

Appendix F
Site Appraisals – Kirkby Stephen

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS13: Land to west of Faraday road 4.09ha	
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)	++	Voting station 390m from the 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 grocery store 213m 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)	++	430m from site (dependent on access arrangements)
			+	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)	++	Bus stop at market Street 450m from 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 north 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).	+	520m
			+	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).	++	450m from Kirkby Stephen 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 Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 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).	++	KS medical centre 400m 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)	++	360m from ply area at Croglam lane.
			+	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 adjacent auction mart. Residents may be affected by noise, odour and traffic disturbance.
			+	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, but due to its size it extends the natural development boundary somewhat.
			+	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,
			+	Facility within 6km			
			N	Facility within 8km			

			-	Facility within 10km			leisure centre etc.	
			--	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 is 200m 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				
			--	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	+	Although the site is of a large scale and on the edge of the settlement, it is felt development of a good design would not have negative implications on the landscape character.	
			+	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,	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation	+	Eastern boundary of site shared with boundary of	
			+	Potential for sympathetic development				

		AAI)	N	Limited potential for improvement, negative effects unlikely	Areas/SAMs)/ Heritage Assessments		Kirkby Stephen Conservation Area. Listed Buildings along Market Street are in close proximity to the site, but are separated by the buildings on Faraday Road.
			-	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	-	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	-	Buildings on edge of site only so likelihood of contamination low.
			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) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	++	Site 515m from recycle/waste facilities
			+	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	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			
Environmental Summary						++/-	
ECONOMIC							
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			
Economic Summary						++/N	
<p>Summary: A greenfield site on the edge of town, the site falls within the setting of the conservation area and a listed building. The introduction of a urban frontage with massing and material to reflect the adjacent conservation area would complement the conservation area. Whilst the site is greenfield, there are limited brownfield opportunities within the settlement and therefore well related greenfield sites are the best option.</p>							

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS15: Land adjacent to Croglam lane 2.8ha			
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)	+	Voting station 460m 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)	++	Spar store 215m 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)	++	565m 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)	+	Bus stop at Station Road 430m from 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)	+	PRoW along eastern 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)	+	Site not in flood zone or >8m from body of water. Surface water issues within 8m. Mention of
					+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			flooding at a drop in event
			-	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).	+	550m to 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).	+	930m from Kirkby Stephen 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 Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 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 890m 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)	++	Site is adjacent Croglam Lane play area.
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc. pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	+	No issues.
			+	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 the settlement; its development would form a natural extension to the development boundary in the area but would extend the settlement somewhat.
			+	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
			+	Facility within 6km			
			N	Facility within 8km			

			-	Facility within 10km			etc.
			--	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 is 500m 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			
			--	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	+	The site does not have many visual receptors and is well screened by existing features. Boundary hedging should be retained to screen any development.
			+	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	+	North Eastern boundary of the site shared with Kirkby Stephen 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	++	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	-	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	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) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 970m from recycle/ waste facilities
			+	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	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			
Environmental Summary						++/+	
ECONOMIC							
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		
Economic Summary					++/N
<p>Summary: The site is within the setting of the Croglam Castle SAM. Use of open space, layout and choice of materials will be important in mitigating any impact on the SAM and there may be an opportunity to upgrade Croglam Lane as an improved footway. Although the site is greenfield, there are limited brownfield opportunities within Kirkby Stephen and well related greenfield offers the best option for development.</p>					

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS17: Land behind Park Terrace 0.75ha	
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)	+	Voting station 800m 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)	++	Spar store 600m 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)	++	775m 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)	++	Bus stop at Station Road 270m from 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)	-	Right of way runs through E corner
			+	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).	+	465m
			+	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).	+	1400m from Kirkby Stephen 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 Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 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 1375m 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)	++	Depending on access points, site is 280m from Stenkrith 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	+	No issues.
			+	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 on the edge of the settlement, and is only well related given the development of site KS1 which is currently underway.
			+	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
			+	Facility within 6km			
			N	Facility within 8km			

