

Appendix E
Site Appraisal – Appleby

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP10: Land to the south of Station Road 4ha (120 units @ 30DPH). Bongate	
SOCIAL							
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)	-	940m from polling station at Appleby Market Hall.
			+	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)	++	675m from The Co-operative.
			+	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)	+	850m from Appleby Post Office.
			+	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)	++	250m from railway station (Settle-Carlisle Railway) and bus stop at Appleby Railway Station.
			+	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)	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			

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 a flood zone and >8m from any bodies of water/surface 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).	++	130m from Appleby Primary School.
			+	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).	+	1000m from Appleby Grammar School.
			+	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 Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	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%
			+	22-24%			
			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).	+	860m from Appleby health Centre.
			+	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	++	16%
			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)	+	510m to Coronation Park.
			+	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	-	Site is adjacent to the A66 which has the potential to inflict light, noise, vibration and pollution disturbance on 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	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	+	The site is located on the edge of, and is well related to the existing settlement. It falls within the natural development boundary created by the
			+	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.			

	history		--	Site outside of boundary, not related to cluster of units related to settlement			railway line.
		Distance to Leisure or Cultural facilities	++	2 Facilities within 6km	GIS: Cultural Facilities (Generic Overlays > Planning Policy Overlays)	++	>2 Facilities within 6km
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
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,	-	Site within 1km of River Eden SAC/ SSSI.
			+	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.	Housing Matrices/ Tree Surveys	N	
			+	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						
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	+	The site is approx. 150m from the Settle-Carlisle conservation area. Existing residential development between the two would screen any impact of developing the 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).			
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	++	Accessible 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)	++	Correspondence with United Utilities suggests there are no capacity 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	++	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	-	Greenfield site on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site 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	Part of site previously developed
			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	Agricultural land classification 3.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	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	97% 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			
Environmental Summary						++/+	
ECONOMIC							
EC2	To improve	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas	++	Employment centres within

	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	2012 (Generic Overlays > Planning Policy Overlays)		Appleby.
			-	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			
Economic Summary						++/N	
Summary: The Site is outwith any conservation areas and not within the setting of any listed building.. Care will be needed in relation to the impact of the A66 on any development and the constraints this may bring, also the impacts of the adjacent scrap yard							

Objective	Details	Indicator	Score	Appraisal Tool	Source	AP11: Fields at the coal yard 3.44ha Bongate	
SOCIAL							
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)	-	950m from polling station at Appleby Market Hall.
			+	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)	++	690m from The Co-operative.
			+	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)	+	860m from Appleby Post Office.
			+	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)	++	250m from railway station (Settle-Carlisle Railway) and bus stop at Appleby Railway Station.
			+	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)	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						
SP3	To provide everyone	Risk of flooding	++	Site not in a flood zone and >8m from any bodies of water/surface water	GIS: Flood Zones (Generic Overlays >	++	Site not in a flood zone and

	with a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		>8m from any bodies of water/surface water
			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).	++	130m from Appleby Primary School.
			+	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).	+	1000m from Appleby Grammar School.
			+	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 Adult Education Centre at Appleby Heritage Centre, Station Yard
			+	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%
			+	22-24%			
			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 >	+	860m from Appleby health

			+	GP Surgery within 2km of site	Local Information).		Centre.
			-	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	++	16%
			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)	+	510 to Coronation Park.
			+	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	-	Site is adjacent to the A66 which has the potential to inflict light, noise, vibration and pollution disturbance on 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 located on the edge of, and is well related to the existing settlement. It falls within the natural development boundary created by the railway line.
			+	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)	++	>2 Facilities within 6km
			+	Facility within 6km			
			N	Facility within 8km			
			-	Facility within 10km			
			--	No Facilities within 10km			
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,	-	Site within 1km of River Eden SAC/SSSI.
			+	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.	Housing Matrices/ Tree Surveys	N	
			+	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						
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	+	No features of historic interest within 200m.
			+	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	++	Accessible 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)	++	Correspondence with United Utilities suggests there are no capacity 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	++	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	-	Greenfield site on the edge of the settlement.
			+	Brownfield site on the edge of the settlement			
			N	Greenfield site clearly defined within settlement			
			-	Greenfield site on the edge of the settlement			
			--	Greenfield site 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	Part of site previously developed
			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	Agricultural land classification 3.
			+	ALC grade 4			
			N	ALC grade 3 (a & b)			
			-	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Recycling centre at Chapel Street Car Park, more than 800m from the site.
			+	Recycle centre in settlement			
			N	No Recycle centre in settlement			
			-	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	97% 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			
Environmental Summary						++/+	
ECONOMIC							
EC2	To improve	Distance to employment	++	Employment centre within 5km of settlement	GIS: Employment Areas	++	Employment centres within

	access to jobs	centres	+	Employment centre accessed by appropriate public transport within 30 mins.	2012 (Generic Overlays > Planning Policy Overlays)		Appleby.
			-	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			
Economic Summary						++/N	
Summary: A greenfield Site on the edge of Appleby, the Site is not within a Conservation Area or within the setting of a listed building. Care will be needed over the relationship of the Site to the A66 and the noise implications on layout and house design.							

