

**Eden District Council**  
**Proposed Further Main Modifications**  
**Sustainability Appraisal 2nd Addendum**  
**November 2017**



## Contents

Non-Technical Summary .....	3
1. Introduction .....	4
2. Appraisal Methodology .....	5
3. Screening Results .....	5
4. Conclusion .....	5
Appendix 1 – Screening of the Proposed Further Main Modifications .....	6
Appendix 1 – Allocated sites for housing in Alston.....	12
Appendix 2 – Allocated sites for housing and employment in Kirkby Stephen.....	13
Appendix 2 – Review of Sustainability Appraisal for KS26 and LCU3.....	15
KS26: Land at Christian Head 0.20ha (9 units @ 30DPH).....	15
LCU3: Land at Lime Tree Farm, Culgaith .....	21

### Accessibility Information

Summaries of the information contained in this document are available upon request in alternative languages or formats by contacting the Council’s Communication Officer. Telephone: 01768 212137 or email: [communication@eden.gov.uk](mailto:communication@eden.gov.uk).

### Eden District Council

Barry Cooper

Communication Officer

Information Governance Team

Town Hall

Penrith

Cumbria

CA11 7QF

Telephone: 01768 212137

Mobile: 077159 90460

## **Non-Technical Summary**

The 2<sup>nd</sup> Addendum to the Sustainability Appraisal (SA) reviews the Further Main Modifications to the Eden Local Plan 2014-2032. The Further Main Modifications were proposed following the consultation on the Main Modifications to the Local Plan, and are substantial changes that affect the soundness of the plan. These modifications have not been subject to a sustainability appraisal and therefore are reviewed within this addendum. Also, there were some inaccuracies in the appraisal of the sites proposed at the Main Modifications stage so the corrected versions are incorporated in this document.

The SA is an integral part of the Local Plan process and a mandatory requirement. It provides a mechanism to consider the likely effects of the Local Plan, and to identify where adverse effects could be mitigated. The SA carried out in September 2015 identified a number of policies that would have a negative impact of the sustainability of the district, and as a consequence these policies were altered to reduce the impacts as far as possible.

The SA of the Main Modifications followed the same methodology as the SA undertaken in September 2015, however an initial screen of the Main Modifications was carried out to identify if the policies had been modified enough to require a full re-appraisal. Government Guidance states that where Main Modifications have not already been subject to SA (as in this case) only those which are likely to have a significant effect should be appraised. The SA of the Further Main Modifications also follows the same methodology, including the initial screening.

The addendum to the SA undertaken for the Main Modifications in June 2017 found that the majority of the changes required no further review as they were not significant, and overall, none of the Main Modifications demonstrated that they would impact on the sustainability of the Local Plan.

The initial screening of the Further Main Modifications found that none of the changes were likely to have a significant effect on the sustainability of the plan and therefore were not subject to further sustainability appraisal.

## **1. Introduction**

- 1.1 The 2<sup>nd</sup> Addendum to the Sustainability Appraisal (SA) has been produced to accompany the Main Modifications to the Eden Local Plan 2014 – 2032. The Further Main Modifications are proposed following the consultation on the Main Modifications in July and August 2017.
- 1.2 The Further Main Modifications have been proposed to ensure the plan is sound and legally compliant, and this report has been prepared alongside the changes to ensure the policies of the plan are sustainable.
- 1.3 SA is required to be undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004 which transposed the EU Strategic Environmental Assessment (SEA) Directive (Directive 2001/42/EC).
- 1.4 The SA process is set out by European and National legislation including:
- 1.5 The requirements of European Directive 2001/42/EC (the Strategic Environmental Assessment (SEA) Directive) which requires the preparation of a report which considers the significant environmental effects of a plan or programme. This is supported in UK law by The Environmental Assessment of Plans and Programmes Regulations 2004: Statutory Instrument 2004 No. 1633 (SEA Regulations);
- 1.6 The Planning and Compulsory Purchase Act 2004 which requires SA of emerging Development Plan Documents and Supplementary Planning Documents;
- 1.7 The Town and County Planning (Local Planning) (England) Regulations 2012 which highlight SA as a required submission document for local plans; and
- 1.8 The National Planning Policy Framework 2012 (NPPF) which requires planning policies to be based upon up-to-date information about the natural environment including a SA which should be an integral part of the plan preparation process and consider all the likely significant effects on the environment, economic and social factors (para 165).
- 1.9 This SA incorporates the requirements of the SEA Directive by combining the more environmentally focussed considerations with wider social and economic effects of the proposed Plan. Guidance on undertaking an SA throughout the Local Plan preparation process is now set out in the Government's Planning Practice Guidance which was introduced in 2014.