			-	Facility within 10km			centre etc.
			--	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 is 290m 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			
			--	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	+	The development of site KS1 (adjacent) makes this site logical for development.
			+	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 historic features nearby.
			+	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	-	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	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) resources sustainably and minimise waste	Proximity to local recycle centres	++	Site within 800m of centre	GIS: Eden Recycling Centres (Generic Overlays > Local Information)	+	Site 1475m from recycle/ waste facilities.
			+	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	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			
Environmental Summary						++/-	
ECONOMIC							
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	Regeneration benefits	++	Site in ward in bottom quartile for deprivation	Indices of Multiple	N	Least deprived 50%

	and strengthen the local economy		+	Site in ward in second bottom quartile for deprivation	Deprivation			
			N	Site is least deprived 50% of wards				
Economic Summary							++/N	
<p>Summary: The Site is greenfield but well related to Kirkby Stephen and a recently developed housing site. There are mature trees on site which the adjacent development protected and it is considered that these trees could still stay depending on layout. Whilst the site is within 300m of the River Eden, it is considered that use of appropriate SUDS would mitigate any impacts as with the site adjacent.</p>								

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS18: Land adjacent to Croglam park 1.17ha	
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)	-	Voting station 950m 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)	+	Spar store 900m 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)	++	1km 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)	++	Bus stop at Station Road 50m from 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)	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 flood zone or >8m from body of water. Some
			+	Site not in a flood zone but bodies of water/surface water within 8m.			

			N	Site within flood zone 1			surface water issues on site.
			-	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).	-	1100m
			+	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).	+	1600m from Kirkby Stephen 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 Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 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 1500m 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)	++	Site is 200m from Jubilee 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	N	Site in close proximity to industrial uses including recycling/ scrap metal centre. Residents may be affected by noise, pollution and traffic disturbance.
			+	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 is on the edge of the settlement and its development would extend the town.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
	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,
			+	Facility within 6km			
			N	Facility within 8km			

			-	Facility within 10km			leisure centre etc.	
			--	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 is 275m 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				
			--	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	+	Development of the site would have very limited visual impact outside the sites vicinity, and would follow the natural progression of development. Good design and siting would be required to ensure no negative visual impact from Croglam Castle (SAM).	
			+	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	N/-	Site is within 70m of Croglin Castle SAM. Sympathetic siting and design would be required to ensure no negative effects.	
			+	Potential for sympathetic development				
			N	Limited potential for improvement, negative effects unlikely				
			-	Potential that site could lead to negative effects on interest feature(s)				
			--	Likely that development will lead to significant negative effects on interest feature(s).				
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				
	NR1	To improve local air quality and respond to the effects of climate change	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)				
	NR2	To improve water quality and water resources	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	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/+	Part of site ALC 3 and part ALC4
			+	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)	+	Site 1500m from recycle/ waste facilities
			+	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	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			
Environmental Summary						++/N	
ECONOMIC							
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			
Economic Summary						++/N	
Summary: A greenfield site influenced by the Croglam Castle SAM, use of open space, layout and choice of materials will be important in mitigating any impact on the SAM and there may be an opportunity to upgrade Croglam Lane as an improved footway. Although the site is greenfield, there are limited brownfield opportunities within Kirkby Stephen and well related greenfield offers the best option for development.							

Kirkby Stephen Business Park								
Objective	Details	Indicator	Score	Appraisal Tool	Source	Land at Kirkby Stephen (adjacent Christian Head)		
SOCIAL								
SP2	To improve access to services, facilities, the countryside and open spaces	Distance to main road network	++	Motorway within 1km	GIS: (Generic Overlays> Eden LDF)	+/-	The site is about 600m from the A685 which runs north south through Kirkby Stephen, but the site is about 20km from the M6. Access to this road is through a predominantly residential area and thus there could be some impact on the amenity of the town due to traffic and congestion issues.	
			+	A road within 1km and motorway within 5km				
			-	A road >3km and motorway within 10km				
			--	Motorway >10km				
		Access to public transport	++	Bus stop or rail station with regular service <400m from site	GIS: Bus Layers (Generic Overlays > Local Information)	+		
			+	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	N		There is no public right

			+	Good access to nearby Rights of Way	(Generic Overlays > Local Information)		of way on the site.			
			N	No impact or nearby access						
			-	Public rights of way would be diverted as a result of development						
			--	Public rights of way would be lost as a result of development						
SP4	To improve the level of skills, education and training	Apprenticeships	++	>4%	Census data	+	3.6% of people in this ward have undertaken an apprenticeship			
			+	3.5-4%						
			-	<3.2%						
			--	<3%						
		Access to colleges and adult education centres	++	Facilities within 5km of settlement	GIS: Eden Educational Facilities (Generic Overlays > Planning Policy Overlays).	--	Great Asby Village Hall with its adult education facilities is about 12km from the centre of the site. Due to the distance and lack of efficient public transport, it is more difficult for people in Kirkby Stephen to easily access further education and higher level qualifications. This may have a significantly detrimental impact on employment development site, as people with the correct skills may not be located in Kirkby Stephen and therefore appropriate skills for employment may not exist.			
			+	Facilities accessed by appropriate public transport within 30 mins.						
			-	Facilities 5-10km of site not accessible within 30 mins by appropriate public transport						
			--	Facilities >10km of site not accessible within 30 mins by appropriate public transport.						
			++	<22%				Census data	N	27%
			+	22-25%						
N	25-30%									

