environmental Summary							N/+	
Economic								
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	
			-	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	
			-	Decrease				

							unlikely to alter the % of tourism jobs although the additional jobs likely to be created on the site might reduce unemployment.
		Average Salary	++	Average gross weekly pay >UK average	Nomis	N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average			
			N	Average gross weekly pay = 90% of NW average			
			-	Average gross weekly pay 80% of NW average			
			--	Average gross weekly <80% of NW average			
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)	--	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 5-10km of site not accessible within 30 mins by appropriate public transport			
			-	Employment centre >10km of site not accessible by public transport			
		Regeneration benefits	++	Site in bottom quartile for deprivation		++	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 second from bottom quartile ward for deprivation			
			N	Site in ward in least deprived 50% of wards			
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		?	The site currently contains small scale commercial and industrial development including garage services, pet food
			+	5% of all new businesses in emerging technology			
			N	0% new businesses in emerging technology			

			--	Net loss of businesses in emerging technology			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.	
	increase in jobs in business, finance, IT		++	20% new jobs finance, business, IT		?	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, business, IT				
			-	<10% new jobs in finance, business, IT				
			--	Net reduction in jobs in finance, business, IT				
	increase in jobs in public admin, education and health		++	30% new jobs in public admin, education and health		?	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				
Economic Summary							N	