## **Purpose of the SA Report**

- 1.10 The SA process is designed to promote the objectives of sustainable development within planning policy. In order to achieve this, the social, environmental and economic effects of a plan are considered from the outset with the aim of embedding sustainable development in an integrated and successful manner. The SA provides an opportunity to identify likely significant effects of implementation of the Plan and the policies and proposals within it against a number of sustainability objectives. The SA requires the identification of likely significant effects which may come from implementing the Plan.

## **Process of Carrying out the SA**

- 1.11 SA is an iterative process and this report builds on previous work which has been carried out throughout the development of the Local Plan. A Scoping Report was produced in 2014 which was consulted upon and led to amendments in the SA Framework to reflect the comments received.
- 1.12 Work has continued on the SA throughout the development of the Local Plan. A draft SA was publicised with the Preferred Options Local Plan and consulted upon which has been used to inform the development of the Local Plan. A full report was then published with the Submission Draft of the Local Plan, which reviewed each policy proposed and identified more suitable alternatives.
- 1.13 The draft and full versions of the SA are available online at [www.eden.gov.uk](http://www.eden.gov.uk).

## 2. Appraisal Methodology

- 2.1 The National Planning Practice Guidance states that ‘If the local planning authority assesses that necessary changes are significant, and were not previously subject to sustainability appraisal, then further sustainability appraisal may be required’.
- 2.2 The Further Main Modifications are all changes proposed since the Main Modifications consultation and therefore have not been subject to a sustainability appraisal. However, not all the proposed modifications are significant changes to the plan and as such are not subject to further sustainability appraisal.
- 2.3 To assess whether changes are significant enough to require further sustainability work, each of the Further Main Modifications has been reviewed in a screening exercise, the summary of which is provided in Appendix 1.
- 2.4 This addendum also incorporates the re-appraisal of two sites (LCU3 and KS26). These sites had inaccuracies in the previous addendum so the corrected versions are included in Appendix 2.

## 3. Screening Results

- 3.1 The initial screening of the policies proposed for modifications in the Further Main Modifications found that none of the changes required further sustainability appraisal.
- 3.2 Details of the screening are presented below:

Policy	Result
AL1	The modification proposes the reduction of site AL13 and therefore is unlikely to have a significant effect on the sustainability of the plan.
KS1	The modification proposes the de-allocation of sites and therefore is unlikely to have a significant effect on the sustainability of the plan.
DEV3	The modification adds clarity to the section detailing the circumstances in which development would not be supported. The modifications are intended to ensure the policy is consistent with the NPPF and NPPG. The NPPF represents the Government’s view of sustainability and is unlikely to have a significant effect on the sustainability of the plan. Therefore the modification does require further sustainability appraisal.
HS2	This modification intends to provide greater clarity on the criteria to be met by development proposals in the smaller villages and hamlets. This modification does not significantly alter the policy and therefore does not require further sustainability appraisal.
ENV1	This modification is intended to ensure the policy is consistent with the NPPF and NPPG. The NPPF represents the Government’s view of sustainability, and therefore these modifications do require further sustainability appraisal.

## 4. Conclusion

- 4.1 The screening assessment has demonstrated that the policies proposed in the Further Main Modifications will not have any significant negative impacts on the sustainability of the Local Plan. Therefore further sustainability appraisal of these policies is not required.