			-	>30%			
		% population with NVQ4 and above	++	>30% +	Census data	N	25%
			+	25-29%			
			N	22-24%			
			-	20-22%			
			--	<20%			
SP5	To improve the health and sense of well-being of people	%population in good or very good health	+	>82% population in good or very good health	Census data	-	79%
			N	80-81% population in good or very good health			
			-	<80% population in good or very good health			
		Number of residents with limited ability to do day-to-day activity	+	<20% population with limited day-to-day activity	Census data	-	21%
			-	>20% population with limited day-to-day activity			
		Distance to children's play areas/ accessible green spaces	++	Green space or play facility within 400m of site	GIS: Accessible Spaces (Generic Overlays>Planning Policy Overlays)	++	Play and grass area in Pategill 298m from site
			+	Green space or play facility within 800m of site			
			-	Green space or play facility within 2km of site			
			--	Green space or play facility >2km of site			
		Neighbouring uses which may affect human health (Light, noise, visual etc pollution)	++	Development would significantly enhance residential amenity	Desk based assessment of features that may affect human health	N	Site is reasonably self-contained, screened from the adjacent road in a residential area. Impacts on adjacent properties are unlikely.
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
		SP6	To create	Location in relation to	++	Site clearly defined within settlement	Visual analysis of sites

	vibrant, active, inclusive and open-minded communities with a strong sense local history	existing settlement	+	Site well related, on the edge of the settlement	in relation to current settlement.	
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.		
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.		
			--	Site outside of boundary, not related to cluster of units related to settlement		
Social Summary						++
ENVIRONMENTAL						
EN1	To protect and enhance biodiversity	Potential effects on local biodiversity	++	No known issues and potential for biodiversity enhancements	GIS: Cumbria Biodiversity Evidence Base (SSSI, SAC, SPA, Key Species,	N
			+	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		
						The site is within 1km of River Eden SAC (about 550m from centre of the site) and Tarn Lane County Wildlife Site and a range of TPOs. The existing industrial estate partly acts as a buffer between the SAC and the proposed site. For a designated river the biggest risk to the habitat is pollution, particularly run-off. There are two roads and fields between the proposed allocation and the SAC which would intercept any run off, minimising the environmental risks to the SAC. The CWS and the proposed allocation are also separated by built development

							including the grammar school. Again there is likely to be no ecological effect on this designated site. Unless the TPO trees are actually on the site they would not be at risk of development.
		Effects on trees and hedgerows	++	Would result in protected and increased tree cover, hedges etc	site visit/ Tree Surveys	N	There are trees on the southern Boundary, but they should be incorporated into the scheme as a mitigation measure.
			+	would result in net increase in tree cover, hedge etc			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc			
			--	Would result in significant loss of tree cover, hedge etc			
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/ Cumbria Landscape Toolkit	+	The area surrounding Kirkby Stephen is defined as Broad Valleys Character Area. It is defined by deep, wide valleys and rural farmland comprising significant areas of improved pasture with pockets of scrub, woodland and coniferous plantations. Field boundaries are hedges and stone walls. The area immediately surrounding the town is
			+	Site unlikely to have negative landscape considerations			
			-	Potential negative issues with landscape character			
			--	Highly likely potential for negative effects on landscape character			