Shire Hall, Appleby

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)	++	
			+	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			

							will also help deliver a more viable business.
		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 such space makes the development more desirable, as people value access to such spaces close to where they work, but also because such spaces help to provide an attractive development and help to meet health and well-being objectives.
			+	Green space or play facility within 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 within the settlement; it is surrounded by residential and retail uses. Suitable employment uses for a town centre location
			+	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			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 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
			+	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			sensitive neighbouring receptors. , Therefore there should be no impact on the SAC.
		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			
		-	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).					
		++	Potential to enhance the local character contributing to enhancements					+	As long as an appropriate use can be found, a use
		+	Potential for sympathetic development						

			N	Limited potential for improvement, negative effects unlikely			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 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)	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 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	
		+	Unfavourable recovering				
		N	Unfavourable no change				
		-	Unfavourable declining				
		--	Poor				

							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 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 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
			+	Average gross weekly pay >NW average			

			N	Average gross weekly pay = 90% of NW average			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
				+	Site in second from bottom quartile ward for deprivation			
				N	Site in ward in least deprived 50% of wards			

							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	N	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	

Summary: The Site is a brownfield inner town Site with part of the building in use. Further use of the Site for additional employment uses would be supported. The building is Grade II listed and any development will have to be mindful of the building fabric.

The Old Creamery, Appleby							
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)	--	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.
			+	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 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 transport and is thus considered to be positive.
			+	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
+	3.5-4%						
-	<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
	+			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.			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.
		% 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)	-	
			+	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			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.
	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 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,
		+	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				

							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
			+	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			from 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
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			

							design and materials, and appropriate planting to retain the rural character of the area.
		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	++	<p>The site is immediately adjacent to the Settle-Carlisle railway Conservation Area which protects the historic railway line. The Appleby conservation area is about 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.</p> <p>The development of the site is likely to replace a large, dated industrial facility with smaller units which would appear less intrusive on the Conservation Area,</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).			

							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.
	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 represent a more appropriate development given the location and would be seen as sympathetic development.
		+	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 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 >	N	There are no known issues in Appleby
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

			--	No Capacity. (private infrastructure required)	Infrastructure > UU > Draft LSC WW Capacity)		
		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	Site condition	++	Brownfield within settlement	GIS: (Generic	++	The site is within the

	natural (was mineral) resources sustainably and minimise waste	(Brownfield or Greenfield)	+	Brownfield on edge of settlement	Overlays > Local Information)		settlement and is a brownfield site.
			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	Nomis	N	The site would not impact on existing or future tourist attractions.
			-	Decrease			
		% tourism Jobs	+	Increase			
			-	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 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	<p>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.</p>
			+	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		+	<p>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.</p>
			+	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		+	<p>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.</p>
			+	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	
<p>Summary: A brownfield Site which is available for redevelopment, the land is adjacent to the Settle-Carlisle Conservation Area and holds the opportunity to improve the setting of the conservation area through the removal of the large buildings which area currently on site. The Site scores poorly in relation to access to the M6 however, it has good access to the A66 which offers access to the M6 and the wider north east.</p>								

Cross Croft, Appleby

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)	--	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.
			+	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 >	+	From the centre of the site, the closet bus stop is

			+	Bus stop or rail station with regular service <800m from site	Local Information)		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.
			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
			+	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.			

							opportunity of further education and could provide a more skilled workforce in the area.
		% 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)	-	
			+	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			

							they work, but also as such spaces help to provide an attractive development and help to meet health and well-being objectives.
		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 quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	-	The site is not in the AONB. The landscape character in this area is described as Broad Valleys, characterised by wide and deep valleys with open floodplains, rural farmland comprising significant areas of improved pasture. This particular site is situated between the existing industrial estate and the A66 so its rural
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			

							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
		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
			+	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).			

							to be visible from the designated assets as there is no open land between them and there is therefore likely to be no effect on the historic assets or their setting.
		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	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
			+	Site unlikely to have significant effects on air quality			

	the effects of climate change		-	Potential to negatively contribute towards air quality			(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 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 >	N	There are no known issues in Appleby
			+	Potential capacity issues (cumulative)			
			-	Likely cumulative capacity issues (potential contribution)			

			--	No Capacity. (private infrastructure required)	Infrastructure > UU > Draft LSC WW Capacity)		
		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	Site condition	++	Brownfield within settlement	GIS: (Generic	-	The site is on the edge of

	natural (was mineral) resources sustainably and minimise waste	(Brownfield or Greenfield)	+	Brownfield on edge of settlement	Overlays > Local Information)		the settlement and is a greenfield.
			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	Nomis	N	The site would not impact on existing or 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)	++	The site is on the edge of Appleby, and adjacent to the existing employment centre. The site is 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
			+	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			

							business may help promote future economic activity between other businesses.
		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
			+	10% new jobs in finance, business, IT			
			-	<10% new jobs in finance, business, IT			

			--	Net reduction in jobs in finance, business, IT			finance, IT, or business uses.	
		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	
<p>Summary: A greenfield Site which is available for redevelopment, the land is adjacent to the A66 and views would be available from this main arterial route. However, the site is not within the setting of any listed buildings or conversation areas. The Site scores poorly in relation to access to the M6 however, it has good access to the A66 which offers access to the M6 and the wider north east.</p>								