## Appendix 1 – Screening of the Proposed Further Main Modifications

Further Main Modification ref.	Policy/ Paragraph Number	Page no.	Change	Reason for change	Further SA work required?
FM01	AL1	37-38	<p><b>The Town Plan for Alston aims to deliver:</b></p> <p><b>New Homes</b> - Land for <del>86</del> <u>131</u> additional new homes will be provided in the town in the long term <u>during the plan period</u>. The main locations for housing <u>will be</u> <del>are south of the Primary School, Land at Clitheroe and Jollybeard Lane.</del></p> <p>[See Appendix 1 of this document for the revised table]</p>	Following a representation from Cumbria County Council, and a review of recent planning permissions granted in Alston, it has been necessary to reduce the capacity of site AL13.	No
FM02	KS1	45-46	<p>The Town Plan for Kirkby Stephen aims to deliver:</p> <p><b>New Homes</b> – Land for <del>188</del> <u>305</u> new homes will be provided in the town in the long term <u>during the plan period</u>. The main locations for housing are <del>Land to the west of Faraday Road, land adjacent to Manor Court, land at Whitehouse Farm and at Croglam Lane</del> land to the west of Nateby Road.</p> <p>New Jobs – An additional <del>3.33</del> <u>4.07</u> <del>3.33</del> hectares of employment land is allocated at Kirkby Stephen Business Park.</p> <p>Land for housing is allocated on the following sites:</p> <p>[See Appendix 2 of this document for the revised tables]</p>	A review of the site allocations was undertaken following the approval of three significant planning applications and the identification of a small number of errors in the site scoring exercise.	No
FM03	DEV3	56	<p>New development will be <del>concentrated</del> <u>encouraged</u> into areas with existing public transport availability, or <u>in</u> areas where new development <u>is likely to</u> leads to the creation of available public transport. Developments <u>likely to generate severe adverse travel impacts</u> <del>significant amounts of travel by private car</del> will not be permitted where they are in isolated <u>or to difficult to access areas</u></p>	Following a representation from Network Rail. To be consistent with paragraph 32 of the NPPF.	No

		<p><u>locations</u> unless an overwhelming environmental, social or economic need can be demonstrated.</p> <p>Development will <del>be refused if it will result in a severe</del> <u>only be permitted if it is able to demonstrate that it would have an acceptable</u> impact in terms of road safety and congestion. <u>Development should and will provide safe and convenient access to</u> <u>for</u> pedestrians, cyclists and disabled people.</p> <p>Proposals will be expected to adhere to guidance and standards issued by the Highways Authority on the <del>minimum</del> number of parking spaces <u>to be provided</u> (including for the disabled) and for bicycles) <u>parking</u>.</p> <p><u>Applications</u> <del>F</del>for major developments (<u>defined in appendix 2</u>), <del>applications</del> will be expected to be accompanied by a Travel Plan and/or <u>a</u> Transport Assessment showing <u>all the following criteria</u>:</p> <ul style="list-style-type: none"> <li>• <u>How the site will be safely connected to public transport.</u></li> <li>• <u>How the site will meet the needs and safety concerns of pedestrians and cyclists.</u></li> <li>• <u>How the impact of any heavy goods vehicles accessing the site will be minimised, including during the construction phase.</u></li> <li>• <u>The impact of the development on the local highway network</u></li> <li>• <u>How the site will ensure the permeability and accessibility of the area.</u></li> <li>• <u>How the site safely and conveniently links to main attractors (such as schools, retail and employment uses).</u></li> </ul> <p>Development will not be supported where <u>it meets any of the following criteria, individually or cumulatively in combination with</u></p>		
--	--	--	--	--