							quite flat and the land rises just to the west of the proposed site which provides screening. The site is visible from locations where existing industrial buildings can already be seen. This site would generally be in accordance with the landscape guidance which seeks to avoid development within valley bottoms. The effects of the development could be reduced through the careful design and scale of structures and appropriate planting.
		Effect on designated landscape	++	Development does not affect designated landscape	GIS layers.	++	The development does not affect a designated landscape
			-	Development affects setting of designated landscape			
			--	Development directly affects designated landscape			
EN3	To improve the quality of the built environment	Impact on historic features of interest (Conservation area, Listed building, SAM, AAI)	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays > Listed Buildings/Conservation Areas/SAMs)/ Heritage Assessments	-	The site is across the road from the North Lodge to Stobars Hall, a GR II listed building. The development could potentially impact the setting of this historic feature but additional
			+	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).			<p>roadside planting would screen the site from the listed building. Without further planting the effect on the setting of the listed building would be adverse.</p> <p>It is unlikely that the development site could be seen from the Conservation Area since it would be screened by existing buildings.</p>
		Impact on local character, sense of place etc	++	Potential to enhance the local character contributing to enhancements		N	The site is immediately adjacent to a new industrial estate. The area is currently open countryside and whilst development would alter that, the use of the site for additional small industrial units would be consistent with the adjoining land. Effects are therefore considered neutral.
			+	Potential for sympathetic development			
			N	Limited potential for improvement, negative effects unlikely			
			-	Potential that site could lead to negative effects on interest feature(s)			
			--	Likely that development will lead to significant negative effects on interest feature(s).			
		% of identified site which is at risk of flooding	++	0%		++	The site is not susceptible to flooding
			+	Site margins			
			-	Up to 50%			
			--	50%			
NR1	To improve local air	Effects upon air quality (proximity to	++	Potential to address air quality issues through development	Evidence from Environmental Health	+	The site is not within a designated AQMA.

	quality and respond to the effects of climate change	areas with known issues)	+	Site unlikely to have significant effects on air quality	Desk based assessment	+	There is no monitoring location close to the roads which serve the site and this site is unlikely to cause a significant deterioration in air quality. Even in combination with other neighbouring employment sites it is unlikely to have a significant adverse effect on air quality.					
			-	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								
			+	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 >	++	Recent correspondence from UU has indicated that once the WwtW have been upgraded in
								+	Potential capacity issues (cumulative)			
-	Likely cumulative capacity issues (potential contribution)											

			--	No Capacity. (private infrastructure required)	Infrastructure > UU > Draft LSC WW Capacity)		Penrith, due for completion in late 2013, there will not be any capacity issues given the proposed scale of development.
		Water quality (Biological and chemical)	++	Favourable	GIS layers. SSSI Unit Data, planning policy overlay	++	No issues
			+	Unfavourable recovering			
			N	Unfavourable no change			
			-	Unfavourable declining			
			--	Poor			
NR3	To restore and protect land and soil	Site based contaminants	++	Greenfield site, previously undeveloped	GIS: Historic Land Use Data (Generic Overlays > Planning Policy Overlays), advice from Environmental health	+	There are no known capacity issues in Kirkby Stephen.
			+	Site previously developed but no known contamination on site			
			-	Possible contamination which could result in remedial enhancements			
			--	Possible significant contamination.			
		Agricultural Land Classification	++	ALC grade 5, or Urban	GIS layers.	+	ALC 3.
			+	ALC grade 4			
			-	ALC grade 3 (a & b)			
			--	ALC grade 1-2			
NR4	To manage natural (was mineral) resources sustainably and minimise waste	Site condition (Brownfield or Greenfield)	++	Brownfield within settlement	GIS: (Generic Overlays > Local Information)	-	The site is greenfield agricultural land adjacent to the settlement, although it could be well incorporated into the settlement if development was to take place.
			+	Brownfield on edge of settlement			
			N	Greenfield within settlement			
			-	Greenfield on edge of settlement			
			--	Greenfield in rural area			
Environmental Summary						+	