			<p><u>other development proposals:</u></p> <ul style="list-style-type: none"> <li>• It would prevent the future opening of any road or rail schemes under consideration.</li> <li>• It would remove an existing right of way, unless there is no alternative suitable location and the benefits from the development would justify the loss, or where an acceptable diversion is provided and a legal diversion order obtained.</li> <li>• It <u>would</u> lead to a material increase or significant change in the character of traffic (<u>vehicles, pedestrians, cyclists, horse riders and animals</u>) using a rail crossing, unless it can be demonstrated that safety will not be compromised, in consultation with Network Rail.</li> <li>• Evidence shows <u>that there would be a material-severe, unmitigated impact on the surrounding highway network.</u></li> </ul>		
FM04	HS2		<p>Within the <u>Smaller Villages and Hamlets</u> listed in Policy LS1, permission will be given for <u>small-scale housing of an appropriate scale, which reflects the existing built form of adjoining and neighbouring development to the site and the service function of the settlement,</u> (including sub-division of existing housing) <u>where it meets in any all</u> of the following <u>criteria circumstances:</u></p> <ul style="list-style-type: none"> <li>• Where development is restricted to infilling and rounding off of the current village settlement pattern, <u>in accordance with Policy LS1.</u></li> <li>• The building does not contain more than 150m<sup>2</sup> internal floorspace (gross).</li> <li>• <u>In the case of Greenfield sites,</u> where a condition or legal agreement restricting occupancy to only those meeting local connection criteria, <u>defined in appendix 6, is will be</u></li> </ul>	To ensure the policy is correctly interpreted.	No



			applied.		
FM05	ENV10		<p>Development proposals will be expected to avoid harm to the historic environment wherever possible, and should aim to positively enhance Eden's historic environment.</p> <p>In determining planning applications for development proposals that may affect the historic environment key considerations will be the significance of the heritage asset, the degree of harm that will be caused, and the degree of public benefit that will result from the development. Great weight will be attached to the conservation of heritage assets.</p> <p>Development proposals that would result in substantial harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that substantial public benefits would outweigh the harm, and that the harm is necessary to achieve those benefits.</p> <p>Any proposals that cause substantial harm to or loss of a grade I or II* Listed Building, a Scheduled Monument, or a grade I or II* Registered Park and Garden, will only be permitted in wholly exceptional circumstances. Proposals that cause substantial harm to a grade II Listed Building, a grade II Registered Park and Garden and a Conservation Area will only be permitted in exceptional circumstances.</p> <p>Where a development proposal will lead to less than substantial harm to a designated heritage asset, the harm will be weighed against the public benefit of the proposal in determining the application.</p> <p>Development proposals in Conservation Areas will be expected to preserve and enhance their special architectural and historic interest.</p>	To be consistent with the NPPF and NPPG.	No

		<p><u>Any proposals that affect a non-designated heritage asset will be judged on the significance of the heritage asset and the scale of the harm.</u></p> <p><u>The Council will attach great weight to the conservation and enhancement of the historic environment, heritage assets and their setting, which help to make Eden a distinctive place.</u></p> <p><u>The Council will require all proposals for development to conserve and where appropriate, enhance the significance of Eden's heritage assets and their setting. The Council will support proposals that would better reveal the significance of the asset, in particular those heritage assets identified as being most at risk. Opportunities for promotion, interpretation and increasing understanding should also be explored.</u></p> <p><u>Development proposals that would result in <a href="#">substantial</a> harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that the public benefits of the proposal would outweigh the harm, and that the harm is necessary to achieve those benefits.</u></p> <p><u>The Council will require proposals to protect and where appropriate, enhance the significance and setting of Eden's non-designated heritage assets, including buildings, archaeological sites, parks, landscapes and gardens. Where the harm is outweighed by the public benefits of the proposals, the Council will require an appropriate level of survey and recording, the results of which should be deposited with the Historic Environment Record.</u></p> <p><u>Where a development proposal affecting an archaeological site is acceptable in principle, the Council will ensure preservation of the remains in situ as a preferred solution. Where in situ preservation is not justified, the development will be required to make adequate provision for excavation and recording before or during development.</u></p>		
--	--	--	--	--

		<p><u>All development proposals affecting the historic environment, heritage assets and their settings (including where there is the potential of unknown archaeological assets) will need to be accompanied by an assessment of the significance of the asset and its setting and how it will be affected by the proposed development.</u></p> <p><u>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</u></p> <p><u>The level of information required will be proportionate to the significance of the asset and to the scale of impact of the proposal. For archaeological assets, this may where necessary include archaeological desk based assessment and field evaluation.</u></p>		
--	--	---	--	--

## Appendix 1 – Allocated sites for housing in Alston

Ref	Address	Area	Indicative Phasing			Total
			2014-2019	2019-2024	2024-2032	
AL1	Jollybeard Lane	1.32			40	40
AL8	Tyne Café and Garage Building	0.35		18		18
AL11	Land South of Primary School	1.01			10	10
AL12	High Mill (Mixed Use)	0.12	6			6
AL13	Land at Clitheroe	0.65 <del>2.6</del> 1.4		20	<del>35</del> 22	20 <del>55</del> 42
AL16	Land adj. to Primary School	0.7			10	10
	<b>Total</b>		<del>6</del> 0	38	<del>60</del> <del>35</del> 22	<del>86</del> <del>73</del> 60

## Appendix 2 – Allocated sites for housing and employment in Kirkby Stephen

Ref	Address	Area	Indicative Phasing			Total
			2014-2019	2019-2024	2024-2032	
<a href="#">KS3b</a>	<a href="#">South Road/Whitehouse Farm</a>	<a href="#">1.2</a>		<a href="#">38</a>		<a href="#">38</a>
KS13	Land to west of Faraday Road	4.09- <a href="#">5.39</a>		-40- <a href="#">60</a>	30- <a href="#">68</a>	70- <a href="#">128</a>
<del>KS15</del>	<del>Land adjacent Croglam Lane</del>	2.55		30	30	60
KS17	Land behind Park Terrace	0.75		<del>23</del> <a href="#">24</a>		<del>23</del> <a href="#">24</a>
<a href="#">KS18</a>	<a href="#">Land adj. to Croglam Park</a>	<a href="#">1.18</a>		<a href="#">35</a> <del>13</del>		<a href="#">35</a> <del>13</del>
<a href="#">KS24</a>	<a href="#">Land adj to Manor Court</a>	<a href="#">1.2</a>			<a href="#">38</a>	<a href="#">38</a>
<a href="#">KS26</a>	<a href="#">Land at Christian Head Care Home</a>	<a href="#">0.2</a>			<a href="#">9</a>	<a href="#">9</a>
	<b>Total</b>		<b>0</b>	<b>128</b> <del>135</del> <a href="#">84</a>	<b>60</b> <del>115</del> <a href="#">77</a>	<b>188</b> <del>250</del> <a href="#">161</a>

Land for employment use (Use Classes B1-B8) is allocated on the following sites:

Ref	Address	Developable Area (ha)
33	Kirkby Stephen Business Park	3.33
<a href="#">KS5</a>	<a href="#">Land adjacent to Mountain Rescue</a>	<a href="#">0.74</a>
	<b>Total</b>	<b><del>4.07</del> <a href="#">3.33</a></b>

## Appendix 2 – Review of Sustainability Appraisal for KS26 and LCU3

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS26: Land at Christian Head 0.20ha (9 units @ 30DPH)	
<b>SOCIAL</b>							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	++	Voting station 400m from site.
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	Co-op supermarket 300m from site.
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	++	360m from site.
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	-	2 bus stops (North Road and Kirkby Stephen Grammar School) within 240m of the site.	
		+	Bus stop or rail station with regular service >800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m 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 Right of Way to south east corner of 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					
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Site not in flood zone or >8m from body of water.
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			
			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	600m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	++	KS Grammar School 90m from site.
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	Appleby Heritage Centre nearest facility, around 17km from town. 28mins to town via 574 bus.
			+	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	++	27%
			+	22-24%			
			N	25-39%			
			-	30-49%			
			--	50% +			
		% population with NVQ4 and above	++	30% +	Census data	N	24%
			+	25-29%			
			N	22-24%			
-	20-22%						
--	<20%						
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	++	Kirkby Stephen Medical Centre 100m from site.
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%population in good or very good health	+	>82% population in good or very good health	Census data	N	81%
			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%
			N	>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)	++	400m from 'Frank's Bridge' recreational area (via foot bridge)
			+	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 adjacent to other residential uses on majority of the boundary. To the south is the auction mart, which could cause noise and air pollution.
			+	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 within the settlement of Kirkby Stephen.
			+	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			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Town has a number of facilities including a library, leisure centre etc.
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
<b>Social Summary</b>						<b>++/+</b>	
<b>ENVIRONMENTAL</b>							
EN1	To protect and enhance	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence	-	Site is 230m from River Eden SAC/