ECONOMIC									
EC1	To retain existing jobs and create new employment opportunities	Annual tourist days expenditure Eden	+	Increase	Nomis	N	The site is unlikely to impact on existing or likely future tourist attractions		
			-	Decrease					
		% tourism Jobs	+	Increase		Nomis	N	It is unlikely that the scheme would provide additional jobs in tourism. The size of the site and the scale of jobs likely to be created at this site is unlikely to alter the % of tourism jobs although the additional jobs likely to be created at this site might reduce unemployment	
			-	Decrease					
		Average Salary	++	Average gross weekly pay >UK average			Nomis	N	The average salary is approximately 92% of the NW average
			+	Average gross weekly pay >NW average					
			N	Average gross weekly pay = 90% of NW average					
			-	Average gross weekly pay 80% of NW average					
			--	Average gross weekly <80% of NW average					
		EC2	To improve access to jobs	Distance to employment centres			++	Employment centre within 5km of settlement	GIS: (Generic Overlays > Local Information)
+	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		+	Kirkby Stephen is in the second most deprived quartile within Eden. It is likely that the creation of jobs in this location would deliver regeneration benefits.	
			+	Site in second from bottom quartile ward for deprivation				
			N	Site in ward in least deprived 50% of wards				
EC3	To diversify and strengthen the local economy	Number of businesses in emerging technologies	++	10% of all new businesses in emerging technologies		+	The existing business park contains small scale workshops and thus any extension would have the potential for accommodating emerging technologies. This would contribute positively to the intention of at least 5% of jobs in the district being in the emerging technologies sector	
			+	5% of all new businesses in emerging technology				
			N	0% new businesses in emerging technology				
			--	Net loss of businesses in emerging technology				
			increase in jobs in business, finance, IT	++	20% new jobs finance, business, IT		N	Given the location and the current uses on site, it is unlikely that finance, IT and business users would locate on this site.
		+		10% new jobs in finance, business, IT				
		-		<10% new jobs in finance, business, IT				
		--		Net reduction in jobs in finance, business, IT				
			increase in jobs in public admin, education and health	++	30% new jobs in public admin, education and health		N	Given the location and the current uses on site, it is unlikely that public admin, education and health users would
		+		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			locate on this site.	
Economic Summary							N/+	
Summary: The Site is greenfield which is the best option due to the restrained amount of brownfield land in Kirkby Stephen. The land is not considered to be constrained by conservation interest and there is sufficient land to enable the use of SUDS to ensure that there are no adverse impacts on the River Eden.								

Site Suggested at Preferred Options Stage But Not Taken Forward

Objective	Details	Indicator	Score	Appraisal Tool	Source	KS26: Land adjacent to Christian Head			
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)	+	Voting station 600m 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 within 300m		
			+	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)	++	0.5km 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)	++	Bus stop at Station Road 100m from 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)	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	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 flood zone or >8m from

	a decent home		+	Site not in a flood zone but bodies of water/surface water within 8m.	Planning Policy Overlays)		body of 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).	+	685m
			+	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).	++	250m from Kirkby Stephen 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 Heritage Centre nearest facility, around 17km from town. 28mins to town via 563 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
			+	GP Surgery within 2km of site			

			-	GP Surgery 2-5km			160m from site.
			--	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)	++	Site is 250m from playing field at Grammar School.
			+	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 in close proximity to Christian Head Care Home, potential issues around conflict with this use
			+	Development would enhance residential amenity			
			N	Development would not lead to any issues related to residential amenity			
			-	Potential issues which could give rise to problems associated with residential amenity			
			--	Development would have a significantly negative impact upon residents amenity			
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Location in relation to existing settlement	++	Site clearly defined within settlement	Visual analysis of sites in relation to current settlement.	++	Site is within the town.
			+	Site well related, on the edge of the settlement			
			N	Site outside of settlement, though within 2km boundary of site adjacent to cluster of existing buildings.			
			-	Site outside of settlement boundary adjacent to cluster of existing buildings >2km.			
			--	Site outside of boundary, not related to cluster of units related to settlement			
		Distance to Leisure or	++	2 Facilities within 6km	GIS: Cultural Facilities	++	Town has a number of facilities

		Cultural facilities	+	Facility within 6km	(Generic Overlays > Planning Policy Overlays)		including a library, leisure centre etc.
			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 is 247m 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			
			--	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		Trees on site would be lost as a result of development on this site
			+	Would result in net increase in tree cover, hedge etc.			
			N	would not affect trees or hedges			
			-	Would result in loss of tree cover, hedge etc.			
		--	Would result in significant loss of tree cover, hedge etc.				
EN2	To preserve, enhance and manage landscape quality and character for future generations	Effect on landscape character	++	Potential enhancement of landscape character	Site assessment/Cumbria Landscape Toolkit		Development of the site would have very limited visual impact outside the sites vicinity
			+	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	Impact on historic features of interest	++	Potential to enhance the historic environment, contributing to enhancements	GIS: Constraints (Generic Overlays >		The site is immediately adjacent to

	the built environment	(Conservation area, Listed building, SAM, AAI)	+	Potential for sympathetic development	Listed Buildings/Conservation Areas/SAMs/ Heritage Assessments		the Kirkby Stephen Conservation Are. There are a number of Grade II listed buildings within 500m but it is considered that the impact would be minimal given the nature of existing buildings.	
			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	
			+	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	Garden area within the boundaries of the town	
			+	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	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.	++	Garden land
			+	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)	++	Site 400m from recycle/ waste facilities
			+	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	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			
Environmental Summary							
Economic							
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 access 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 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 deprived wards			
Economic Summary						+	