	biodiversity		+	No known issues	Base (SSSI, SAC, SPA, Key Species,		SSSI.		
			-	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.	Housing Matrices/ Tree Surveys	-	Mature trees on site constraining development- removal would be detrimental. TPO to be considered if development proposed.		
			+	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 is within the grounds of a care home and therefore would affect the landscape character surrounding the building.
					+	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 does not affect 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	+	On the boundary of the conservation area and adjacent to a listed building. The design of the site would need to take this into account but it could be sympathetically developed.
		+	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).						
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	+	Site is close to services, no issues		
			+	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	Limited knowledge or understanding of the application of technology 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)	++	United Utilities confirm no issues following modelling (Jan 2014).
			+	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 condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	N	Greenfield site clearly defined within settlement
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
	Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	+	No known contamination on site or nearby that is likely to impact on development	
		N	Possible contamination either onsite or nearby which could result in remedial enhancements.				
		-	Possible significant contamination on site that could require significant remediation.				
	Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	ALC grade 3	
		+	ALC grade 4				
		N	ALC grade 3 (a & b)				
		-	ALC grade 1-2				
	NR4	To manage natural (was mineral)	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local	++
+				Recycle centre in settlement			

	resources sustainably and minimise waste		N	No Recycle centre in settlement	Information)		facilities.
			-	Recycle centre within 5km			
			--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	N	100% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
<b>Environmental Summary</b>							<b>N/+</b>
<b>ECONOMIC</b>							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	++	Settlement is an employment centre.
			+	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 within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
<b>Economic Summary</b>							<b>++/N</b>

Objective	Details	Indicator	Score	Appraisal Tool	Source	LCU3: Land at Lime Tree Farm, Culgaith	
<b>SOCIAL</b>							
SP1	To increase the level of participation in democratic processes	Proximity to civic buildings/ Village Halls (Voting stations)	++	Voting station <400m to site	GIS: Polling station layer (Generic Overlays>Planning Policy Overlays)	+	Culgaith Victoria Institute 300m
			+	Voting station <800m to site			
			-	Voting station within 2km of site			
			--	Voting station more than 2km away from site			
SP2	To improve access to services, facilities, the countryside and open spaces	Access to shop which sells basic goods to meet day to day needs	++	Shop within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	+	Garden centre selling basic goods 1km
			+	Shop within 2km of site			
			-	Shop 2-5km of site			
			--	Shop 5km+ from site			
		Access to post office	++	PO within 800m of site	GIS: Post Offices & Shops layer (Generic Overlays> Eden LDF)	--	Langwathby Post office 5.8km
			+	PO within 2km of site			
			-	PO 2-5km of site			
			--	PO 5km+ from site			
	Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	-	War Memorial 300m	
		+	Bus stop or rail station with regular service >800m from site				
		-	Bus stop or rail station with infrequent service <400m from site				
		--	Bus stop or rail station with infrequent service <800m 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)	+	Right of way on western edge	
		+	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					
SP3	To provide everyone with a decent home	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays > Planning Policy Overlays)	++	Not in flood zone
			+	Site not in a flood zone but bodies of water/surface water within 8m.			
			N	Site within flood zone 1			

			-	Site within flood zone 2			
			--	Site within flood zones 3a or 3b			
SP4	To improve levels of skills, education and training.	Distance from primary school	++	Primary School <400m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	+	Culgaith Primary School 700m
			+	Primary School <800m to site			
			-	Primary School within 3km			
			--	Primary school >3km away			
		Distance from secondary school	++	Secondary School <800m to site	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	Ullswater Community College 11km
			+	Secondary School <2km to site			
			-	Secondary school 2-5km			
			--	Secondary School >5km			
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	132 bus service reaches Penrith in 45 mins (infrequent)
			+	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	++	15%
			+	22-24%			
			N	25-39%			
			-	30-49%			
--	50% +						
% population with NVQ4 and above	++	30% +	Census data	++	37%		
	+	25-29%					
	N	22-24%					
	-	20-22%					
	--	<20%					
SP5	Health and Well being	Distance from GP	++	GP Surgery within <800m	GIS: Medical Centres (Generic Overlays > Local Information).	-	Temple Sowerby Medical Practice 3km
			+	GP Surgery within 2km of site			
			-	GP Surgery 2-5km			
			--	GP Surgery >5km			
		%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%
			N	>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)	+	Village green 450m
			+	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	Surrounded by residential/fields
			+	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 clearly defined within 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			
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	Winderwath Gardens and Acorn Bank within 6km
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
<b>Social Summary</b>						<b>+/N</b>	
<b>ENVIRONMENTAL</b>							
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,	+	Site is 600m from River Eden SAC/SSSI.
			+	No known issues			

			-	Development may cause loss or fragmentation of key habitats, affect priority species or locally important wildlife sites	Key Species,		
			--	Significant adverse effect on nationally or internationally designated habitat			
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc.	Housing Matrices/ Tree Surveys	N	There are no TPOs on site, 450m from Ancient Woodland.
			+	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	+	Brownfield site within the settlement.
			+	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 effect of 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 within 250m of the Settle to Carlisle Railway 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).			
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 issues - small scale development/rural area.
			+	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	N	Limited knowledge or understanding



		decentralised renewable technologies (orientation, site size, topography/natural assets)	+	Potential for the application of renewable technology			of the application of technology on site
			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)	+	Infrastructure 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	River Eden SAC within 500m of village. Brownfield site so should not affect water quality.	
		+	Unfavourable recovering				
		N	Unfavourable no change				
		-	Unfavourable declining				
		--	Poor				
NR3	To restore and protect land and soil	Site condition (Brownfield or Greenfield)	++	Brownfield site clearly defined within settlement	Housing Matrix/Desk Based	++	Brownfield site clearly defined within settlement
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site outside the settlement boundary			
	Site based contaminants	+	No known contamination on site or nearby that is likely to impact on development	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	N	Previously a farm so possible contamination either onsite or nearby which could result in remedial enhancements.	
		N	Possible contamination either onsite or nearby which could result in remedial enhancements.				
		-	Possible significant contamination on site that could require significant remediation.				
	Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	N	Grade 3	
		+	ALC grade 4				
		N	ALC grade 3 (a & b)				
		-	ALC grade 1-2				
	NR4	To manage natural (was mineral) resources sustainably and minimise	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++
+				Recycle centre in settlement			
N				No Recycle centre in settlement			
-				Recycle centre within 5km			

	waste		--	Recycle centre >5km			
NR4	To retain existing jobs and create new employment facilities	Median annual salary	++	Median gross pay >UK average	CACI data	+	104% Cumbrian average
			+	Median gross pay >Cumbria average			
			N	Median gross pay 90-100% Cumbria average			
			-	Median gross pay 80-90% Cumbria average			
			--	Median gross pay <80% Cumbria average			
<b>Environmental Summary</b>						+	
<b>ECONOMIC</b>							
EC2	To improve access to jobs	Distance to employment centres	++	Employment centre within 5km of settlement	GIS: Employment Areas 2012 (Generic Overlays > Planning Policy Overlays )	--	Fellrunner bus service reaches Penrith (45 mins) and Carlisle (1h10m) and the times of this source of public transport are inappropriate for those travelling to/from work.
			+	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 within 30 mins by appropriate public transport.			
EC3	To diversify and strengthen the local economy	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple Deprivation	N	Least deprived 50%
			+	Site in ward in second bottom quartile for deprivation			
			N	Site is least deprived 50% of wards			
<b>Economic Summary</b>						N/--	